



Open Land Designations Study

Green Belt Assessment

Preston City Council, South Ribble Borough Council and Chorley Council

Final report

Prepared by LUC

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Chapter 1

Introduction

1.1 LUC was commissioned by the three Central Lancashire local authorities (Preston City Council, South Ribble Borough Council and Chorley Council) to undertake strategic assessments of how land in the area:

- contributes to the Green Belt purposes as defined in paragraph 138 of the National Planning Policy Framework (NPPF);
- demonstrates valued landscape characteristics (including the identification of any areas where landscape quality can be considered of ‘above ordinary’ value);
- provides landscape settings which are important to the character of settlements; and
- maintains gaps between settlements in the Preston City Council area that are not designated as part of its Open Countryside (policy EN1) area.

1.2 This document presents LUC’s methodology and outputs for the strategic assessment of contribution to the Green Belt purposes. A separate report presents the methodology and findings for the other assessment elements [see [reference 1](#)].

The Central Lancashire Local Plan

1.3 Central Lancashire covers the geographical areas of Preston, Chorley and South Ribble, which together function as one integrated local economy, housing market and commuting area.

1.4 The three local planning authorities have a long history of working together to plan for the area’s growth needs. In 2012, the three Authorities published a Joint Core Strategy designed to inform the strategic direction of each Council’s

more detailed Local Plans, all three of which were adopted two years later in 2015.

1.5 A review of the adopted Joint Core Strategy and separate Local Plans began in 2018 and a decision was made to start work on the preparation of a new Joint Central Lancashire Local Plan. The new Central Lancashire Local Plan will update the strategic policy objectives in the adopted Core Strategy and consolidate and update the more detailed non-strategic policies in the adopted Local Plans. Local Plan policies of particular relevance to this work are mapped on **Figure 1.1**. These include:

- Preston Local Plan policies:
 - GB1 – Green Belt.
 - EN1 – Development in the Open Countryside.
 - EN4 – Areas of Separation.
 - EN5 – Areas of Major Open Space.
- South Ribble Local Plan policies:
 - G1 – Green Belt.
 - G3 – Safeguarded Land for Future Development.
 - G4 – Protected Open Land.
 - G5 – Areas of Separation.
- Chorley Local Plan policies:
 - BNE2 – Development in the Area of Other Open Countryside.
 - BNE3 – Areas of Safeguarded Land for Future Development Needs.
 - BNE4 – Areas of Separation.

1.6 This study will form a key part of the growing evidence base for the new Central Lancashire Local Plan.

Study aims and scope

1.7 This element of the study provides a proportionate, objective, transparent, comprehensive and consistent assessment of the strategic role and function of Central Lancashire's Green Belt.

1.8 The assessment of strategic *contribution* has identified broad variations in the role of land in relation to each of the NPPF Green Belt purposes, as defined in the NPPF, defining parcels of land with ratings and supporting text. NPPF policy and the associated Green Belt purposes are outlined in more detail in **Chapter 2**.

1.9 Legal case law, as established in *Calverton Parish Council v Greater Nottingham Councils & others (2015)* indicates that planning judgments setting out the 'exceptional circumstances' for the amendment of Green Belt boundaries require consideration of the '*nature and extent of harm*' to the Green Belt and '*the extent to which the consequent impacts on the purposes of the Green Belt may be ameliorated or reduced to the lowest reasonably practicable extent*'. As a strategic assessment of contribution to the Green Belt purposes, this study has not considered the impact of the release of specific sites of Green Belt land on the Green Belt purposes, or recommended any areas of land for potential release.

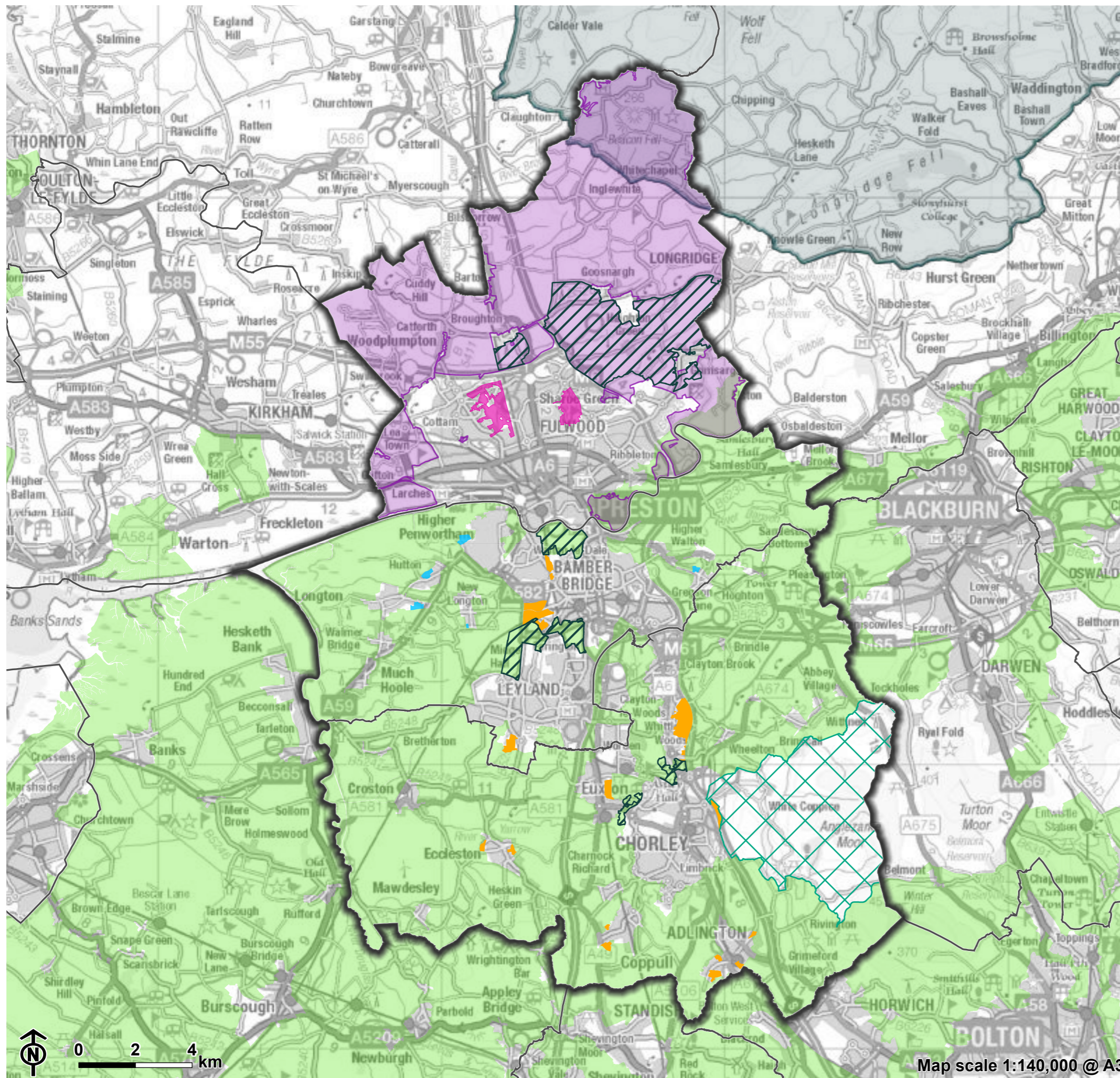
1.10 However, it is recognised that an understanding of the key components of the consideration of harm to the Green Belt purposes, within different locations within Central Lancashire's existing Green Belt land, will be useful to inform the preparation of the Joint Local Plan. To this end, the study identifies the key characteristics and features in each strategic parcel likely to influence Green Belt harm, and in so doing points towards any locations within each parcel where harm to the Green Belt purposes might be minimised.

1.11 The key distinction between the concepts of *contribution* to the Green Belt purposes and *harm* to those purposes relates to the impact that release of land would have on the integrity of remaining Green Belt land. An assessment of

'*contribution*' considers the role that land plays now, whereas an assessment of '*harm*' considers how the loss of contribution of released land, together with any weakening of the remaining Green Belt, would combine to diminish the strength of the Green Belt. In the development of a preferred spatial strategy, relative harm to Green Belt of releasing specific site options will need to be weighed against benefits and the availability of any other reasonable alternatives.

1.12 In addition to assessing land that is currently defined as Green Belt, the study has assessed areas that are subject to similarly restrictive local designations – namely Preston's EN1 ('Development in the Open Countryside'), South Ribble's G4 ('Protected Open Land'), Chorley's BNE2 ('Development in the Area of Other Open Countryside) and the policies defining land safeguarded for future development needs (G3 and BNE3). This analysis will inform any decisions regarding any potential recommended changes to the current Green Belt extent. There was no assessment of Preston's EN5 policy area ('Areas of Major Open Space'), as this is entirely contained within the built-up area of Preston and so has little potential for consideration as new Green Belt, and no separate consideration of G5 and BNE4 ('Areas of Separation', in South Ribble and Chorley respectively) as these are both defined as Green Belt as well.

Figure 1.1: Open Land Policy Areas



- Central Lancashire boundary
- Local Authority boundary
- Area of Outstanding Natural Beauty (EN6)
- Open Land Policy Areas**
- Green Belt (GB1, G1)
- Areas of Major Open Space
- Areas of Separation (BNE4, EN4, G5)
- Area of Other Open Land (BNE2)
- Open Countryside (EN1)
- Safeguarded land (BNE3, G3)
- Protected Open Land (G4)

Map scale 1:140,000 @ A3

Method statement consultation

1.13 Local Planning Authorities have a duty to cooperate [see reference 2] with neighbouring authorities, and with other prescribed bodies, on strategic matters that cross administrative boundaries. Paragraph 20 of the NPPF sets out the strategic topics for which Local Plan strategic policies should be prepared, including population and economic growth and associated development and infrastructure and facilities, climate change and the conservation and enhancement of the natural, built and historic environment. All these topics either have a direct or indirect link to land designated as Green Belt or other local countryside designations. Consequently, a method statement was prepared for consultation with the stakeholders with whom the Authorities have a duty to cooperate. These included:

- Historic England.
- Natural England.
- Environment Agency.
- Relevant neighbouring local planning authorities (that is those adjoining the administrative boundaries of Central Lancashire) including Lancashire County Council, Greater Manchester Combined Authority, Blackburn with Darwen Borough Council, Fylde Council, West Lancashire Borough Council, and Wyre Council.

1.14 The method statement consultation gave an opportunity for the Councils' duty to cooperate partners to review and comment on the proposed approach to the study, prior to the assessment being undertaken. Discounting the comments which did not raise any issues relating to the proposed methodology – which included comments from both Historic England and Natural England – there were three key points raised:

- From Fylde Council: *“There is a clear disparity in the amount of designated Green Belt land between the north and south of Preston. This has and could further push the focus for development disproportionately to areas north of Preston due to the Green Belt that is also present in Chorley. The*

long-term impacts of this need to be carefully considered, especially in terms of sustainability.”

- LUC response: this disparity is recognised and is the reason for the methodological approach of including land to the north of Preston (in Open Countryside policy area EN1) in the assessment of land against the Green Belt purposes, even though it is not designated as Green Belt. Evidence as to how this land would contribute to the Green Belt purposes, if it were to be designated, will help to determine potential policy options for the new Central Lancashire Plan.
- From Fylde Council: *“It is well recognised that Green Belt land can have a positive effect on climate change, landscape and biodiversity, access and recreation, health and wellbeing, food and agriculture (not inclusive). These aspects need to be considered thoroughly when assessing the contribution of the Green Belt and the harm that would result from releasing Green Belt land. Reference to essential elements such as health and wellbeing and climate change are limited within the document.”*
- LUC response: although the listed aspects are benefits of Green Belt land that does not mean that non-Green Belt land cannot also deliver such benefits (although clearly the potential benefits could be significantly less in urban areas). LUC’s strategic assessment is focused on the Green Belt purposes as defined in the NPPF, as it is these rather than any secondary benefits that may be derived from Green Belt land that are the start point in the consideration of any potential changes to the designated area. However, if any future consideration is given the potential release of Green Belt land for development purposes, the impacts of this on landscape, biodiversity, recreation and other sustainability considerations will be important factors for the Council to consider. This evidence would then need to be considered in presenting a case for ‘exceptional circumstances’ for any specific proposed release of Green Belt land. Alongside this, the NPPF requires any case for Green Belt release to consider the potential for compensatory improvements to retained Green Belt land.
- From Wigan Council: *“We have no specific concerns with the proposed methodology as LUC have delivered similar studies on Green Belt and landscape for Greater Manchester in support of the Places for Everyone plan which followed similar methodologies. We assume that going forward*

LUC will make use of the GM studies in identifying any potential cross boundary issues.”

- LUC response: when assessing strategic contribution to the Green Belt purposes and the potential harm of release of Green Belt land the study will consider the role of urban and open land in neighbouring authority areas as well as in Central Lancashire. In doing this the assessment will make use of LUC’s Greater Manchester Green Belt studies where applicable.

1.15 No changes to the draft methodology were required in response to the above comments.

Report authors

1.16 This report has been prepared by LUC on behalf of the Central Lancashire Authorities. LUC has completed Green Belt studies at a range of scales for over 50 English Local Planning Authorities in the past ten years. This includes Green Belt studies for the neighbouring authorities of Blackburn and Darwen and the Greater Manchester Combined Authority (including Bolton and Wigan).

Report structure

1.17 The remainder of this report is structured as follows:

- **Chapter 2** sets out the context for the study, including relevant planning policy in each of the Central Lancashire authority areas.
- **Chapter 3** sets out the methodology for the strategic assessment of Green Belt.
- **Chapter 4** summarises the findings of the assessment.

- **Chapter 5** summarises the next steps in the assessment and reporting process, and how the proposed evidence will be used to inform the new Central Lancashire Local Plan.
- **Appendix A** details the parcel-level assessment outputs.

Chapter 2

Study Context

2.1 This chapter sets out the context for the Green Belt element of the Central Lancashire Open Land Designations Study, including relevant planning policy in each of the Central Lancashire authority areas.

2.2 The study has assessed land subject to a number of different open land designations other than Green Belt. This is because, in order to inform decisions regarding suitable policies for the new Central Lancashire Plan, it is necessary to consider whether land beyond the currently designated area might make at least as strong a contribution as some current Green Belt land, were it to be designated.

2.3 National, regional and local policies are considered under the following subheadings:

- Green Belt;
- Safeguarded land;
- Open countryside.

Green Belt context

Origins and evolution of the Lancashire Green Belt

2.4 In 1955 the Government established (through Circular 42/55) the first clear policy on the need for Green Belts in areas outside of London, but it was the North East Lancashire Structure Plan, adopted in 1979, which was the first

planning document to designate Green Belt land within Central Lancashire. The original extent of the Lancashire Green Belt was established "...between Blackburn and Rishton/Oswaldtwistle, Rishton and Great Harwood, Rishton and Clayton-le-Moors, Clayton-le-Moors and Church, Clayton-le-Moors and Great Harwood, Great Harwood/Accrington and Padiham/Burnley" [see reference 3]. The Structure Plan of 1979 identified the main role of the Green Belt as being to protect settlements from coalescing preventing a loss of identity.

2.5 The detailed boundaries of this original general extent were then refined through subsequent iterations of the Lancashire Structure Plans in the 1980's ending in the adoption of Policy 17 in the 1989 Lancashire Structure Plan which dictated that "...the detailed boundaries of Green Belts will be defined in Local Plans" [see reference 4]. Consequently, the full extent of the Green Belt within the three Central Lancashire authorities has been defined and amended through the 1990s and 2000s. The three Central Lancashire authorities have not undertaken detailed Green Belt reviews. The current extent of the Green Belt within Central Lancashire (illustrated on **Figure 1.1**) stands at roughly 22840 hectares (7.8% of Chorley: 14,560ha; 4.6% of Preston: 660ha and 67.4% of South Ribble: 7,620ha) [see reference 5]. Further details on the policies within the three authorities' adopted Local Plans can be found below.

2.6 The Green Belt land at the southern edge of Chorley is contiguous with the Greater Manchester Green Belt, the origins and evolution of which is described below.

Origins and evolution of the Greater Manchester Green Belt

2.7 From the original Governmental statement published in 1955, there was uncertainty over the exact extent of the areas to be defined as Green Belt within areas such as Greater Manchester. This was due to the rapid economic expansion and rapid rate of house building which was seen in the 1960's [see reference 6]. Population projections for the end of the century during the 1960's were not realised given the later dramatic drop in birth rates and outward

migration in the Greater Manchester area. Continued requirements for large tracts of building land, which were unquantifiable given the uncertainty of future growth levels, meant the size of areas to be included in the Green Belt were not clear.

2.8 Further difficulty deciding on an appropriate approach for the Green Belt arose with the evolution of the planning system in England towards the new Development Plan system under the Planning Acts of 1947 and 1962, as well as the re-organisation of local government. This latter change resulted in the creation of the Greater Manchester Council (GMC) and 10 metropolitan district councils in the north west in 1974 [see reference 7].

2.9 A 'patchwork-quilt' of Green Belt policies were inherited by the new authorities; for example the stretch of Green Belt which is in the vicinity of Manchester Airport had been established as part of an amendment to the Cheshire County Development Plan [see reference 8] which considered the Green Belt in the north of the County. As such there was a need to rationalise and bring about consistency in the approach to Green Belt.

2.10 The broad extent of the Green Belt in Greater Manchester appeared in draft in the 1978 Greater Manchester Structure Plan which was approved by the Secretary of State in 1981. Detailed boundaries were introduced in the Greater Manchester Green Belt Local Plan adopted in 1984 in the form of the Proposals Map. Since that time and following the GMC's abolition in 1986 [see reference 9] these boundaries have been carried forward and, in some cases, amended through individual Local Plans, Unitary Development Plans and the Core Strategies for each of the ten GM districts.

2.11 One of the aims which emerged in the preparation of the GM Structure Plan was the regeneration of the older urban parts of the conurbation at Manchester and Salford in particular [see reference 10]. This was in addition to the more 'traditional' Green Belt roles of separating urban areas from each other and preventing further suburbanisation of countryside surrounding these areas. The primary purposes of the Greater Manchester Green Belt, were set

out in Policy OL1 of The Greater Manchester Green Belt Local Plan Written Statement and were in line with policy at a national level [\[see reference 11\]](#):

- To check further growth of a built-up area.
- To prevent neighbouring towns from merging.
- To preserve the special character of a town.

2.12 The purposes were in support of the four main themes of the 1981 GM Structure Plan [\[see reference 12\]](#):

- An emphasis upon urban concentration.
- An attempt to redirect development more towards the central core of the conurbation.
- The maintenance of the regional centre, a theme which is linked to the regeneration of Manchester's and Salford's inner areas.
- Resource conservation and amenity.

2.13 The Inspector's report on the Greater Manchester Green Belt Local Plan clarified that the Green Belt is one of the policies which can play a major contribution towards implementing these four themes. The Inspector identified that it would be appropriate to adopt an approach which established a buffer of open land between the inner edge of the Green Belt and the built-up area in some areas. In other areas, it would be appropriate to draw boundaries which were tightly defined around existing edges of built-up areas, particularly to prevent the merging of established settlements as supported by the advice of "The Green Belts" booklet. It was hoped that this approach would act as a severe restraint to development, thereby redirecting development towards more urban areas and serving the theme of urban concentration. In these situations the Inspector concluded that the land must fulfil one or more of the three identified primary purposes of Green Belt [\[see reference 13\]](#).

2.14 The 1981 GM Structure Plan, 1984 GM Green Belt Local Plan and the reviewed and superseded 1986 version of the GM Structure Plan specifically through Policy OL1 identified 26 "general areas" within the Green Belt. Since

1984, alterations to the Green Belt have occurred through individual Local Authority development plans where:

- exceptional circumstances have required amendments (such as the requirement to accommodate the expansion of Manchester Airport);
- additional land has been added to the Green Belt through Local Plans in the 1980's (which was envisaged in the 1984 Plan).

National Green Belt policy

Before the publication of the National Planning Policy Framework (2012)

2.15 The essential characteristic of Green Belts as permanent, with boundaries only to be amended in exceptional circumstances, was established in 1984 through Government Circular 14/84.

2.16 In January 1988 PPG (Planning Policy Guidance Note) 2, Green Belts (subsequently replaced in 1995 and further amended in 2001) explicitly extended the original purposes of the Green Belt to add:

- to safeguard the surrounding countryside from further encroachment; and
- to assist in urban regeneration (subsequently replaced in 1995 and further amended in 2001).

2.17 PPG2 also formally emphasised the need for Local Planning Authorities to use Green Belt policy to promote sustainable patterns of development.

2.18 In 2012, the Government replaced PPG2 with Chapter 13 of a new National Planning Policy Framework (NPPF). This has since been periodically edited with the latest version being adopted in 2019 [see reference 14] and supplemented by relevant National Planning Policy Guidance (NPPG).

National Planning Policy Framework (2021)

2.19 Government policy on the Green Belt is set out in Chapter 13 of the adopted National Planning Policy Framework (NPPF) Protecting Green Belt Land. Paragraph 137 of the NPPF indicates that the government attaches “great importance” to Green Belts and states “*the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence*”.

2.20 This is elaborated in NPPF paragraph 138, which states that Green Belts serve five purposes, as set out below.

The purposes of Green Belt

- 1) To check the unrestricted sprawl of large built-up areas.
- 2) To prevent neighbouring towns merging into one another.
- 3) To assist in safeguarding the countryside from encroachment.
- 4) To preserve the setting and special character of historic towns.
- 5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.21 The NPPF emphasises in paragraphs 139 and 140 that local planning authorities should establish and, if justified, only alter Green Belt boundaries through the preparation of their Local Plans. It goes on to state that “*once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or*

updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries having regard to their intended permanence in the long term, so they can endure beyond the plan period.”

2.22 When defining Green Belt boundaries NPPF paragraph 143 states local planning authorities should:

- demonstrate consistency with Local Plan strategy, most notably achieving sustainable development;
- not include land which it is unnecessary to keep permanently open;
- safeguard enough non-Green Belt land to meet development needs beyond the plan period;
- demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

2.23 Current planning guidance makes it clear that the Green Belt is a strategic planning policy constraint designed primarily to prevent the spread of built development and the coalescence of urban areas. The NPPF goes on to state *“local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land”* (paragraph 145).

2.24 It is important to note, however, that these positive roles should be sought for the Green Belt once designated. The lack of a positive role, or the poor condition of Green Belt land, does not necessarily undermine its fundamental role to prevent urban sprawl by keeping land permanently open. Openness is not synonymous with landscape character or quality.

2.25 Paragraph 147 and 148 state that *“inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very*

special circumstances... ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”

2.26 New buildings are inappropriate in the Green Belt. There are exceptions to this which are set out in two closed lists. The first is in paragraph 149 which sets out the following exceptions:

- *“buildings for agriculture and forestry;*
- *the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- *limited infilling in villages;*
- *limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- *limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
 - *not have a greater impact on the openness of the Green Belt than the existing development, or*
 - *not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.”*

2.27 Paragraph 150 sets out other forms of development that are not inappropriate provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land within Green Belt. These are:

- *“mineral extraction;*
- *engineering operations;*
- *local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- *the re-use of buildings provided that the buildings are of permanent and substantial construction;*
- *material changes in the use of land (such as changes of use for outdoor sport or recreation or for cemeteries or burial grounds); and*
- *development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.”*

2.28 Finally, paragraph 139 states Green Belts should only be established in exceptional circumstances... and in proposing new Green Belt, local planning authorities must:

- demonstrate why alternative policies would not be adequate;
- set out the major change in circumstances that make the designation necessary;
- communicate the consequences for sustainable development; and,
- highlight the consistency of the new designation with neighbouring plan areas and the other objectives of the NPPF.

Green Belt Planning Practice Guidance

2.29 The NPPF's Green Belt policies are supplemented by National Planning Practice Guidance (NPPG). The guidance sets out some of the factors that should be taken into account when considering the potential impact of development on the openness of Green Belt land. The factors referenced are

not presented as an exhaustive list, but rather a summary of some common considerations borne out by specific case law judgements. The guidance states openness is capable of having both spatial and visual aspects [see reference 15]. Other circumstances which have the potential to affect judgements on the impact of development on openness include:

- the duration of development and its remediability to the original or to an equivalent (or improved) state of, openness; and
- the degree of activity likely to be generated by development, such as traffic generation.

2.30 The guidance also elaborates on paragraph 142 of the NPPF which requires local planning authorities to set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land. The guidance endorses the preparation of supporting landscape, biodiversity or recreational need evidence to identify appropriate compensatory improvements, including:

- *“new or enhanced green infrastructure;*
- *woodland planting;*
- *landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);*
- *improvements to biodiversity, habitat connectivity and natural capital;*
- *new or enhanced walking and cycle routes; and*
- *improved access to new, enhanced or existing recreational and playing field provision.”*

2.31 Finally, the guidance offers some suggested considerations for securing the delivery of identified compensatory improvements – the need for early engagement with landowners and other interested parties to obtain the necessary local consents, establishing a detailed scope of works and identifying a means of funding their design, construction and maintenance through

planning conditions, section 106 obligations and/or the Community Infrastructure Levy.

Planning Advisory Service Guidance

2.32 Neither the NPPF or NPPG provide guidance on how to undertake Green Belt assessments. However, the Planning Advisory Service (PAS) published an advice note [see reference 16](2015) that discusses some of the key issues associated with assessing the Green Belt. Reference to the PAS guidance is included in the Methodology section in Chapter 4 where relevant.

Local Green Belt policy

Central Lancashire Core Strategy (2012) [see reference 17]

2.33 The adopted Core Strategy does not have a specific Green Belt policy, but contains, at Paragraph 10.13, text that explains the role of the Green Belt:

The Green Belt helps ensure that settlements do not coalesce. No changes are anticipated to the strategic extent of the Green Belt within Central Lancashire. There is a general presumption against inappropriate development in the Green Belt, and the very special circumstances needed to justify inappropriate development within it will not exist unless the harm, by reason of inappropriateness and any other harm, is clearly outweighed by other considerations.

Preston City Local Plan (2015) [see reference 18]

2.34 The Preston Local Plan applies national Green Belt policy through Policy GB1 (note: the NPPF paragraph referred to in the policy text is paragraph 138 in the 2021 version).

Policy GB1 – Green Belt

An Area of Green Belt is shown on the policies map. Within that area national policies for development in the Green Belt will be applied.

8.2 Green Belts are areas of countryside and open land defined by local planning authorities to prevent urban sprawl by keeping land permanently open. Green Belt serves five purposes (set out in paragraph 80 of the NPPF):

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regenerations, by encouraging the recycling of derelict and other land.

8.3 The Green Belt in Preston is mainly confined to the Ribble escarpment and flood plain to the east of the City Centre. It forms part of a larger area of Green Belt south of the River Ribble, extending to Walton-le-Dale and on to Chorley and Blackburn. It was defined in the previous 2004 Preston Local Plan and the boundary has been carried forward unchanged into this plan's Policies Map.

South Ribble Borough Local Plan (2015) [see reference 19]

2.35 The South Ribble Local Plan applies national Green Belt policy through Policy G1.

Policy G1 – Green Belt

The area covered by Green Belt is shown on the Policies Map.

As set out in the NPPF, planning permission will not be given for the construction of new buildings unless there are very special circumstances.

Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages, and limited affordable housing for local community needs under policies set out in this Local Plan; or

- f) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

There are a number of major developed employment sites within the Green Belt. These sites can be developed within their curtilage.

These major developed employment sites should continue to secure jobs and prosperity without further prejudicing the Green Belt. Such development is considered appropriate in the terms of the NPPF.

10.22 Within the Green Belt, planning permission will only be given for development that is compatible by maintaining its fundamental open nature. The NPPF provides guidance on the types of development appropriate in Green Belt and the circumstances in which such development might be allowed. Policy G1 includes the criteria for appropriate development in the Green Belt.

10.23 Inappropriate development in the Green Belt is that which adversely affects the openness of the land. Planning applications for an inappropriate development would not be in accordance with the objectives of this policy. It will be for the applicant to demonstrate that very special circumstances exist which clearly outweigh the harm that would be caused to the openness of the Green Belt.

10.24 Agricultural uses can be defined as cultivating the ground, including the harvesting of crops, horticulture glass houses, the rearing and management of livestock, tillage, husbandry and farming, horses, kennels and catteries.

10.25 The construction of new buildings in the Green Belt is strictly limited. Such proposals will be considered on their merits having regard to the requirements of the NPPF and Policy G1.

10.26 In principle, the Council will approve extensions or alterations to existing dwellings provided that the end results are not disproportionate additions over and above the size of the original building.

10.27 The replacement of an existing dwelling may be acceptable provided that the new dwelling is not materially larger than the dwelling it replaces. Equally, changes of use of existing buildings of permanent and substantial construction will be permissible provided that the encroachment of urban uses beyond the existing boundary of the site into the surrounding countryside can be avoided. Further guidance on extensions and replacement dwellings is contained in the Rural Development SPD.

10.28 Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:

- mineral extraction;
- engineering operations;
- local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- the re-use of buildings provided that the buildings are of permanent and substantial construction; and
- development brought forward under a Community Right to Build Order.

Chorley Local Plan (2015) [see reference 20]

2.36 The Chorley Local Plan does not have a specific Green Belt policy, but there are a number of references in other policies to the constraint provided by national Green Belt policy.

Local Green Belt studies

2.37 Chorley Council, Preston City Council and South Ribble Borough Council have not published reviews of their Green Belt land, but a number of Green Belt studies have been completed in neighbouring local authority areas and a summary of these is provided below.

Blackburn with Darwen Green Belt Assessment (2019) [see reference 21]

2.38 LUC prepared a two staged assessment of the Borough's Green Belt land in 2019. Stage 1 assessed the whole of the Green Belt in Blackburn with Darwen in terms of its contribution to the five purposes of the Green Belt set out in the NPPF. The Stage 2 study involved a more focussed assessment of the potential harm to the Green Belt purposes of releasing Green Belt land within Blackburn with Darwen to facilitate the expansion of inset settlements. The Study informed the Borough's Local Plan Review.

2.39 Both stages are based on national Green Belt Policy, specifically the Green Belt purposes. In assessing Green Belt purpose 1, Blackburn, Darwen and the Greater Manchester conurbation, including Bolton, Egerton and Horwich to the south of the Borough were defined as the 'large built-up area'. In assessing purpose 2, Blackburn, Darwen, Greater Manchester, including Bolton, Egerton and Horwich to the south of the Borough and Preston, including the merged settlements to the south as far as Chorley were defined as 'neighbouring towns'.

2.40 The Lancashire Landscape Character Assessment [see reference 22] identifies the County's historic cores (1100 to 1800) as a landscape character type and refers to Blackburn, Chorley, Darwen and Preston to have notable historic cores and could therefore be defined as historic towns in the study. To establish the extent and significance of the contribution of the Borough's Green Belt to the setting and special character of the Borough's historic towns it was necessary to establish if any of the historic elements of the historic settlements have a physical and/or visual relationship with the Borough's Green Belt land. No physical or visual connections were found, so all Green Belt land in the Borough was judged to make no contribution to Purpose 4.

2.41 All Green Belt land in the Borough was considered to make the same contribution to Purpose 5, as it was agreed with the Council that it is not possible to distinguish the extent to which each Green Belt parcels delivers against this purpose.

2.42 Blackburn with Darwen's Green Belt that borders Chorley and South Ribble to the west was found to generally make a moderate contribution to Purpose 1, a weak contribution to Purpose 2 and a strong contribution to Purpose 3.

Fylde Borough Council

2.43 Paragraph 7.6 of the Fylde Local Plan to 2032 states '*no strategic review of the Green Belt within Fylde has been undertaken when preparing the Local Plan*' [see reference 23].

Greater Manchester Green Belt Assessments (2016-2021) [see reference 24]

2.44 This assessment includes the neighbouring Boroughs of Bolton and Wigan.

2.45 LUC prepared a strategic Green Belt study for the 10 authorities of Greater Manchester, assessing how the Green Belt performs against the purposes set out in the NPPF. The assessment fed into the preparation of the draft Greater Manchester Spatial Framework (GMSF). The study also examined the case for extending the Green Belt in certain locations.

2.46 LUC subsequently undertook a detailed review of the potential harm of releasing land within the draft GMSF allocations from the Green Belt and exploring what enhancements could be made to remaining Green Belt.

2.47 Both studies were based on national Green Belt Policy, specifically the Green Belt purposes. In assessing Green Belt purpose 1, all settlements within the main urban area of Greater Manchester were defined as the 'large built-up area'. In assessing purpose 2, all inset settlements, i.e. settlements that do not lie within the Green Belt in Greater Manchester were defined as 'neighbouring towns'. In addition, Adlington was also defined as 'neighbouring town' in the immediate vicinity of Greater Manchester.

2.48 In assessing purpose 4, the definition of 'historic' reflects the region's industrial heritage and the growth of towns in the industrial revolution. The historic settlements were identified by selecting Conservation Areas that encompass a block of residential settlement and which are located within one of the settlements assessed in Purpose 2. The area of each historic settlement was defined by expanding the corresponding Conservation Area to include any pre 20th century settlement identified in the Greater Manchester Historic Landscape Characterisation (HLC) project data. It should be noted that any relatively small Conservation Areas that are not surrounded by pre 20th century settlement were not included, nor were Conservations Areas which were comprised of only historic industrial development.

2.49 The HLC project does not extend beyond Manchester, so for historic settlements beyond the Greater Manchester border, the assessment considered the presence of Conservation Areas.

2.50 This study did not include a parcel by parcel assessment of Purpose 5, as it was agreed with the Steering Group that it was not possible to distinguish the extent to which each Green Belt parcels delivers against this purpose.

2.51 The 2016 study concluded that the Greater Manchester Green Belt plays a particularly important role in retaining the identity of the regions settlements by preventing further coalescence and maintaining the openness of the countryside around and within the conurbation.

2.52 The Green Belt land directly to the north east of Bolton in Broad Areas BT_BA02, BT_BA03 and WG_BA01 were assessed as making moderate to strong contributions to the Green Belt purposes. Notably strong performing attributes included the separating role between the settlements of Adlington and Blackrod and Adlington and Standish (Purpose 2), the areas' strong agricultural and upland fringe character (Purpose 3) and providing a backdrop to historic parts of Bolton, Horwich, Standish and Wigan, contributing to their setting and special character (Purpose 4).

Ribble Valley Borough Council

2.53 Ribble Valley Borough Council published a Green Belt Background Paper in 2016 to inform the Borough's Pre-NPPF Local Development Framework [see reference 25]. The paper considered each area of land in turn in order define whether Green Belt boundaries were in need of modification. There is no recent Green Belt Review for the Council that assesses the Green Belt against the five purposes set out in the NPPF. However, the background paper acknowledges the important role the Green Belt land to the east of Mellor Brook, which partially sits within Ribble Valley Borough, in preventing the northward expansion of Blackburn and the merging of the town with Mellor to the north.

West Lancashire Green Belt Study (2011-2012)

[see reference 26]

2.54 West Lancashire prepared and published a Green Belt Study for the West Lancashire Local Plan in 2011. The study focussed on assessing the Borough's Green Belt land around the edge of the existing built-up area to determine whether or not the land met the purposes of including land within Green Belt, as set out in National Planning Policy Guidance Note 2 (PPG2).

2.55 In assessing Green Belt Purpose 1 Skelmersdale / Upholland, Ormskirk / Aughton, Burscough and Appley Bridge (partially within Greater Manchester) were defined and the Borough's large built-up areas of relevance to this Central Lancashire Study.

2.56 In assessing Purpose 2 all settlements were defined as 'neighbouring towns' with performance determined based on a combination of distance and the function of gaps between settlements. The majority of parcels were assessed as having little or no impact on the buffer gaps between settlements as the Borough is relatively sparsely populated with minimal urban concentration.

2.57 The proportion of each parcel covered by built development, the presence or lack of countryside uses and the strength of boundary features were the criteria used to assess Purpose 3.

2.58 A lack of designated historic towns in the Borough and the difficulty in assessing the impact on assets resulted in Green Belt land being considered to make a contribution to Purpose 4.

2.59 A lack of consistent evidence to indicate whether development was likely to have a positive or negative impact on regeneration priorities meant Purpose 5 was not assessed as part of the Study.

2.60 The focus of the study on the Green Belt land adjacent to the Borough's built-up areas resulted in no land immediately adjacent to the Central Lancashire authorities being rated in this study.

Wyre Green Belt Study (2016) [see reference 27]

2.61 Wyre Borough Council commissioned Urban Vision to produce a Green Belt Study for their new Local Plan in 2016. The Study assessed individual parcels of land within the Green Belt and whether they continued to meet the purposes for Green Belt set out in the NPPF and recommendations for potential changes to Green Belt boundaries to correct potential anomalies were made.

2.62 The Green Belt was initially subdivided into 29 land parcels for assessment based on overall landscape character and specific land use characteristics. The parcels were then assessed against the NPPF Green Belt purposes.

2.63 Reference was made to the Central and North Lancashire Structure Plan (1983) Policy 8 for the definition of the large built-up area (Purpose 1), neighbouring towns (Purpose 2) and historic towns (Purpose 4), referencing Fleetwood and Cleveleys and Thornton, Poulton-le-Fylde and Blackpool, to the south of Poulton-le-Fylde and north of Staining.

2.64 To assess Purpose 3, consideration was given to the types of land use to determine the split between "countryside uses" and the amount of built development within each parcel. Agricultural land, woodland and open spaces were defined as countryside uses and dwellings, commercial enterprises (including farm buildings), roads and buildings and hard courts and all-weather pitches associated with sport and recreation were defined as built development.

2.65 Purpose 5 was not assessed on the grounds that it would be difficult to get robust evidence which would indicate whether development would have a positive or a negative impact on regeneration priorities.

2.66 None of the Green Belt land in Wye lies in close proximity to the Green Belt in the Central Lancashire Authorities.

Safeguarded land

National policy

2.67 NPPF paragraph 143 details what local planning authorities should do when defining Green Belt boundaries. One of these requirements is '*where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period*'. Safeguarded land is typically, therefore, located between urban edges and Green Belt land.

Regional policy

2.68 There is no reference in the Core Strategy to safeguarding land for potential future development.

Local policy

Preston City Local Plan (2015)

2.69 The Preston Local Plan does not identify any safeguarded land.

South Ribble Council Local Plan (2015)

2.70 The South Ribble Local Plan identifies safeguarded land sites through Policy G3.

Policy G3 – Safeguarded Land for Future Development

Within the borough, land remains safeguarded and not designated for any specific purpose within the Plan period at the following locations:

- S1 South of Factory Lane and east of the West Coast Main Line
- S2 Southern area of the Major Development Site at Pickering’s Farm, Penwortham
- S3 South of Coote Lane, Chain House Lane, Farington
- S4 Land off Church Lane, Farington
- S5 Land off Emnie Lane, Leyland

Existing uses will for the most part remain undisturbed during the Plan period or until the Plan is reviewed. Planning permission will not be granted for development which would prejudice potential longer term, comprehensive development of the land.

10.35 Identified Safeguarded Land will remain in its existing use for the foreseeable future and beyond the life of this Plan. It is intended to be kept free from new physical development and to be kept open at least during the Plan period or until the Plan is reviewed.

10.36 The presumption against built development on these sites will assist in directing development towards those areas allocated for development and also ensuring the permanence of the Green Belt. Whilst remaining open, however, such land can accommodate a variety of activities. Types of development which would be allowed on these sites are the same as those which would be generally acceptable in the Green Belt. No development which would prejudice later comprehensive development will be permitted. However, some appropriate minor residential development adjacent to other properties would be considered.

Chorley Local Plan (2015)

2.71 The Chorley Local Plan identifies safeguarded land sites through Policy BNE3.

Policy BNE3 – Areas of Safeguarded Land for Future Development Needs

Development other than that permissible in the countryside whether Green Belt or Area of Other Open Countryside will not be permitted on Safeguarded Land as shown on the Policies Map at:

- BNE3.1 East of M61, Chorley
- BNE3.2 Harrisons's Farm, Adlington
- BNE3.3 North of Bond's Lane, Adlington
- BNE3.4 Babylon Lane, Heath Charnock
- BNE3.5 North of Hewlett Avenue, Coppull
- BNE3.6 Blainscough Hall, Coppull

- BNE3.7 East of Tincklers Lane, Ecclestone
- BNE3.8 Between Bradley Lane, 7 Parr Lane, Ecclestone
- BNE3.9 Pear Tree Lane, Euxton
- BNE3.10 West of M61, Whittle-le-Woods
- BNE3.11 South east of Belmont Road & Abbey Grove, Adlington

7.16 In order that the Green Belt boundaries should be long lasting, land between some major settlements and the Green Belt is safeguarded for future development needs beyond the plan period. Paragraph 85 of the Framework states that planning permission for the permanent development of safeguarded land will only be granted following a Local Plan Review.

7.17 This policy identifies Areas of Safeguarded Land and outlines the restrictions on development in such areas that will be pursued over the period of the Local Plan. Development involving the extension of, an existing business for example, will need to take account of the provisions of this policy.

Open countryside policy

National policy

2.72 Aside from Green Belt openness, the NPPF only refers specifically to open space in the context of its recreational role for communities.

2.73 Paragraph 96 discusses the importance of access to open spaces for sport and physical activity. Paragraph 97 requires that '*Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.'*

2.74 Paragraphs 99-101 discuss the use of Local Green Space designations to protect valued open spaces in the same way that Green Belt land is protected, but require that:

3. *'Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services';*
4. The land in question should be *'in reasonably close proximity to the community it serves';*
5. The land is *'demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife';*
6. It is *'local in character and is not an extensive tract of land'.*

Regional policy

2.75 Although not referring specifically to open land, the Core Strategy's principal spatial growth strategy policy, Policy 1, sets out the areas in which growth is to be focused. It lists a hierarchy of the settlement areas to be expanded, list the strategic sites to be allocated, and notes that *'In other places*

- smaller villages, substantially built-up frontages and Major Developed Sites - development will typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need, unless there are exceptional reasons for larger scale redevelopment schemes.'

Local policy

Preston City Local Plan (2015)

2.76 Preston's Policy EN1 applies constraint to development in the open countryside. It is noted that its provisions make no reference to landscape value/quality, only to protecting its openness and rurality. The designation covers most of the local authority area to the north and west of the city.

Policy EN1 – Development in the Open Countryside

Development in the Open Countryside, as shown on the Policies Map, other than that permissible under policies HS4 and HS5, will be limited to:

- a) that needed for purposes of agriculture or forestry or other uses appropriate to a rural area including uses which help to diversify the rural economy;
- b) the re-use or re-habitation of existing buildings;
- c) infilling within groups of buildings in smaller rural settlements.

8.4 Most of the countryside within Preston is designated as Open Countryside, with only a small area of Green Belt confined to the escarpment and flood plain to the east of the City. Green Belt will be preserved and protected in accordance with the Framework. It is important that the Areas of Open Countryside are protected from unacceptable development which would harm its open and rural character.

8.5 Information on the re-use, replacement of and extension to buildings within the Open Countryside is contained within the Rural Development Supplementary Planning Document.

8.6 Policy AD1(b) is concerned with proposed developments within the larger villages defined on the Policies Map. Smaller settlements and clusters of buildings are not defined on the map, but are included within the open countryside designation. Proposals within these settlements will be considered against Policy EN1 and Core Strategy Policy 1(f).

South Ribble Council Local Plan (2015)

2.77 The South Ribble Local Plan applies Policy G4 to a number of relatively small areas of land adjacent to settlements that are inset from the Green Belt.

Policy G4 – Protected Open Land

10.37 The Central Lancashire Core Strategy states there will be no strategic Green Belt review during the Plan period. However the Council wishes to protect valuable open areas of land (where appropriate and shown on the Policies Map) to ensure natural breaks in the built-up areas and settlements. The following policy is to retain the openness and natural character of local areas and to protect the land from development.

Protected Open Land is shown on the Policies Map. There is a presumption against inappropriate development on Protected Open Land. Planning permission will only be permitted where:

- a) It is required for the purposes of agriculture; or
- b) Uses are appropriate to a rural area; or
- c) It involves the re-use of existing buildings.

10.38 Land on the edge of Penwortham, Longton, New Longton, Hutton and Gregson Lane is allocated as Protected Open Land as shown on the Policies Map. This land fulfils a key role in the character, appearance and openness of these settlements, and as such is worthy of protection in its own right.

10.39 The land will be protected from inappropriate development throughout the Plan period. Appropriate development would include agricultural or forestry, recreational activities and other uses appropriate within a rural area, which can be proven to maintain the open character and visual amenity of the land.

Chorley Local Plan (2015)

2.78 The Chorley Local Plan applies Policy BNE2 to a single, large area of land to the east of the town that forms part of the West Pennine Moors.

Policy BNE2 – Development in the Area of Other Open Countryside

In the Area of Open Countryside, as shown on the Policies Map, development will be permitted provided the applicant can demonstrate that:

- a) It is needed for the purpose of agriculture or forestry or other uses appropriate to a rural area;
- b) It involves the rehabilitation and re-use of existing rural buildings where their form, bulk and general design are appropriate to the character of the surrounding countryside.

7.15 Although most of the countryside within Chorley Borough is designated as Green Belt, some rural areas are not included in the Green Belt. The West Pennine Moors and the associated land to the east of the M61 are excluded from the Green Belt as it is unlikely that Chorley Town will expand and merge with other settlements in an easterly direction. It is important, however, that this area is protected from unacceptable development which would harm its open and rural character. The West Pennine Moors Management Plan (2010-2020) aims to ensure an integrated approach to the management of the area and help secure a sustainable future for this special landscape. The Central Lancashire authorities have jointly prepared a Supplementary Planning Document for Rural Development.

Chapter 3

Green Belt Assessment Methodology

3.1 This chapter sets out the methodology used to undertake the strategic Green Belt assessment element of the Central Lancashire Open Land Designations Study.

3.2 There is no defined approach set out in national planning policy or guidance as to how Green Belt studies should be undertaken. The approach that was consulted upon in this report is based on LUC's extensive experience of undertaking Green Belt studies for over 50 local authorities, several of which have been tested through Examination and found to be sound.

3.3 The relevant policy, guidance and case law that has informed the methodology is referenced where appropriate.

Assessment approach

Outputs

3.4 The assessment provides a parcel-by-parcel analysis, with each parcel assessment split into two sections:

- A strategic assessment of the contribution of the parcel to the Green Belt purposes.
- An analysis of key considerations with regard to potential harm resulting from the release of land within the parcel.

3.5 Although the study introduces the concept of Green Belt harm, that is the impact of Green Belt release on the purposes of the designation, it does not

draw conclusions on the harm of releasing specific site options or recommend what land could be released for development. This requires both a finer-grained scale of Green Belt analysis and the consideration of a wider range of sustainability factors which the Councils will take into account in reaching a conclusion as to whether there are exceptional circumstances to justify the release of Green Belt land.

Geographical scope

3.6 The assessment covers all Green Belt land within Central Lancashire. It also considers the extent to which land subject to other open countryside designations contribute to the purposes of Green Belt, were it so designated. This includes Preston's Open Countryside (policy EN1), South Ribble's Protected Open Land (G4), Chorley's Area of Other Open Countryside (BNE2) and the safeguarded land in South Ribble and Chorley (G3 and BNE3). It excludes Preston's Areas of Major Open Space (EN5), which are wholly contained within the urban area. The study area is mapped on **Figure 3.1**. The assessment focuses on identifying strategic variations in the contribution of defined parcels of land to the five Green Belt purposes set out in the NPPF.

3.7 The following absolute constraints were agreed with the Central Lancashire authorities and are mapped on **Figure 3.2**. The assessment findings in terms of contribution to the Green Belt purposes apply only to unconstrained land within the defined parcels.

- International nature designations: Special Areas of Conservation (SAC) and Special Protection Areas (SPA);
- Sites of Special Scientific Interest (SSSI);
- National nature reserves;
- Ancient Woodland;
- Flood Zone 3b (the functional floodplain);
- Scheduled Monuments;

- Registered Parks and Gardens;
- Open access land (CROW Act).

3.8 The assessment does not assess land in neighbouring authorities but considers how adjacent land within neighbouring authorities affects the Green Belt performance of land within Central Lancashire, and how release of existing Green Belt in Central Lancashire might harm adjacent Green Belt land in neighbouring authorities.

Main components of contribution assessment

3.9 As a strategic study, the Green Belt assessment does not include a fine-grained analysis of all variations in Green Belt performance. However, the core components both of this strategic assessment and any subsequent more detailed assessments are the same and require:

- An analysis of spatial variations in the **function** of the Green Belt, as set out in the NPPF purposes;
- Consideration of the impact of existing development on Green Belt **openness**;
- Consideration of the relationship between built-up areas and Green Belt land (degree of **distinction**). Built-up areas could include land which is inset [\[see reference 28\]](#) from the Green Belt, or located at its outer edge, or washed-over settlements that lack openness. This is distinct from the definition of large built-up areas (considered under Purpose 1 – see below).

3.10 In this strategic study, contribution ratings have been given using a three-point scale of significant, moderate or limited/no contribution. Ratings typically reflect the fact that most parcels contain at least some open land which does not have a strong relationship with any built-up area and therefore make a strong contribution to Purpose 3 (safeguarding the countryside from encroachment).

Main components of harm analysis

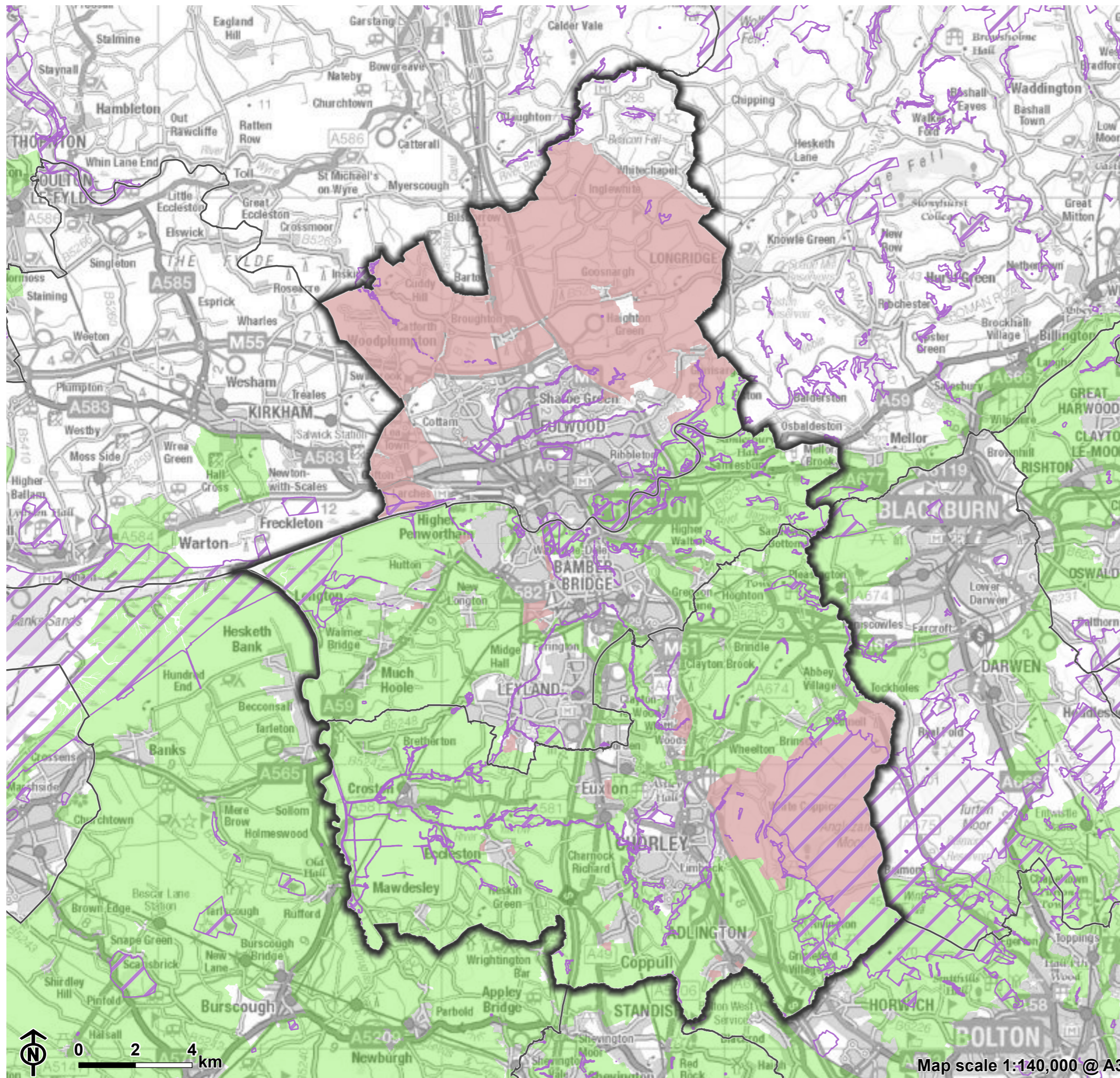
3.11 The second part of the assessment process, the consideration of potential harm resulting from the release of land, takes the analysis of contribution a step further by considering the implications of the release of land on the Green Belt purposes. Harm to the Green Belt purposes will result from the loss of contribution of land that is released, but also from any impact that release has on the contribution of the remaining Green Belt.

3.12 To provide meaningful ratings for harm to the Green Belt purposes requires a finer grain of analysis than is appropriate for a strategic study. However, the second part of each parcel assessment offers some consideration of the two principal factors that could influence the potential harm resulting from the release of land:

- The presence of areas within the parcel which, although still 'strategic' in scale (see Paragraph 3.15 below), make a weaker contribution to the Green Belt purposes than the parcel as a whole. Typically, this is because part of the parcel has a stronger relationship with the urban area (and therefore its release may be less likely to be perceived as sprawl, or encroachment on the countryside etc).
- The existence of physical features within the parcel that could form a new Green Belt boundary that would limit the impact of release on the integrity of adjacent Green Belt land.

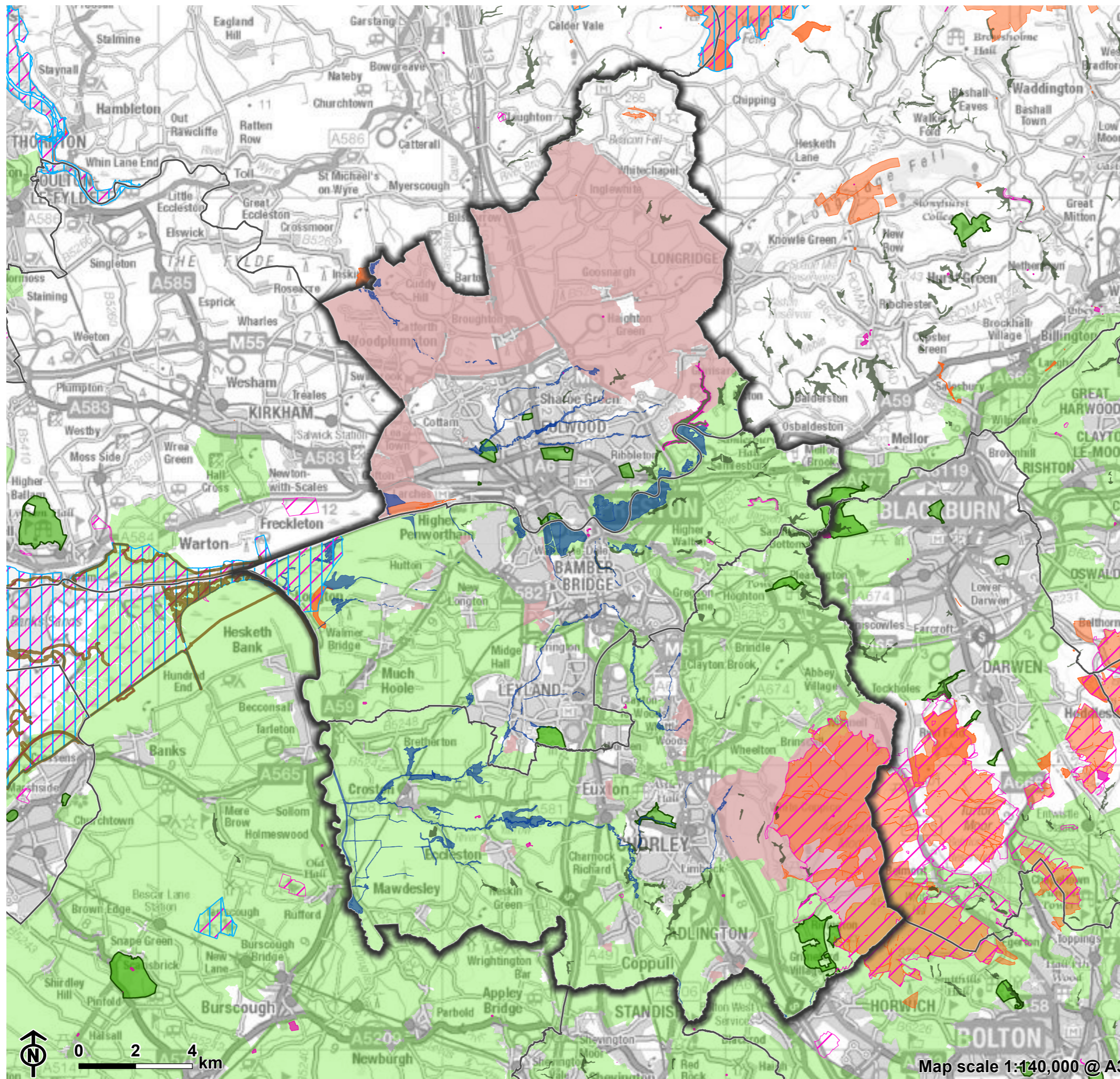
3.13 The consideration of harm makes the assumption that any release of land would represent either an expansion of an existing inset urban area, the inseting of a washed-over settlement that lacks openness, or the expansion of the latter.

Figure 3.1: Area of Study for Green Belt Assessment



- Central Lancashire boundary
- Local Authority boundary
- Absolute constraints
- Green Belt (GB1, G1)
- Other open land designations (EN1, G3, G4, BNE2, BNE3)

Figure 3.2: Absolute Constraints



- Central Lancashire boundary
- Local Authority boundary
- Green Belt (GB1, G1)
- Other open land designations (EN1, G3, G4, BNE2, BNE3)
- National nature reserve
- Special Areas of Conservation
- Special Protection Area
- Sites of Special Scientific Interest
- Ancient woodland
- Scheduled monument
- Registered parks and gardens
- Open access land (CRoW Act)
- Flood zone 3b



Map scale 1:140,000 @ A3

The parcelling process

3.14 Parcels have not been predefined using promoted sites or existing boundaries, but have instead been the outcome of a consistent, strategic assessment process:

- In the first instance, variations in openness and in Green Belt function with regard to each NPPF purpose were identified and overlaid.
- A guideline minimum parcel size of 30ha was applied.
- A guideline maximum parcel size of 500ha was applied for areas adjacent to inset settlements and a maximum 2000ha area for land remote from inset settlements. Logical landscape elements were used, where available, to subdivide areas.

3.15 Where settlements are closely spaced or have more of a complex form, the parcels typically are relatively small, but where there is less variation in function they are larger. Although areas of variation below 30ha have not been defined as parcels, the discussion of potential harm that forms the second part of each parcel assessment considers smaller variations – both variations in contribution to the Green Belt purposes and variations in the impact of release on retained Green Belt – down to a size of 10ha. 10ha has been taken in the study as a minimum size for a release of land to be considered ‘strategic’ in scale.

3.16 The following sections consider: Green Belt openness; Green Belt function; and variations in the strength of relationship between built-up areas and open land (distinction) in more detail. The criteria defined for the assessment of strategic contribution to each of the Green Belt purposes are then set out.

3.17 The analysis process for identifying factors that have a bearing on the potential harm of releasing Green Belt land in each parcel is also discussed below.

Green Belt openness and appropriate development

3.18 The NPPF identifies openness as an ‘essential characteristic’ of Green Belts (along with their permanence) land, rather than a function or purpose.

3.19 The green box below sets out some explanation to understand the definition of openness, as arguments over this have informed case law. At this strategic scale of analysis it is typically the case that small-scale variations in openness will not be relevant, but there are some larger washed over settlements [see reference 29], or areas of development in fragile gaps between settlements, that may have more of an impact on the Green Belt’s role.

Openness

The Court of Appeal decision in R (Lee Valley Regional Park Authority) v Epping Forest DC [2016] EWCA Civ 404 included, at paragraph 20, reference to openness in relation to appropriate development:

“Implicit in the policy in paragraph 89 [paragraph 149 in the 2021 version] of the NPPF is a recognition that agriculture and forestry can only be carried on, and buildings for those activities will have to be constructed, in the countryside, including countryside in the Green Belt. Of course, as a matter of fact, the construction of such buildings in the Green Belt will reduce the amount of Green Belt land without built development upon it. But under NPPF policy, the physical presence of such buildings in the Green Belt is not, in itself, regarded as harmful to the openness of the Green Belt or to the purposes of including land in the Green Belt. This is not a matter of planning judgment. It is simply a matter of policy. Where the development proposed is an agricultural building, neither its status as appropriate development nor the deemed absence of harm to the openness of the

Green Belt and to the purposes of including land in the Green Belt depends on the judgment of the decision-maker. Both are inherent in the policy.” – Neutral Citation Number: [2016] EWCA Civ 404

Samuel Smith Old Brewery (Tadcaster) and Oxton Farm v North Yorkshire County Council and Darrington Quarries Ltd (2018) involved a challenge to a planning permission for a 6 hectare quarry extension in the Green Belt. Although paragraph 90 of the 2012 NPPF [paragraph 150 in the 2021 NPPF] states that “mineral extraction” is not “inappropriate development” in the Green Belt, it was found that the Council failed to take into account visual impacts when considering whether the proposal would “preserve the openness of the Green Belt” as required in paragraph 90 of the 2012 NPPF. Lord Justice Lindblom found that the council had limited its consideration of the effects of the proposed development on the openness of the Green Belt to spatial impact and nothing more, despite the fact that, on the council’s own assessment of the likely effects of the development on the landscape, visual impact on openness was “quite obviously” relevant to its effect on the openness of the Green Belt. This judgement was subsequently overturned in the Supreme Court (on the application of Samuel Smith Old Brewery (Tadcaster) and others) (Respondents) v North Yorkshire County Council (Appellant) [2020] UKSC 3. Contrary to Samuel Smith Old Brewery (Tadcaster) and Oxton Farm v North Yorkshire County Council and Darrington Quarries Ltd (2018), where visual impact was found not to be an obligatory consideration when assessing Green Belt. It was found that in “a proper reading of the NPPF in its proper historic context, visual quality of landscape is not in itself an essential part of openness for which the Green Belt is protected.” “The concept of “openness” in paragraph 90 of the NPPF is a broad policy concept which is the counterpart of urban sprawl and is linked to the purposes to be served by the Green Belt. Openness is not necessarily a statement about the visual qualities of the land, nor does it imply freedom from all forms of development.”

3.20 The above case law makes it clear that Green Belt openness therefore relates to a lack of 'inappropriate development' rather than to visual openness; thus both undeveloped land that is screened from view by landscape elements (for example tree cover) and development which is not considered 'inappropriate', are still 'open' in Green Belt terms.

Absence of urban influence and visual impact

As noted by the Inspector at the Welwyn Hatfield Borough Council Local Plan Examination (2017), openness is not concerned with the character of the landscape, but instead relates to the "absence of built development and other dominant urban influences". – Examination Document Reference EX38.

Turner v Secretary of State for Communities and Local Government & East Dorset District Council (2016) was an appeal heard in the High Court relating to a previous appeal judgement in which a refusal for planning permission in the Green Belt by East Dorset District Council was upheld. The High Court appeal was dismissed, but the judgement concluded that:

"Openness is open-textured and a number of factors are capable of being relevant when it comes to applying it to the particular facts of a specific case. Prominent among these will be factors relevant to how built-up the Green Belt is now and how built-up it would be if redevelopment occurs...and factors relevant to the visual impact on the aspect of openness which the Green Belt presents.

The question of visual impact is implicitly part of the concept of 'openness of the Green Belt' as a matter of the natural meaning of the language used in para. 89 of the NPPF... There is an important visual dimension to

checking ‘the unrestricted sprawl of large built-up areas’ and the merging of neighbouring towns...openness of aspect is a characteristic quality of the countryside, and ‘safeguarding the countryside from encroachment’ includes preservation of that quality of openness. The preservation of ‘the setting ... of historic towns’ obviously refers in a material way to their visual setting, for instance when seen from a distance across open fields.” – Neutral Citation Number: [2016] EWCA Civ 466.

3.21 The visual impact of urban influence on openness is considered as part of the assessment of Green Belt land’s relationship with urban and open land set out below. The influence of inappropriate development on spatial openness depends on the extent, scale, form, density and location of the inappropriate development. While any inappropriate development can be considered to diminish openness, a strategic study focussed on drawing out high-level strategic variations in contribution to the Green Belt purposes can only recognise the influence of notably large pockets of inappropriate development, such as large and or densely compact villages washed over by the Green Belt designation.

Appropriate development

Appropriate development within the Green Belt cannot, according to case law [[see reference 30](#)], be considered to have an urbanising influence and therefore harm Green Belt purposes. For the purposes of this study therefore, development deemed to be ‘appropriate’ within the Green Belt (as defined in the closed lists within paragraphs 149 and 150 of the NPPF) is not considered to constitute an urban land use, or an urban influence in the countryside. However, what is deemed to be appropriate development in the NPPF has to be carefully considered, as developments such as the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments are only considered appropriate as long as

the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

Caution is therefore exercised in the application of what is defined as an appropriate use. It is not possible within a strategic Green Belt study to review each form of development within the Green Belt and ascertain whether it was permitted as appropriate development or not, unless it is clear cut. For example, buildings for agriculture and forestry are deemed to be appropriate development regardless of whether they preserve openness, or conflict with Green Belt purposes in this regard. For other land uses such as outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments, a considered view is taken on the extent to which the proposed land use has affected Green Belt purposes, for example by affecting openness, or encroaching on the perception of countryside i.e. the sense of distinction between the built-up area and countryside. This is of relevance to the assessment approach for all of the Green Belt purposes.

The NPPF's Green Belt policies are supplemented by additional planning practice guidance that sets out some of the factors that can be taken into account when considering the potential impact of development on the openness of Green Belt land. The factors referenced are not presented as an exhaustive list, but rather a summary of some common considerations born out through specific case law judgements. The guidance states openness is capable of having both spatial and visual aspects. Other circumstances which have the potential to affect judgements on the impact of development on openness include the duration of development and its remediability to the equivalent, or an improved state of, openness, and the degree of activity likely to be generated by development, such as traffic **[see reference 31]**.

3.22 In some cases, land on the fringe of an inset settlement, outside of the Green Belt, may not currently be developed. Unless the development of such land is constrained by other factors or designations the assumption is made that it will be developed, and that it therefore cannot be considered 'open'.

Relationship between built-up areas and open land (Distinction)

3.23 Another important consideration in an assessment of Green Belts is the extent to which land can be considered to relate to a built-up area or to the wider countryside (that is the degree of 'distinction' from the built-up area). At a localised level there are areas of land that have a stronger relationship with a settlement than other areas: clearly the distance from the built-up edge is a factor here, but the nature of boundary features, landform and land use and extent of urbanising visual influence also affect this relationship.

3.24 Land that is related more strongly to urbanising development typically makes a more limited contribution to most of the Green Belt purposes, with development of it being likely to be perceived as being less significant sprawl (Purpose 1), as having less impact on narrowing the gap between towns (Purpose 2) and as having less encroachment on the countryside (Purpose 3).

3.25 The extent to which Green Belt land relates to a built-up area and to the wider countryside is influenced by:

- Boundary features;
- Landform and land cover; and
- Urbanising visual influence.

3.26 These are discussed below:

Boundary features

3.27 The location and permanence of physical boundary features can influence the contribution of the Green Belt to the Green Belt purposes. The strength of Green Belt boundaries can increase the sense of separation from the built-up area. Areas with a greater sense of separation (distinction) from the built-up area make a greater contribution to the Green Belt. The examples below provides an indication of the strength attributed to different types of boundary. Stronger boundary features are also considered to have more permanence.

Stronger boundary

Physical feature significantly restricts access and forms consistent edge.

For example:

- motorway or dual-carriageway;
- railway;
- river/floodplain;
- sharp change in landform.

Moderate boundary

Clear physical feature and relatively consistent edge, but already breached or easily crossed. For example:

- linear tree cover;
- mature, well-treed hedgerow;
- main road;
- stream;

- moderate change in landform.

Weaker boundary

No significant physical definition – edge may be blurred. For example:

- regular garden/building boundaries or hedgerows;
- estate/access road;
- some development crosses boundary.

3.28 The cumulative impact of multiple minor boundary features can be equally significant as a single strong boundary feature.

Landform and landcover

3.29 Landform and land cover may serve as boundary features, as indicated in the examples above, but this may extend into a broader feature which creates greater distinction between the built-up area or countryside, for example a woodland, lake or valley. Areas with a greater distinction from the built-up area make a greater contribution to the Green Belt.

Urbanising visual influence

3.30 As noted previously, the absence of visual openness does not diminish openness in Green Belt terms; however, it is accepted that there is a visual dimension to the perception of openness that can have a bearing on the distinction between built-up areas and countryside.

3.31 Dominant views of a built-up area, or dominant views of the open countryside can influence the perception of whether Green Belt is considered

part of the built-up area or open countryside. The presence of 'urbanising development' within the Green Belt can also increase the relationship between Green Belt and a nearby inset settlement.

3.32 Caution is used when considering views, recognising that seasonal variations and boundary maintenance regimes can have a significant impact. The scenic quality of views is not relevant to Green Belt assessments.

Spatial variations in Green Belt function

3.33 Each Green Belt purpose targets a different aspect of the relationship between built-up areas and Green Belt land. The applicability of each of the Green Belt purposes to any given area of land depends on the nature of the built-up areas with which that land is associated.

3.34 For Purpose 1, checking the unrestricted sprawl of the large, built-up areas, it is necessary to define which settlements are 'large, built-up areas'. For Purpose 2, preventing neighbouring towns merging, 'towns' have been defined. For Purpose 3, assisting in safeguarding the countryside from encroachment, 'countryside' has been defined, and for Purpose 4 settlements that constitute 'historic towns' to which the Green Belt could contribute to their 'setting and special character' have been named. These important policy terms are defined below alongside the definition of the assessment criteria for each Green Belt Purpose.

Green Belt Purpose 1 definitions and strategic assessment criteria

Purpose 1 definitions

3.35 Green Belt Purpose 1 aims “to check the unrestricted sprawl of large built-up areas”. It is possible to argue that all land within the Green Belt prevents the unrestricted sprawl of large built-up areas, because that is its principal purpose as a strategic planning designation. However, the study requires the definition of variations in the extent to which land performs this purpose. This requires an area-based assessment against this strategic purpose.

3.36 For the purpose of this study, it is necessary to define what constitutes a ‘large built-up area’ within and in close proximity to the Central Lancashire authorities, and what is meant by the term ‘sprawl’.

3.37 There is no definition provided in the NPPF for a large built-up area. Green Belt studies in different locations have ranged from considering the large built-up area as just the principal settlement around which the Green Belt was defined to considering all inset settlement to be large built-up areas.

3.38 Drawing on Chapter 2, this study defines the large built-up area in between Chorley in the south and Preston in the north, including the contiguous and/or functionally linked settlements of (order north to south): Preston, Penwortham, Walton-le-Dale, Bamber Bridge, Lostock Hall, Clayton-le-Woods, Whittle-le-Woods, Leyland, Euxton and Chorley. Blackburn together with the contiguous town of Darwen is also defined as a large built-up area.

3.39 This approach is consistent with the approach taken in recent neighbouring Green Belt Studies, namely in Blackburn with Darwen to the east and Greater Manchester to the south.

3.40 In assessing the impact of releasing land in the context of a strategic Green Belt study, no assumptions about the form of possible future development can be made, so the role an area of land plays is dependent on its relationship with a large built-up area.

3.41 Land that, if developed, would clearly constitute an extension of a large built-up area makes the strongest contribution to preventing its sprawl, and the greater the distance from a large built-up area the lower the likelihood Green Belt land is likely to fulfil the function of Purpose 1.. However, it is recognised that a smaller inset settlement, although distinct from a large built-up area, may have a strong enough relationship with it for expansion of the smaller settlement to be considered detrimental to this purpose. This is particularly the case if expansion of a smaller settlement would narrow the immediate gap to the large built-up area, but there are also settlements further from the large built-up area that, as a result of intervening urbanising development, can still be considered to have an association with the large built-up area.

3.42 When considering at the second stage of the assessment process the harm of releasing Green Belt land, it should be recognised that Purpose 1 is to some degree relevant to any expansion of a large built-up area, however far that extends.

Purpose 1 strategic contribution assessment criteria

3.43 A judgement has to be made as to the extent of the zone around the large built-up area within which any new development would be associated with the large built-up area. This considers the strength of the relationship between urban areas and open land (that is degree of distinction), and distance from the large built-up area. Criteria for the assessment of strategic contribution to Purpose 1 are as follows:

Significant Contribution

- Open land that is close enough to have a relationship with the large built-up area but is not contained by it, and which includes at least some land with strong distinction from it; or
- Open land that has some distinction from urban development, and which maintains separation between the large built-up area and a smaller settlement, preventing the latter from being perceived as part of the former.

Moderate Contribution

- Open land that is not contained by the large built-up area but which lacks strong distinction from it; or
- Open land which is largely contained by the extents of the large built-up area, but which retains a clear link to the wider Green Belt.

Limited Contribution

- Land which lacks a relationship with the large built-up area, where new development would not be associated with it; or
- Land which is wholly or largely contained within the large built-up area, and which lacks clear connectivity with the wider Green Belt; or
- Land that lacks openness.

Green Belt Purpose 2 definitions and strategic assessment criteria

Purpose 2 definitions

3.44 Green Belt Purpose 2 aims “to prevent neighbouring towns merging into one another”. The concept of what constitutes a ‘town’ has been widely interpreted in different Green Belt studies, ranging from settlements classified as towns in Local Plan settlement hierarchies to all urban areas inset from the Green Belt regardless of size.

3.45 Regardless of whether a particular settlement is large enough to realistically be considered a town, it is acknowledged that smaller settlements may lie in between larger ones, such that loss of separation between them may in turn have a significant impact on the overall separation between larger ‘towns’.

3.46 The concept of ‘merging’ is clearer but assessing the extent to which land between towns contributes to preventing this is less so. However, it is generally acknowledged that the role open land plays in preventing the merging of towns is more than a product of the size of the gap between them. Assessments therefore usually consider both the physical and visual role that intervening Green Belt land plays in preventing the merging of settlements.

3.47 Both built and natural landscape elements can act to either decrease or increase perceived separation. For example, intervisibility, a direct connecting road or rail link or a shared landform may decrease perceived separation, whereas a separating feature such as a woodland block or hill may increase the perception of separation.

3.48 This study identifies that land that is juxtaposed between towns makes a contribution to this purpose, and the stronger the relationship between the

towns – i.e. the more fragile the gap, the stronger the potential contribution to this purpose of any intervening open land. Physical proximity is the initial consideration; however, where settlements are very close, a judgement is made as to whether their proximity is such that the remaining open land does not play a critical role in maintaining a distinction between the two towns, i.e. that the characteristics of the open land relate more to the towns' areas themselves than to the open land in between. Where this is the case, the impact of release of land for development on Purpose 2 may be reduced.

3.49 Core Strategy Policy 1: Locating Growth in the adopted Central Lancashire Core Strategy identifies the hierarchy of settlements in Central Lancashire. Preston and the South Ribble urban area including Penwortham, Lostock Hall, Bamber Bridge and Walton-le-Dale are highest, followed by the key service centres of Leyland/Farington, Chorley and Longridge. A list of urban local centres is also included covering Adlington and Coppull directly to the south of Chorley and Clayton Brook/Green, Clayton-le-Woods, Euxton/Buckshaw and Whittle-le-Woods in between and merging Preston with Chorley. Although to an extent contiguous and functionally linked, the Green Belt is playing a role in maintaining separation between these settlements, so they are recognised as towns to which Green Belt Purpose 2 is relevant.

3.50 In addition, drawing from the settlement hierarchies and relevant Green Belt studies of neighbouring Blackburn with Darwen, Greater Manchester, Fylde, Ribble Valley and Wyre, the following settlements outside the study are considered to be significant and close enough to be defined as Green Belt towns for this study:

- Blackburn and Darwen to the east in Blackburn with Darwen.
- Blackpool in Blackpool.
- Fleetwood, Poulton-le-Fylde, Cleveleys, Thornton and Normoss and Garstang in Wyre.
- Greater Manchester, including Bolton, Horwich, Standish and Wigan to the south.
- Clitheroe, Longridge and Whalley in Ribble Valley.

- Lytham St Anne, Kirkham and Wesham and Freckleton and Warton in Fylde.
- Skelmersdale with Up Holland, Ormskirk with Aughton and Burscough in West Lancashire.
- Southport in Sefton.

3.51 There is no separate assessment of gaps between settlements that are not considered to be towns, although the role of smaller areas of urbanising development, including villages and hamlets, in reducing perceived rural separation between towns is considered. The notable smaller settlements that fall within and in close proximity to gaps between towns in the study area include: Barton, Broughton, Goosnargh and Grimsargh in Preston; Bilsborrow and Catterall in Wyre; Clifton and Newton in Fylde; Coup Green, Gregson Lane, Higher Walton, Hutton, Longton, Mellor Brook merged with Samlesbury Aerodrome, New Longton, Walmer Bridge with Much Hoole in South Ribble; Banks, Hesketh Bank/Tarleton, Newburgh, Parpold and Rufford in West Lancashire, Abbey Village, Bretherton, Brindle, Brinscall, Charnock Richard, Croston, Eccleston, Houghton, Wheelton and Higher Wheelton and Withnell in Chorley; Alston and Mellor and Mellor Brook in Ribble Valley; Belmont and Pleasington in Blackburn with Darwen; and Blackrod in Wigan. These settlements are too small to be considered ‘towns’ in their own right.

Purpose 2 strategic contribution assessment criteria

3.52 The criteria for the assessment of strategic contribution to Purpose 2 focus on the perceived size of the gap between towns, taking into consideration the presence of physical features which create separation and features which diminish it, including the presence of intervening urbanising development.

3.53 The size of the towns in question also forms part of the consideration of the Green Belt’s role in maintaining separation.

3.54 Criteria for the assessment of strategic contribution to Purpose 2 are as follows:

Significant Contribution

- Open land lies within a gap between towns which is narrow in relation to the size of the settlements; or
- Open land lies in a gap between towns which is moderate in relation to the size of the settlements, but which lacks significant separating features, or which is diminished by intervening development.

Moderate Contribution

- Open land lies in a gap which is moderate in relation to the size of the settlements, and which has significant separating features; or
- Open land lies in a wider gap between towns but which lacks significant separating features, or which is diminished by intervening development; or
- Open land lies in a narrow gap between towns, but the settlements are already connected to a degree that limits the role of Green Belt in preventing coalescence.

Limited Contribution

- Open land lies in a wide gap between towns, with significant separating features; or
- Open land is too contained by the built form of a town to be considered to lie within a gap between towns; or
- Land lacks openness.

Green Belt Purpose 3 definitions and strategic assessment criteria

Purpose 3 definitions

3.55 Green Belt Purpose 3 is “to assist in safeguarding the countryside from encroachment”. An assessment of Purpose 3 requires consideration of the extent to which land constitutes ‘countryside’ on the basis of the general usage of the term.

3.56 Some open land may, through its usage, have a stronger relationship with the adjacent built-up area and, as a result, not be considered ‘countryside’ to the same degree as other open land.

3.57 Equally, land largely contained by development but may nonetheless retain, as a result of its use, size and/or countryside character. Also, contribution to Purpose 3 does not necessarily equate to extent of built development, as development that is rural in form may often not be considered to detract from countryside character.

3.58 Given this assessment is focussed on identifying strategic variations in contribution to the Green Belt purposes, the vast majority of minor variations in land use, particularly at the urban edges of the urban areas are too small to be recorded. However, notable pockets of semi-urban land uses are referenced as potential areas of greater variation in contribution in the parcel assessment proforma.

3.59 It is important for the purposes of the assessment not to stray into assessing landscape character, sensitivity or value; whilst Green Belt land may be valuable in these respects it is not a requirement or purpose of the designation to provide such qualities. Therefore, the condition of land is not taken into consideration: any Green Belt land found to be in poor condition may

perform well in its fundamental role of preventing encroachment by keeping land permanently open.

Purpose 3 strategic contribution assessment criteria

3.60 The criteria for the assessment of strategic contribution to Purpose 3 considers whether land has uses which associate it more with the built-up area than with countryside, or urbanising development which diminishes openness, or sufficient urbanising influence to limit the extent to which development would be perceived as encroachment on the countryside. Criteria for the assessment of strategic contribution to Purpose 3 are as follows:

Significant Contribution

- Open land use is not associated with the urban area and urbanising development within the parcel, within inset settlements or beyond the Green Belt's outer edge does not have a significant influence.

Moderate Contribution

- Land use, although open, is associated with the urban area; or
- Urbanising development within the parcel has some impact on countryside character; or
- The parcel lacks strong distinction from inset settlements or settlements beyond the Green Belt's outer edge.

Limited Contribution

- Open land is too contained by built form, or too developed in its own right, to be considered part of the countryside; or
- Land that lacks openness.

Green Belt Purpose 4 definitions and strategic assessment criteria

Purpose 4 definitions

3.61 Green Belt Purpose 4 is "to preserve the setting and special character of historic towns". This purpose makes specific reference to 'historic towns', not to individual historical assets or smaller settlements such as villages and hamlets.

3.62 An extract from Hansard in 1988 clarifies which historic settlements in England were certainly considered 'historic towns' in the context of the Green Belt purposes. The Secretary of State for the Environment clarified in answer to a parliamentary question that the purpose of preserving the special character of historic towns is especially relevant to the Green Belts of York, Chester, Bath, Oxford and Cambridge [see reference 32]. Durham has since been added to this list.

3.63 It has been LUC's experience through consultation with Historic England on several Green Belt study method statements, that Historic England do not consider the list on towns quoted in Parliament to necessarily be exclusive, so this assessment takes the approach of identifying settlements classed as towns and considering whether any have settings or special character to which land within the Green Belt makes a contribution.

3.64 Clearly there are historic aspects to towns and smaller settlements within the study area, but the important aspect in terms of contribution to this purpose is that there needs to be a significant relationship between Green Belt land and

historic aspects of a settlement's setting, such that some degree of special character results. Many towns have designated conservation areas, but these are commonly focused on historic buildings and spaces within towns, with any views of the Green Belt countryside being incidental rather than key to special character.

3.65 The Lancashire Landscape Character Assessment [see reference 33] identifies the County's historic cores (1100 to 1800) as a landscape character type. The character assessment identified Chorley, Preston and Leyland as the only towns to have historic cores within Central Lancashire. In addition, the neighbouring settlement of Blackburn to the east was also identified as having a historic core. Following the publication of the Lancashire Landscape Character Assessment, the County Council began work on an extensive programme of historic town surveys in between 2000 and 2006, including Chorley, Leyland and Preston and the neighbouring towns of Blackburn, Darwen and Longridge. Several other historic towns were surveyed and reported on, including Blackpool, Lytham St Annes and Ormskirk among others, but these settlements are considered to be too far for land in the study area to contribute to their setting and special character. In addition to the historic towns listed above, Greater Manchester to the south is also defined as a historic town by virtue of the fact that it contains historic cores and is defined as a town in relation to the assessment of Purpose 2.

Purpose 4 strategic contribution assessment criteria

3.66 The connection between a historic town's historic character and the wider countryside does not have to be physical; indeed, successive waves of development often isolate core historic areas from the surrounding countryside, meaning it is often more a visual connection. This visual connection can be defined through movement through the area, or views into or out of the settlement. Criteria for the assessment of strategic contribution to Purpose 4 are as follows:

Significant Contribution

- The land and its openness makes a key contribution to the characteristics identified as contributing to a historic town's special character or setting, including key approach routes or key historic assets which have an association with the historic town's special character.

Moderate Contribution

- The land and its openness makes a contribution to the characteristics identified as contributing to a historic town's special character or setting, but at a notable distance.

Limited Contribution

- Land contributes little or no role in the setting of a historic town and does not contribute to its special character, either by virtue of a lack of visibility with the historic town or an association with modern development which diminishes its role.

Green Belt Purpose 5 definitions and assessment criteria

3.67 Green Belt Purpose 5 is “to Assist in Urban Regeneration by Encouraging the Recycling of Derelict and Other Urban Land”. Most Green Belt studies do not assess individual Green Belt land parcels against Purpose 5, and either do not rate them or rate them all equally, on the grounds that it is difficult to support arguments that the release of one parcel of Green Belt land has a greater impact on encouraging re-use of urban land than another.

Contribution of Green Belt to Purpose 5

The PAS guidance states:

“...it must be the case that the amount of land within urban areas that could be developed will already have been factored in before identifying Green Belt land. If Green Belt achieves this purpose, all Green Belt does to the same extent and hence the value of various land parcels is unlikely to be distinguished by the application of this purpose”.

In other words, it is highly unlikely that development pressures operate at a sufficiently localised level to draw out meaningful judgements on the relative impact of discrete parcels of Green Belt land on Purpose 5. – PAS Planning on the Doorstep.

The Inspector’s report (D Smith) to the London Borough of Redbridge (January 2018) notes that with regards to Purpose 5 “this purpose applies to most land” but that “it does not form a particularly useful means of evaluating sites ” – File reference: PINS/W5780/429/10

However, the examination reports of some planning inspectors, eg Cheshire East Council’s Local Plan (2014), have highlighted the importance of assessing all five Green Belt purposes, giving each purpose equal weighting.

3.68 Since the publication of the PAS Guidance and Cheshire East Local Plan Examination Report, the Housing and Planning Act (May 2016) received Royal Assent and the Town and Country Planning Regulations were subsequently updated. Regulation 3 (2017) requires local planning authorities in England to prepare, maintain and publish a ‘Brownfield Land Register’ of previously

developed (brownfield) land appropriate for residential development. In addition, the NPPF requires that local planning authorities prepare an assessment of land which is suitable, available and achievable for housing and economic development. Together, these evidence bases provide an accurate and up-to-date area of available brownfield land within individual settlements, which can be used to calculate the proportion of available brownfield land relative to the size of each settlement.

3.69 Using these evidence bases to inform meaningful judgements on the relative contribution of discrete parcels of land to Purpose 5 is dependent on the scale and form of the settlements within and around which Green Belt is defined. For example, it is harder to draw out differences in contribution between parcels around large conurbations containing merged settlements.

3.70 Given the main urban area runs spreads from Preston to the north to Chorley to the south, a meaningful distinction between the availability of brownfield land across the study area cannot be determined.

3.71 In the absence of any clear guidance on what percentage of brownfield land enables the Green Belt to play a stronger, or more limited, role in encouraging urban regeneration, a uniform level of contribution to Purpose 5 has been determined for all areas of Green Belt.

Key considerations with regard to the potential harm of the release of Green Belt land

3.72 The assessment of levels of contribution made by strategic-scale land parcels has identified major spatial variations in the role of the Green Belt, but it is recognised the parcels resulting from this analysis do not necessarily correspond with the areas that are likely to be considered for release from the Green Belt.

3.73 Some parcels contain smaller areas which if released would still be large enough to accommodate strategic development and that could result in reduced harm. There are two factors which, separately or in combination, serve to limit harm to the Green Belt purposes:

- A stronger relationship with built development, as a result of a combination of the factors: Green Belt boundary features, landform and land cover, and urbanising visual influence. This diminishes the harm associated with the loss of contribution of the released land.
- A stronger degree of separation from the wider Green Belt, as a result of the presence of landscape elements can minimise the impact of release on the relationship between remaining Green Belt land and a revised Green Belt boundary. The avoidance of significant impact on the Green Belt's function in relation to each purpose is also important.

3.74 Areas making a weaker contribution to the Green Belt purposes than the parcel as a whole have been identified by asking the following questions:

- Considering the combination of factors discussed in Paragraphs 3.23 - 3.32 above (Green Belt boundary features, landform and land cover, and urbanising visual influence), does land adjacent to any urban edges in the parcel have a less than strong distinction from the urban area?
- Would a release of land that did not encompass land that has a strong distinction from the urban edge amount to greater than 10ha? If so, what alternative Green Belt boundary features exist?
- Would an identified alternative Green Belt boundary result in either:
 - No significant weakening of the contribution of adjacent retained Green Belt land (for example land which currently has strong distinction from the urban edge would still have strong distinction); or
 - A knock-on weakening of the contribution of adjacent retained Green Belt land for example land which currently has strong distinction from the urban edge would now only have moderate distinction); or
 - A major weakening of the contribution of adjacent retained Green Belt land (for example land which currently has strong distinction from the

urban edge would now only have weak distinction; or a strong boundary which is consistent over a sizeable distance, such as a river of motorway, would be breached)?

- Regardless of the above, would expansion of the urban area have an adverse impact on the function of a Green Belt purpose? For example, even if a strong alternative boundary feature exists, release of land out to it could result in a significant loss of separation between two towns (affecting the function of Purpose 2).

3.75 For example, land that has a degree of containment by built development, whether inset or washed over, has more potential for release without significant impact on the integrity of adjacent Green Belt land than land which is uncontained. Similarly, an area of land which has a strong visual and physical boundary separating it from the wider Green Belt is more likely to be able to accommodate development without a significant knock-on weakening of the remaining Green Belt than is the case with land that has a weaker outer boundary.

3.76 This initial consideration of harm does not give assessment ratings. It provides commentary to:

- Summarise, with reference to the assessment of contribution, which Green Belt purposes are likely to be the most significant considerations when determining the potential for release of land for development;
- Indicate whether there might be substantial areas within a parcel that make a weaker contribution to one of more purposes, or which could be released with less impact on the wider Green Belt, with reference to any key landscape elements that have a bearing on these judgements.

3.77 These findings will help to inform any discussions regarding areas that may need to be considered in a more detailed assessment of harm, should any release of land potentially be required (see Next Steps in Chapter 5).

Sources of evidence

3.78 This strategic assessment of spatial designations has been a principally desk-based study based on the use of detail mapping, aerial views and 'street view' photography. However, visits have been made in order to inform our general understanding of the spatial relationship between settlements and countryside, and to assist with any specific judgements regarding the degree of openness in washed-over settlements.

Chapter 4

Assessment Findings

4.1 This chapter summarises the findings of the Green Belt assessment.

Assessment outputs

4.2 Variations in strategic contribution have been identified in accordance with the criteria set out in Chapter 3. The variations in relation to each Green Belt purpose have been overlaid to identify strategic parcels by which the assessment outputs are organised. The reference numbers for parcels which are wholly or principally in the Green Belt are prefaced with a 'P' and those which are wholly or principally in other open countryside areas are prefaced with an 'N'.

4.3 Each parcel assessment includes:

- A map to show the parcel's context, and to identify any statutory constraints to development;
- Ratings and supporting analysis setting out the contribution to each of the five Green Belt purposes; and
- An overview of key considerations regarding potential harm to the Green Belt purposes associated with the strategic-scale release of land, identifying any particular physical features beyond which release might mark an increase in harm.

4.4 Where appropriate, reference points (labelled A, B, and so on) have been added the maps in order to aid understanding. These points are references in the analysis text in order to identify stated locations, or to indicate areas where land might make a weaker contribution to one of more Green Belt purposes than the parcel as a whole, or which could potentially be released with reduced

impact on the wider Green Belt. They should not be interpreted as proposals for the release of Green Belt land.

4.5 Assessment proformas for each defined parcel are included in Appendix A.

Summary of findings

4.6 Table 4.1 below lists the ratings for strategic contribution to the Green Belt purposes for each of the defined assessment parcels.

4.7 **Figure 4.1** shows the parcels that were defined to reflect variations in strategic contribution. Overview maps **Figures 4.2 to 4.5** illustrate strategic variations in contribution to each of the first four Green Belt purposes across the Central Lancashire area. As set out in the assessment methodology, no Green Belt land in Central Lancashire is considered to contribute to Green Belt Purpose 5 (the recycling of derelict and other urban land), so these findings are not mapped. **Figure 4.6** combines the contribution ratings for Purposes 1-4 to illustrate how many Green Belt purposes each parcel contributes towards. The variations in contribution are summarised in the paragraphs following Table 4.1.

Table 4.1: Ratings for strategic contribution to the Green Belt purposes

Parcel	Location	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Highest contribution
P1	Chorley Council, between Whittle-le-Woods and Chorley	Significant	Significant	Significant	Limited / no	Equal	3 Significant
P2	Chorley Council, east of Whittle-le-Woods	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
P3	Chorley Council, east of Whittle-le-Woods and north east of Chorley.	Limited / no	Moderate	Significant	Limited / no	Equal	1 Significant
P4	Chorley Council, between the West Pennine Moors and the inset villages of Brinscall, Withnell and Abbey Village	Limited / no	Moderate	Significant	Limited / no	Equal	1 Significant
P5	Chorley Council, north of the villages of Brinscall, Withnell, Abbey Village and High Wheelton	Limited / no	Moderate	Significant	Limited / no	Equal	1 Significant
P6	Chorley Council, between Clayton-le-Woods / Whittle-le-Woods and Blackburn	Limited / no	Moderate	Significant	Limited / no	Equal	1 Significant
P7	Chorley Council and South Ribble Borough Council, between Bamber Bridge and the settlements of Higher	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
P8	Chorley Council and South Ribble Borough Council, east of the villages of Higher Walton and Gregson Lane	Moderate	Moderate	Moderate	Limited / no	Equal	3 Moderate
P9	Chorley Council, between Bamber Bridge and Blackburn	Limited / no	Moderate	Significant	Limited / no	Equal	1 Significant

Chapter 4 Assessment Findings

Parcel	Location	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Highest contribution
P10	South Ribble Borough Council, between Walton le Dale and the M6	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
P11	South Ribble Borough Council and Preston City Council, southeast of Preston	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
P12	South Ribble Borough Council, southeast of Preston	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
P13	Chorley Council and South Ribble Borough Council, between Preston and Blackburn	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
P14	South Ribble Borough Council, west and south of Samlesbury Aerospace Enterprise Zone and south of the A677	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
P15	Chorley Council, southwest of Euxton	Significant	Limited / no	Significant	Limited / no	Equal	2 Significant
P16	Preston City Council, to the east of Preston and the M6	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
P17	Chorley Council and South Ribble Borough Council, between Whittle-le-Woods and Clayton-le-Woods and Leyland and Buckshaw Village	Limited / no	Significant	Significant	Limited / no	Equal	2 Significant
P18	Chorley Council and South Ribble Borough Council, between Clayton-le-Woods, Leyland, Clayton-le-Woods and Buckshaw Village	Limited / no	Significant	Moderate	Limited / no	Equal	1 Significant
P19	Chorley Council, east of Buckshaw Village	Limited / no	Limited / no	Limited / no	Limited / no	Equal	All limited / no

Chapter 4 Assessment Findings

Parcel	Location	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Highest contribution
P20	Chorley Council, southeast of Chorley and to the east of the M61	Significant	Limited / no	Significant	Limited / no	Equal	2 Significant
P21	Chorley Council, between Euxton and Chorley	Moderate	Significant	Significant	Limited / no	Equal	2 Significant
P22	Chorley Council, between Euxton and Buckshaw Village and Chorley	Limited / no	Significant	Moderate	Limited / no	Equal	1 Significant
P23	Chorley Council, south of Leyland with Euxton lying to the east	Significant	Significant	Significant	Limited / no	Equal	3 Significant
P24	Chorley Council and South Ribble Borough Council, adjacent to the south of Leyland, extending southeast to the M6 close to Euxton	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
P25	Chorley Council, northeast of Adlington, to the east of the M61	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
P26	Chorley Council, between Adlington and Horwich	Limited / no	Significant	Significant	Limited / no	Equal	2 Significant
P27	Chorley Council, between Chorley and Adlington	Significant	Significant	Significant	Limited / no	Equal	3 Significant
P28	Chorley Council, between Coppull and Adlington	Limited / no	Moderate	Significant	Limited / no	Equal	1 Significant
P29	Chorley Council, between Adlington and Chorley	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
P30	Chorley Council, southwest of Chorley with the settlements of Charnock Richard and Coppull lying to the west and southwest respectively	Significant	Significant	Significant	Limited / no	Equal	3 Significant

Chapter 4 Assessment Findings

Parcel	Location	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Highest contribution
P32	Chorley Council, southwest of Adlington	Limited / no	Moderate	Significant	Limited / no	Equal	1 Significant
P33	Chorley Council, south of Coppull	Limited / no	Significant	Significant	Limited / no	Equal	2 Significant
P34	Chorley Council, west of Chorley	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
P35	Chorley Council, west of Chorley	Limited / no	Moderate	Significant	Limited / no	Equal	1 Significant
P36	Chorley Council, west and southwest of Coppull	Limited / no	Moderate	Significant	Limited / no	Equal	1 Significant
P38	Chorley Council, northeast and east of Eccleston, extending south to the edge of Coppull	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
P40	Chorley Council, south and southwest of Eccleston	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
P41	Chorley Council and South Ribble Borough Council, southwest of Leyland	Significant	Limited / no	Significant	Limited / no	Equal	2 Significant
P42	Chorley Council, south of HMP Garth and Wymott, east of Croston and north of the River Yarrow.	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
P43	Chorley Council, south of Croston and to the southeast of Eccleston	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
P44	Chorley Council, in the northwestern corner of the Borough, between the River Douglas to the west and the railway line to the east	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
P45	South Ribble Borough Council, west and northwest of Moss Side (Leyland)	Significant	Limited / no	Significant	Limited / no	Equal	2 Significant

Chapter 4 Assessment Findings

Parcel	Location	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Highest contribution
P46	South Ribble Borough Council, east and southeast of Walmer Bridge and Much Hoole	Moderate	Limited / no	Significant	Limited / no	Equal	1 Significant
P47	South Ribble Borough Council, the southwest of Longton and west of Much Hoole	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
P48	South Ribble Borough Council, northwest of Leyland and to the north of Moss Side Industrial Estate	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
P49	South Ribble Borough Council, east, north and south of New Longton, and adjoining Penwortham to the northeast	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
P50	South Ribble Borough Council, between New Longton, Hutton, Longton and Walmer Bridge	Moderate	Limited / no	Significant	Limited / no	Equal	1 Significant
P51	South Ribble Borough Council, north of Longton and northwest of Hutton	Moderate	Limited / no	Significant	Limited / no	Equal	1 Significant
P52	South Ribble Borough Council, west of Penwortham	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
P53	South Ribble Borough Council, between Leyland and Lostock Hall	Limited / no	Significant	Moderate	Limited / no	Equal	1 Significant
P54	South Ribble Borough Council, south of Preston	Limited / no	Moderate	Moderate	Moderate	Equal	3 Moderate
P55	South Ribble Borough Council, between Penwortham and Preston	Limited / no	Moderate	Moderate	Moderate	Equal	3 Moderate
P56	Chorley Council, north of Horwich	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant

Chapter 4 Assessment Findings

Parcel	Location	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Highest contribution
P57	South Ribble Borough Council, northwest of Longton and Hutton	Not assessed	Not assessed	Not assessed	Not assessed	Equal	Not assessed
P58	Chorley Council, west of the Feniscowles suburbs of Blackburn	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
P59	Chorley Council, south of Coppull	Limited / no	Moderate	Moderate	Limited / no	Equal	2 Moderate
P60	South Ribble Borough Council, southwest of Longton and west of Walmer Bridge and Much Hoole	Moderate	Limited / no	Moderate	Limited / no	Equal	2 Moderate
P61	South Ribble Borough Council and Preston City Council, east of Preston and the M6	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
P62	South Ribble Borough Council, between Leyland and Lostock Hall	Moderate	Significant	Moderate	Limited / no	Equal	1 Significant
N1	Chorley Council, east of Chorley and the M61	Significant	Limited / no	Significant	Limited / no	Equal	2 Significant
N3	Chorley Council, between Chorley and the West Pennine Moors	Limited / no	Moderate	Significant	Limited / no	Equal	1 Significant
N4	Chorley Council, between Chorley and Darwen	Not assessed	Not assessed	Not assessed	Not assessed	Equal	Not assessed
N5	Preston City Council, west of Preston	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
N6	Preston City Council, west of Preston	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
N7	Preston City Council, northwest of the Cottam suburbs of Preston	Significant	Limited / no	Significant	Limited / no	Equal	2 Significant

Chapter 4 Assessment Findings

Parcel	Location	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Highest contribution
N8	Preston City Council, northwest of Preston and to the north of the M55	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
N9	Preston City Council, north of Preston	Significant	Limited / no	Significant	Limited / no	Equal	2 Significant
N10	Preston City Council, north of Preston	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
N11	Preston City Council, north of Broughton and south of Bilsborrow	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
N12	Preston City Council, north of Preston	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
N13	Preston City Council, north of Preston	Not assessed	Not assessed	Not assessed	Not assessed	Equal	Not assessed
N14	Preston City Council, north of Preston and to the east of the M6	Significant	Moderate	Significant	Limited / no	Equal	2 Significant
N15	Preston City Council, north of Preston to the west of Goosnargh	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
N16	Preston City Council, northeast of Goosnargh and northwest of Longridge	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
N17	Preston City Council, between Goosnargh/Whittingham and Longridge	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
N18	Preston City Council, northeast of Preston	Significant	Significant	Significant	Limited / no	Equal	3 Significant
N19	Preston City Council, west and north of Grimsargh	Significant	Significant	Significant	Limited / no	Equal	3 Significant
N20	Preston City Council, east and southeast of Grimsargh	Limited / no	Moderate	Significant	Limited / no	Equal	1 Significant

Chapter 4 Assessment Findings

Parcel	Location	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Highest contribution
N21	South Ribble Borough Council, west of Lostock Hall	Significant	Moderate	Moderate	Limited / no	Equal	1 Significant
N22	Chorley Council, east of Whittle-le-Woods, with the M61 lying to the east.	Significant	Limited / no	Significant	Limited / no	Equal	2 Significant
N24	Chorley Council, between Brinscall and the West Pennine Moors SSSI	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
N25	Chorley Council, southeast of Abbey Village and north of the West Pennine Moors SSSI	Limited / no	Limited / no	Significant	Limited / no	Equal	1 Significant
N27	Preston City Council, between Longridge and the northeast of Preston	Limited / no	Moderate	Significant	Limited / no	Equal	1 Significant

Contribution to Purpose 1

4.8 There is a very clear pattern of contribution to Purpose 1 – checking the unrestricted sprawl of a large, built-up area. Preston, Chorley and the intervening settlements together form a large, built-up area, so most land on the outer fringes of this area is, at a strategic scale, playing a significant role in preventing its sprawl. This applies to the ‘open countryside’ (policy EN1) area to the north of Preston, and also Chorley’s ‘other open land’ (BNE2), as much as to the Green Belt.

4.9 Land adjacent to the Feniscowles suburb of Blackburn also makes a significant contribution to Purpose 1, as Blackburn together with Darwen is also a large, built-up area.

4.10 Open land separating the settlements between Preston and Chorley that make up the large built-up area makes only a limited contribution to Purpose 1, due to its weak connectivity with the wider Green Belt. Development within these areas would be considered to be infilling in gaps within the large, built-up area rather than sprawl expanding it.

4.11 Beyond the parcels adjacent to Preston-Chorley and Blackburn there are two chains of settlements that are sufficiently linked by urbanising development for their expansion to have some association with the large built-up area. These are the settlements extending west from Penwortham out to Much Hoole, and east from Bamber Bridge out to Hoghton.. Although development here would not constitute direct expansion of the large built-up area, land which is preventing significant expansion of these settlements, including the loss of remaining separation between them, is making some contribution to preventing the perception of sprawl associated with the Preston-South Ribble-Chorley conurbation.

4.12 No other land is assessed as contributing to Purpose 1 because development remote from either Preston-South Ribble-Chorley or Blackburn

would have sufficient separation not be considered sprawl of either large built-up area. However, it should be recognised that more substantial expansion of the Preston-South Ribble-Chorley urban area or of Blackburn beyond the immediately adjacent parcels would still have a significant impact on this purpose.

Contribution to Purpose 2

4.13 There are three areas where land makes a significant contribution to preventing the merger of neighbouring towns. Although land between the settlements that make up the Preston-Chorley large, built-up area makes only a limited contribution to preventing expansion of that area as a whole, the settlements that make up the area still retain a degree of distinction as separate towns. Where these gaps are fragile, such as between Bamber Bridge and Leyland, and between Chorley and Whittle-le-Woods or Euxton, contribution at a strategic scale is significant. It is only where land is very isolated within the urban area, and lacking association with the wider Green Belt, that strategic contribution to Purpose 2 is weaker, despite gaps being narrow. This is the case between Penwortham / Lostock Hall and Preston.

4.14 The second area where some strategic parcels make a significant contribution to Purpose 2 is to the south of Chorley. There are relatively narrow gaps between Chorley and Adlington, between Adlington and Horwich, between Chorley and Coppull and between Coppull and Standish. In some areas there are physical separating features which reduce contribution, or land lacks a strong enough distinction from the adjacent urban edge for it to be considered to be making a strong contribution, but where this is not the case the contribution to Purpose 2 is significant.

4.15 The third area in which land rates as significant for Purpose 2 is in the open countryside (EN1) area between Preston and Longridge. The urban area of Preston has expanded beyond the M61 here, and intervening development at Grimsargh and a lack of Green Belt protection for land within Ribble Valley Borough further weakens the gap.

4.16 Much of the land on the western fringe of the Preston-Chorley area makes a moderate contribution to Purpose 2, being peripheral to the gaps between towns within the main urban area. To the east of Preston-Chorley the gap to Blackburn is relatively wide, but main roads and rail weaken perceived separation so land here also makes a moderate contribution to this purpose.

4.17 Further to the west of Preston-Chorley, and to the north of Preston away from the gap to Longridge, there are no other towns close enough for land to make more than a limited contribution to Purpose 2.

Contribution to Purpose 3

4.18 The fact that most of the Green Belt has only a weak relationship with urban development, meaning that there is a strong distinction between urban and open land, has resulted in most Central Lancashire Green Belt land making a significant contribution to Purpose 3 – protecting the countryside from encroachment.

4.19 With the exception of the distinctive Cuerden Valley area to the west of Clayton-le-Woods, the narrow areas of Green Belt separating settlements within the Preston-Chorley urban area have too much urbanising influence, and too little connectivity with the wider countryside, to make more than a moderate strategic contribution to Purpose 3. There is one strategically parcel, Buckshaw Village, which lacks openness and therefore makes no contribution to this or any other Green Belt purposes.

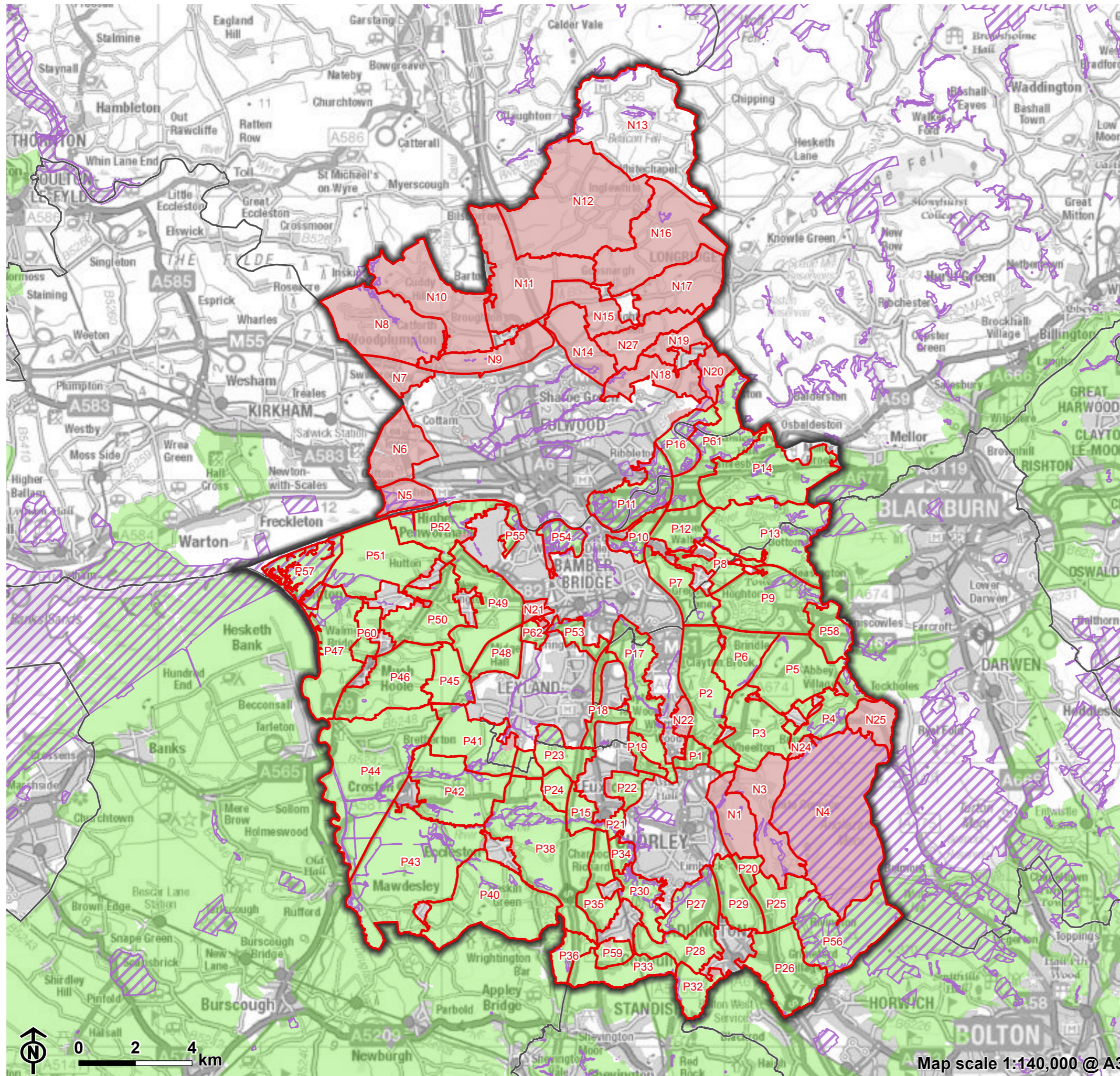
4.20 Beyond the Preston-Chorley urban area there are several other strategic parcels where urbanising influence, from proximity to inset settlements and/or from the presence of significant washed-over urbanising development, limit the contribution to this purpose to moderate. This is the case in the area between Higher Walton, Coup Green, Hoghton and Gregson Lane, and south of Coppull, and in areas to the west of Longton, Walmer Bridge and Much Hoole.

Contribution to Purpose 4

4.21 As stated in the assessment methodology chapter, there needs to be a significant relationship between Green Belt land and historic aspects of a settlement's setting, such that some degree of special character results. Many towns have designated conservation areas, but these are commonly focused on historic buildings and spaces within towns, with any views of the Green Belt countryside being incidental rather than key to special character.

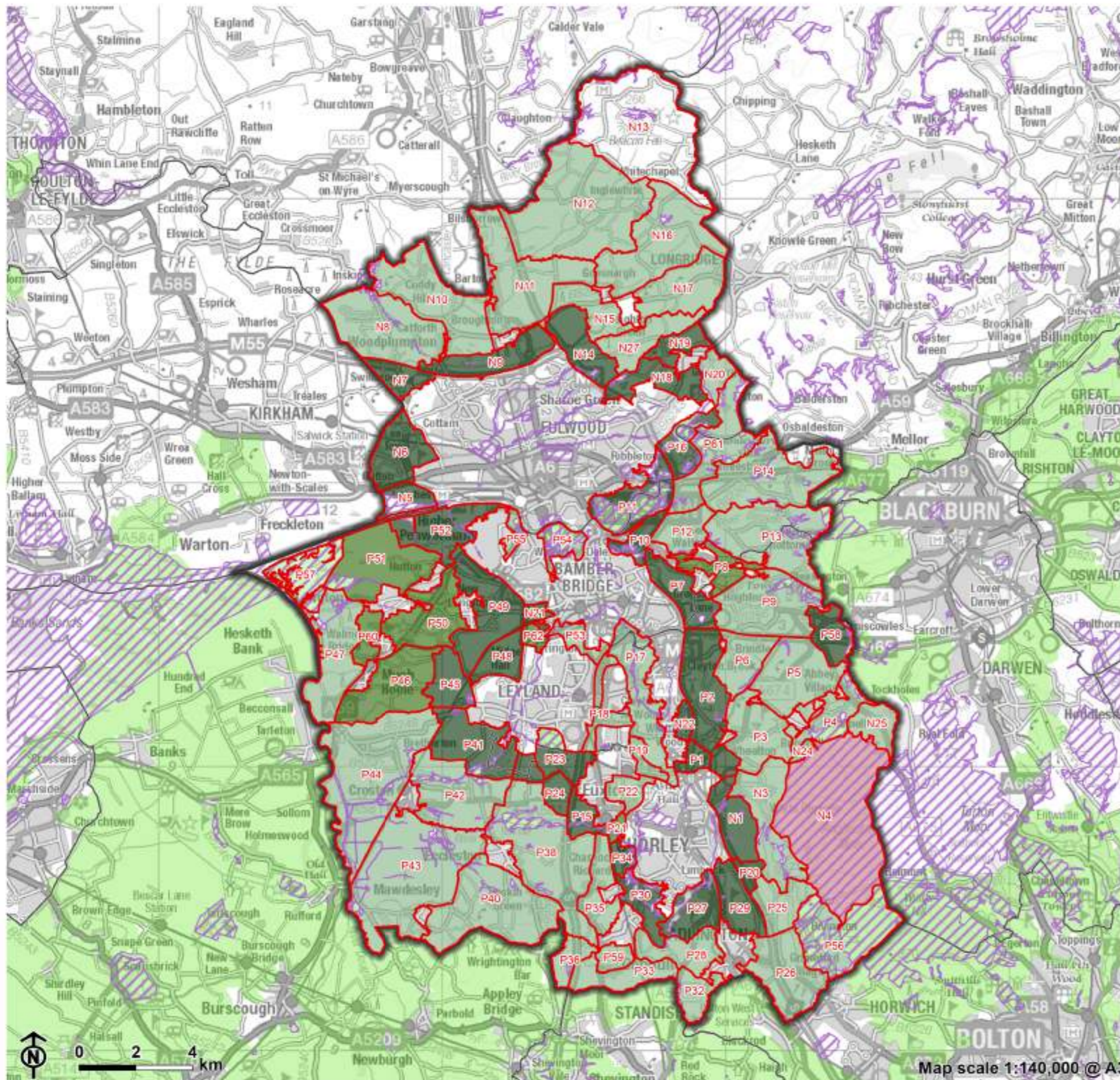
4.22 On this basis, only two parcels were found to make more than a limited contribution to Purpose 4: Parcels 54 and 55, located between Preston and Lostock Hall / Penwortham. Land in the former area which forms part of the distinctive low-lying floodplain of the River Ribble is mostly in Flood Zone 3a, and therefore constrained from development, but unconstrained land in the southeast of the parcel included wooded higher ground which forms a visual backdrop to the river valley in views from the edge of Preston. Land in Parcel 55 is also well-treed and forms an undeveloped visual backdrop to the river. However, in both cases the limited strength of relationship with historic parts of the city, and limited degree to which it has a bearing on the city's character, limits the level of contribution to moderate.

Figure 4.1: Contribution assessment parcels



- Central Lancashire boundary
- Local Authority boundary
- Assessment parcel
- Absolute constraints
- Green Belt
- Other open land designations (EN1, G3, G4, BNE2, BNE3)

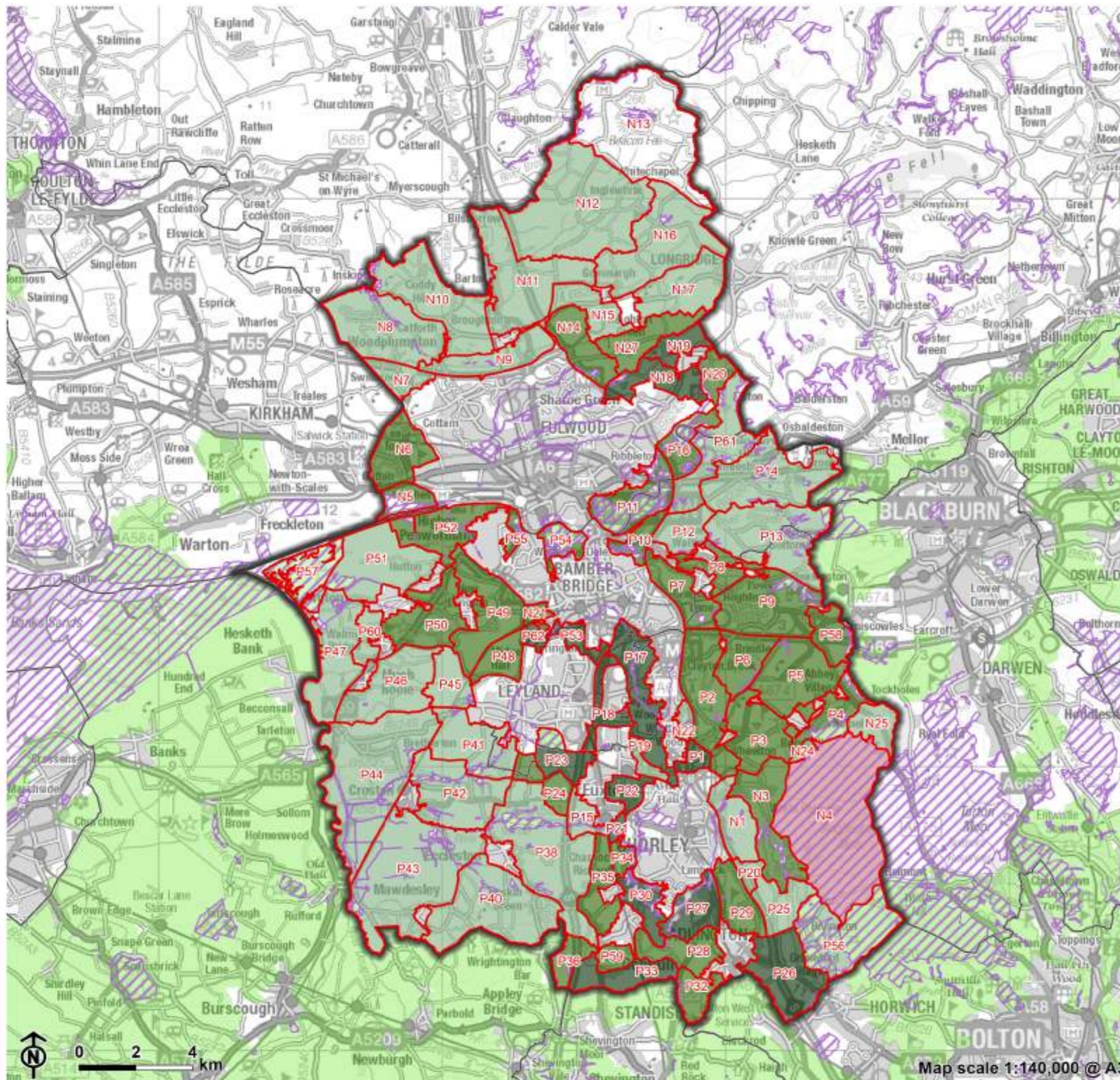
Figure 4.2: Green Belt Purpose 1 contribution to checking the unrestricted sprawl of large built-up areas



- Central Lancashire boundary
 - Local Authority boundary
 - Assessment parcel
 - Absolute constraints
 - Green Belt
 - Other open land designations (EN1, G3, G4, BNE2, BNE3)
- Contribution rating**
- Limited / no contribution
 - Moderate contribution
 - Significant contribution

Map scale 1:140,000 @ A3

Figure 4.3: Green Belt Purpose 2 contribution to preventing neighbouring towns from merging into one another

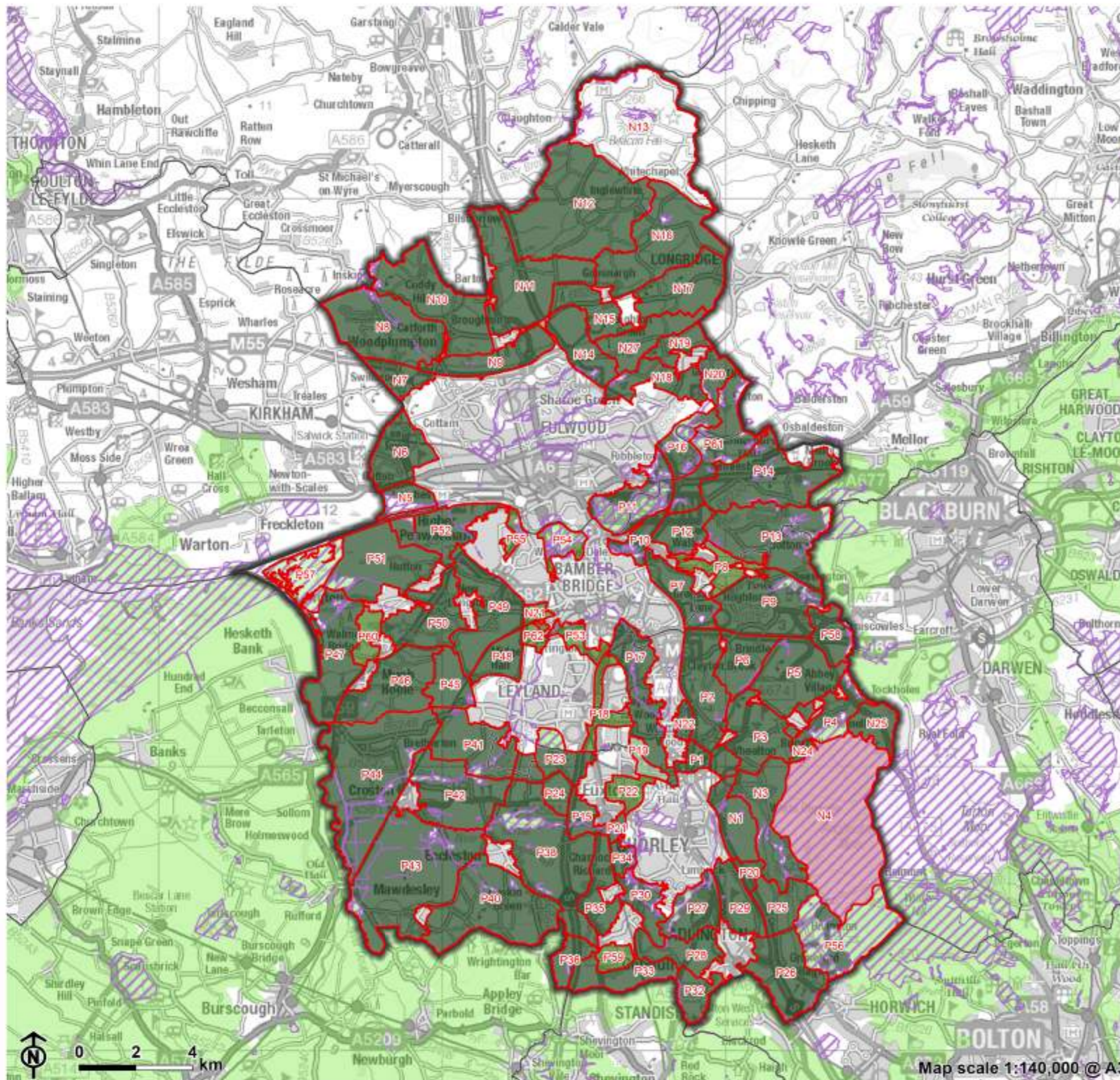


- Central Lancashire boundary
 - Local Authority boundary
 - Assessment parcel
 - Absolute constraints
 - Green Belt
 - Other open land designations (EN1, G3, G4, BNE2, BNE3)
- Contribution rating**
- Limited / no contribution
 - Moderate contribution
 - Significant contribution



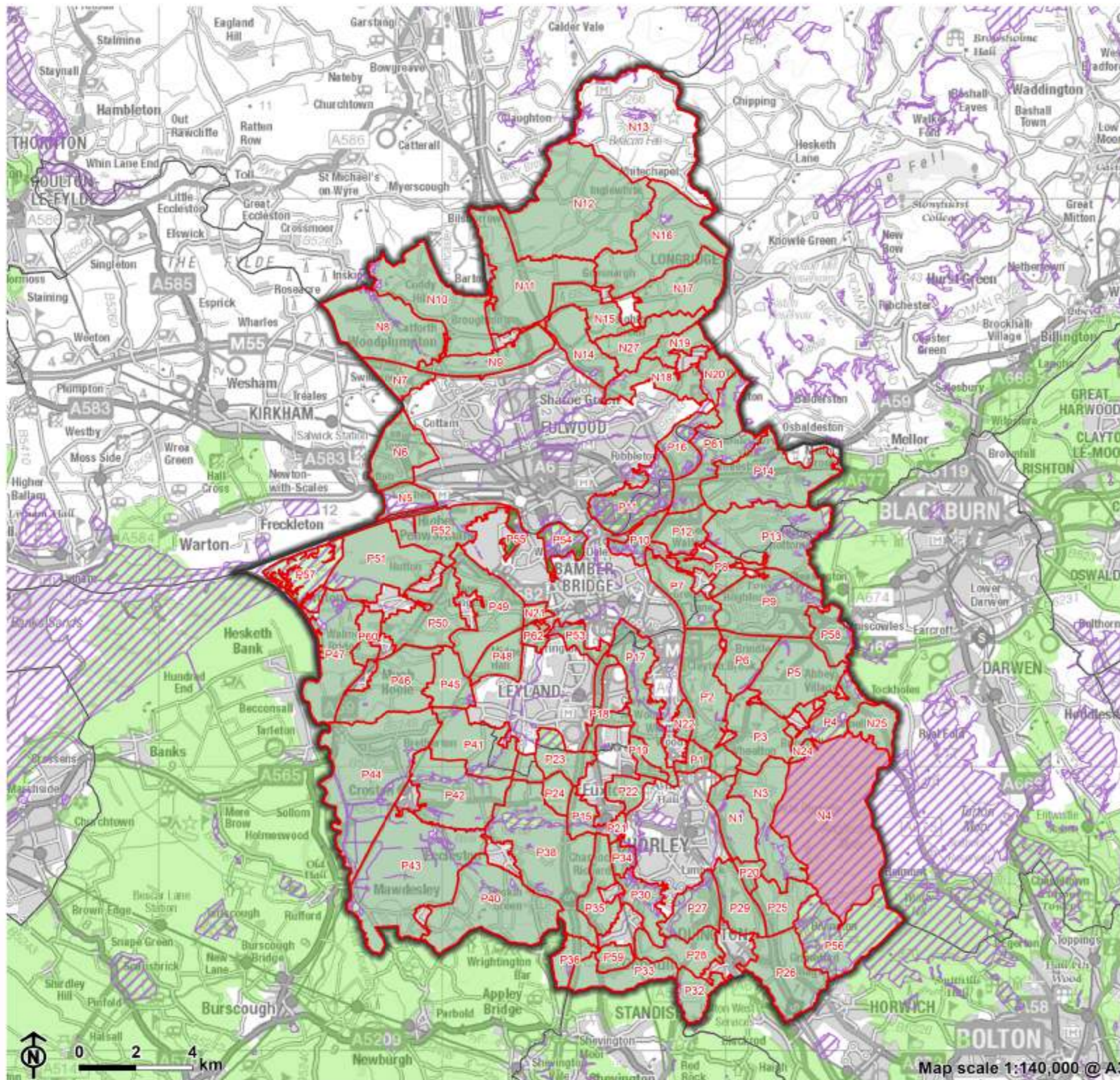
Map scale 1:140,000 @ A3

Figure 4.4: Green Belt Purpose 3 contribution to assisting in safeguarding the countryside from encroachment



- Central Lancashire boundary
 - Local Authority boundary
 - Assessment parcel
 - Absolute constraints
 - Green Belt
 - Other open land designations (EN1, G3, G4, BNE2, BNE3)
- Contribution rating**
- Limited / no contribution
 - Moderate contribution
 - Significant contribution

Figure 4.5: Green Belt Purpose 4 contribution to preserving the setting and special character of historic towns



- Central Lancashire boundary
 - Local Authority boundary
 - Assessment parcel
 - Absolute constraints
 - Green Belt
 - Other open land designations (EN1, G3, G4, BNE2, BNE3)
- Contribution rating**
- Limited / no contribution
 - Moderate contribution
 - Significant contribution

Variations in Overall Contribution

4.23 Figure 4.6 combines the contribution ratings for Purposes 1-4 to illustrate how many Green Belt purposes each parcel contributes towards. Whilst it is recognised that land doesn't have to serve multiple Green Belt purposes to be playing a significant role in constraining development, it is reasonable to assume that land which makes a significant contribution to multiple purposes will often represent a stronger constraint. However, this will not necessarily be the case, and in some instances a parcel's significant contribution to a single Green Belt purpose may be strong enough for it to be considered more important than a parcel which makes a significant contribution to more than one purpose.

4.24 Considering the purposes in combination, there are three areas where there are parcels that, at a strategic scale, make a significant contribution to Purposes 1-3:

- On the periphery of the Preston-Chorley urban area between Leyland and Euxton and between Whittle-le-Woods and Chorley, where land is preventing outward expansion of the large, built-up area into countryside but is also close enough to be playing a significant role in maintaining gaps between towns within the Preston-Chorley urban area.
- To the south of Chorley, where landform and land cover give Green Belt land strong distinction from Chorley, and where expansion into those areas would significantly affect the narrow gaps to Adlington and Coppull to the detriment of both Purpose 1 and Purpose 2.
- To the northeast of Preston, within the open countryside (EN1) area. If this area was Green Belt it would be preventing sprawl of the large, built-up area, maintaining separation from Longridge (which is weakened by intervening urban development at Grimsargh) and preventing encroachment on the countryside.

4.25 Most other strategic parcels around the outer edges of the Preston-Chorley urban area make a significant contribution to Purpose 1 and Purpose 3. Away from these urban fringes most parcels make a strong contribution only to Purpose 3. The exception is land at the southern edge of Chorley Borough and land west of Fensicowles (Blackburn) which also makes a significant contribution to Purpose 2.

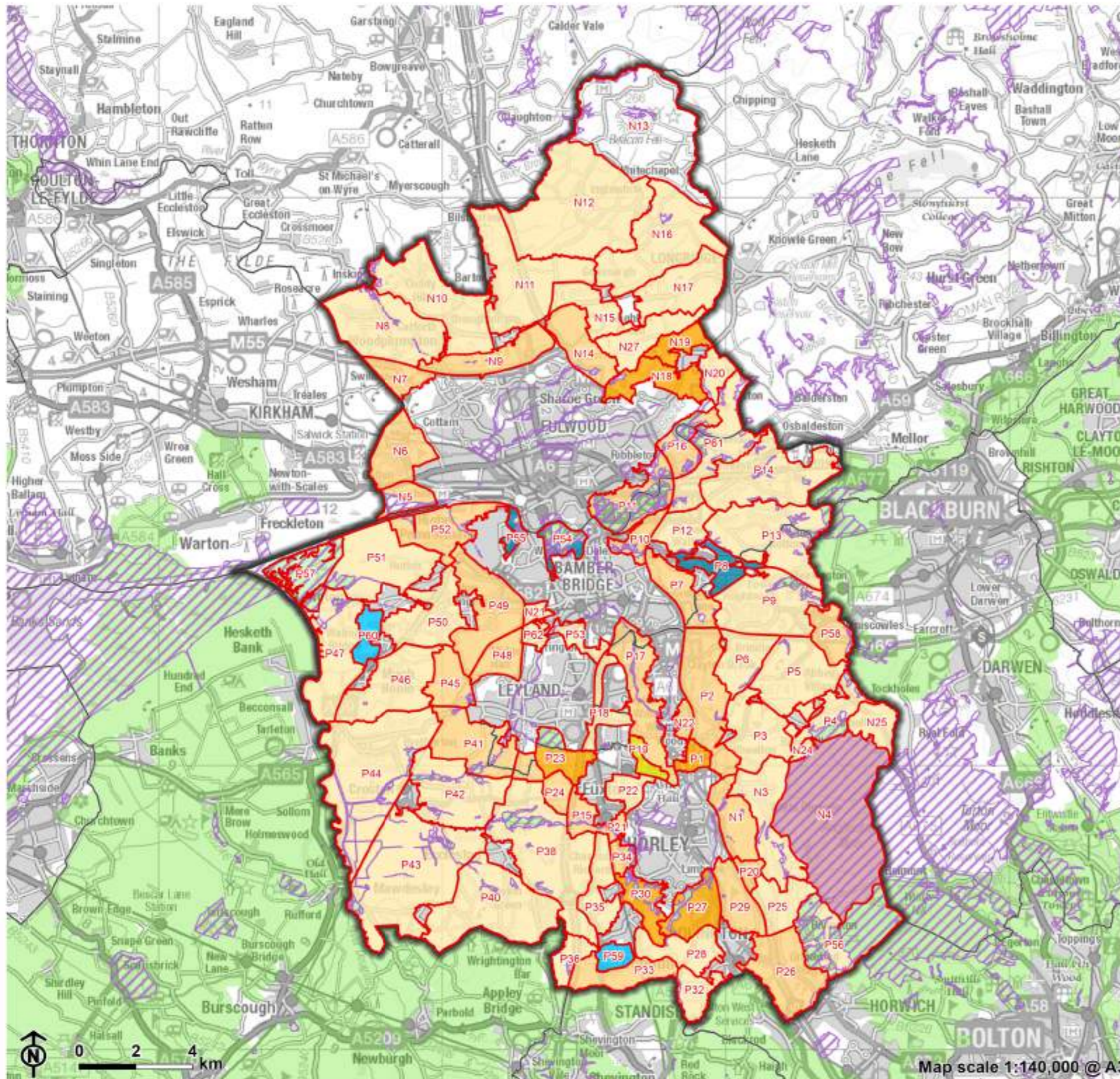
4.26 There are only a few strategic parcels that do not make a significant contribution to at least one purpose: these are parcels to the south of Preston that are too contained to make a significant contribution to Purpose 2, and the areas affected by urbanising development that are noted under the Purpose 3 summary. Of these, the area between Preston and Lostock Hall that contributes to Purpose 4 makes a moderate contribution to three purposes, and the others make a moderate contribution to both Purpose 2 and Purpose 3.

4.27 There is only one area of urbanising development, at Buckshaw Village (Parcel 19), that is large enough to define as a strategic parcel. This parcel's lack of openness means that it makes no contribution to any of the Green Belt purposes.

4.28 At a broad, strategic scale, there is no evidence that the extensive open countryside areas – the EN1 'open countryside' to the north of Preston and the BNE2 'other open countryside' to the east of Chorley) – would make less of a contribution to the Green Belt purposes than is the case for land within the existing Green Belt. Instead, the area to the northeast of Preston in particular stands out as being one of the few locations in which land rates significant for its contribution to three of the Green Belt purposes.

4.29 The other non-Green Belt open land designations, safeguarded land (G3 and BNE3) and 'protected open land' (G4), are all too small to constitute strategic parcels in their own right, but any weaker contribution or limited impact on adjacent Green Belt land is discussed in the summary of potential harm below.

Figure 4.6: Highest contribution to Green Belt purposes



- Central Lancashire boundary
 - Local Authority boundary
 - Assessment parcel
 - Absolute constraints
 - Green Belt
 - Other open land designations (EN1, G3, G4, BNE2, BNE3)
- Highest rating (Purpose 1-4)**
- Four significant ratings
 - Three significant ratings
 - Two significant ratings
 - One significant rating
 - Four moderate ratings
 - Three moderate ratings
 - Two moderate ratings
 - One moderate rating
 - Four limited / no contribution



Map scale 1:140,000 @ A3

Summary of potential harm

4.30 At a strategic scale there is little Green Belt land that doesn't make a significant contribution to at least one purpose, and in many cases there is also limited scope for strategic-scale release of sub-parcel areas without causing higher levels of harm to at least one Green Belt purpose. The principal areas where any strategic release is likely to cause the greatest harm are:

- Parcels lying in the more fragile settlement gaps, such as those retaining distinction between towns within the Preston-Chorley urban area.
- Parcels that are separated from the Preston-Chorley urban area by motorways – the M55 to the north and M6 and M61 to the east – or prominent landform and land cover – the Yarrow Valley to the south and west of Chorley.

4.31 Although, as a strategic-scale assessment, the study has not considered the harm of Green Belt release in detail, the parcel assessments give some indication of the potential for releases that could demonstrate some limiting of harm. The individual parcel assessments have identified a number of areas where some degree of variation in harm, for areas greater than 10ha in size, can be found.

Within the Preston-Chorley area

4.32 Scope for strategic expansion in the spaces between the settlements that form the Preston-Chorley large built-up area is very limited, given the narrowness of gaps, but there are a few locations where impact on Purpose 2 would be limited – for example adjacent to Walton-le-Dale (in parcel P10) and on safeguarded land at Pear Tree Lane (in parcel P22), Lostock Hall (in parcel P54) and Farington Moss (parcel N21).

On the outer edges of the Preston-Chorley area

4.33 Although typically the Preston-Chorley urban area is fairly well contained by major roads and sloping landforms, there are a few locations on its outer fringes where weaker boundaries and urbanising visual influence mean that strategic-scale development could be limited to land that doesn't make a significant contribution to any Green Belt purpose. Any such development will still constitute sprawl of a large built-up area as well as encroachment on the countryside, and will typically cause a knock-on weakening of adjacent Green Belt land. Examples are areas to the south of Leyland (in parcels P23 and P24) and in the Open Countryside (EN1 policy area) to the west of Preston (in parcels N5, N6 and N7).

4.34 In a few instances there are locations around the Preston-Chorley fringes where land makes a significant contribution to the Green Belt purposes but impact on the wider Green Belt would be limited by landscape elements which provide strong boundary containment. This is the case to the southwest of Euxton (in parcel P15), to the east of Whittle-le-Woods (the safeguarded parcel N22) and between Preston and the M6 (in parcel N18).

4.35 There are several locations where land adjacent to the Preston-Chorley urban fringe makes a less than significant contribution to the Green Belt purposes and also could be released without much impact on the wider Green Belt. The principal example is land in Preston's Other Open Countryside (EN1) that lies between the urban edge and the route of Preston Western Distributor Road (in parcels N6 and N7).

Adjacent to other towns and villages

4.36 Where settlement gap weakening can be avoided, there are locations adjacent to Adlington and Coppull, the smaller towns to the south of Chorley, where smaller strategic areas could be released without affecting land which makes a strong contribution to any purpose. Usually this will result in a knock-on weakening of adjacent Green Belt land, but there is stronger containment

between Adlington and the M61 (in parcel 26) and in the safeguarded areas that are more enclosed by the inset settlement edge.

4.37 In terms of harm to the Green Belt purposes, the release of land adjacent to some of the smaller inset settlements, where narrow settlement gaps are not a concern, offers more scope for limiting impacts. In such instances, the prevention of encroachment on the countryside (Purpose 3) is the only purpose that would be affected, and there are several locations in which such a release could either be limited to land which lacks strong distinction from the settlement, or which could be contained by a boundary feature that would limit the impact on the contribution of adjacent Green Belt land to a minor level, or in a few cases both of these. The principal locations where both the above would apply are in areas where villages are close together: this is the case in the area between Higher Walton, Coup Green, Gregson Lane and Hoghton (parcel P8), between Brinscall and Abbey Village (parcel P4), and between Longton, Walmer Bridge and Much Hoole (in parcel P60, where washed-over development also has an urbanising impact). It is recognised that the loss of separation between villages might be a concern, but purely in terms of the NPPF Green Belt purposes it is gaps between towns that are more of a concern.

4.38 Many other smaller settlements have some adjacent land which doesn't make a significant contribution to any Green Belt purpose; examples are Charnock Richard (in parcel P35), Croston (in parcels P42 and P43) and Goosnargh (in parcels N15 and N16).

Land with limited openness

4.39 Aside from Buckshaw Village, the only full parcel which lacks openness (parcel P19), the only sizeable area of urban development is to the west of Longridge (in parcel N17). Elsewhere there are areas with quite extensive washed-over development which, although typically linear in form and so reducing openness in a limited area, have an urbanising influence that affects adjacent open land. This is the case, for example, between Longton and Walmer Bridge (in parcel P60).

Chapter 5

Next Steps

5.1 The study will be used by the Central Lancashire authorities alongside other pieces of evidence to shape Green Belt and associated open countryside and settlement setting policy. This may include establishing the necessary exceptional circumstances for making alterations to the designation's boundaries (if required), including the exploration and definition of strategic extensions to the Green Belt and the identification of preferred site options and reasonable alternatives for release within the existing designation.

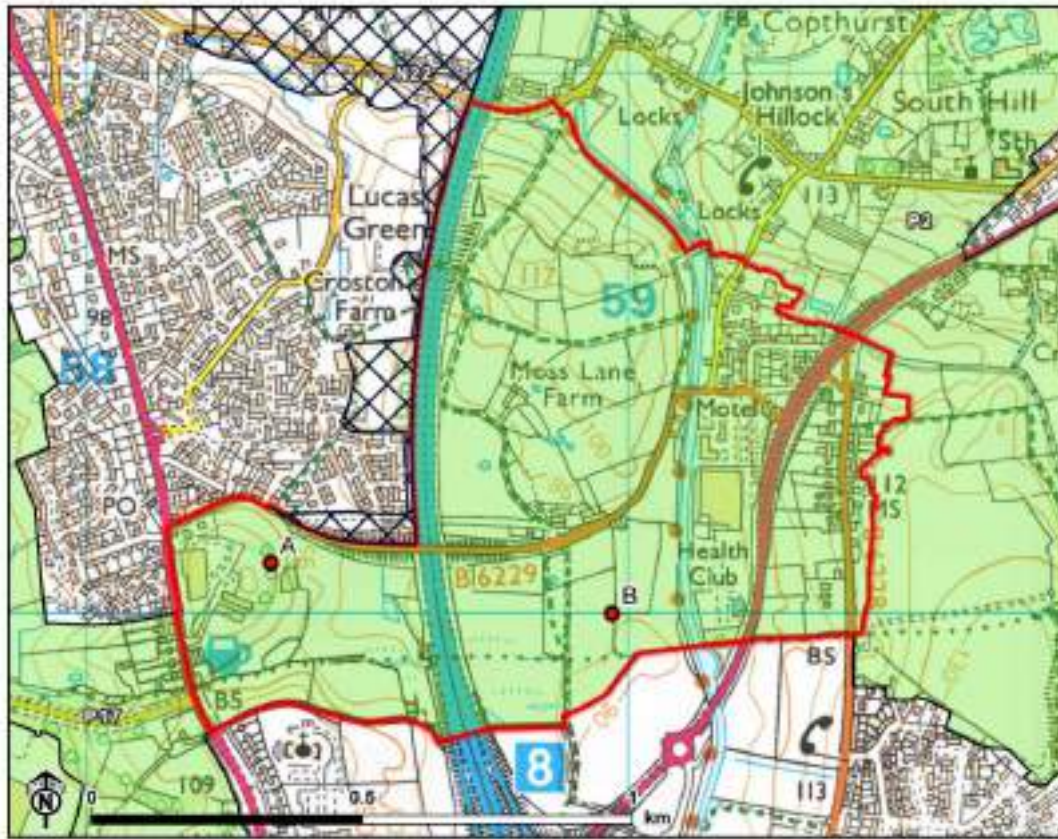
5.2 Further detailed Green Belt and landscape assessment work will be required to inform this process if any sites/ areas within the Green Belt are proposed for release, or if new Green Belt is proposed. If any sites are proposed for release from the Green Belt, further work will also be required setting out how any harm to the Green Belt could be minimised and how the remaining Green Belt will be enhanced in line the requirements set out in paragraph 142 of the NPPF:

"Where it has been concluded that it is necessary to release Green Belt land for development, plans shouldalso set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land."








Appendix A

Parcel Assessment Outputs

Parcel P1



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-  P1
-  Neighbouring parcel
-  Central Lancashire boundary
-  Neighbouring Local Authority
-  Green Belt
-  Location referenced in assessment text
-  Policy BNE3 and G3: Safeguarded land

Land in between Whittle-le-Woods to the north and north west and Chorley to the south, comprising largely of agricultural land. In the western part of the parcel there is some residential and commercial development along Preston Road. To the east of the M61, there is a larger area of residential and commercial development either side of the A674 Millennium Way that is too developed to make any contribution to Green Belt openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel is directly adjacent to Whittle-le-Woods to the north and west and Chorley to the south, both of which form part of the Preston-Chorley large built-up area. The M61 is a strong boundary feature that creates strong distinction between the east of the parcel and the inset area of Whittle-le-Woods.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

The west of the parcel lies in a very narrow gap between Whittle-le-Woods and Chorley. There is some urbanising development along Preston Road within the settlement gap that reduces perceived separation. Land to the east of the M61 is peripheral to this very narrow gap, but taking into consideration the washed-over but urbanising development along the A674 the parcel's open areas are still important in maintaining gaps between Chorley and Whittle-le-Woods.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Although there is some residential and commercial development the parcel generally has rural uses. Land in the east of the parcel, to the north of the B6229, has strong distinction from Whittle-le-Woods due to the presence of the M61, and the Leeds and Liverpool Canal also forms a strong boundary to the washed over but urbanising development to the east. The elevation of this land above the adjacent developed areas adds to its distinction. Development in these parts of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special

character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

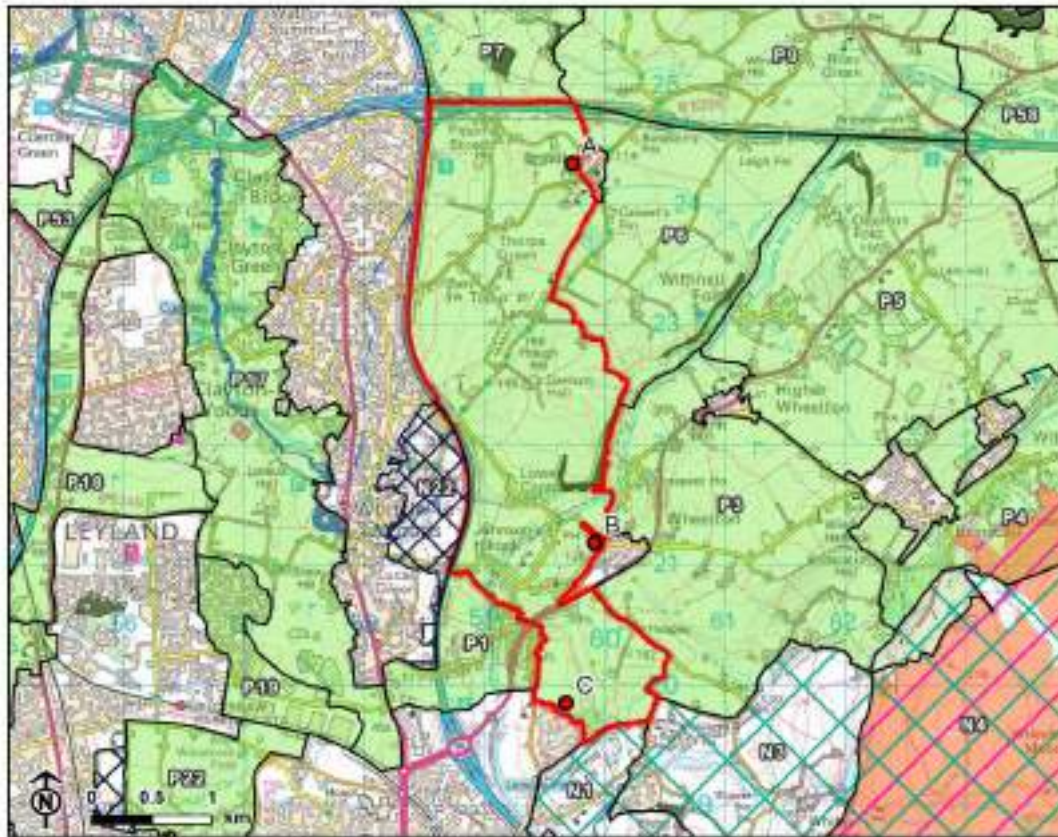
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1), prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. The M61 forms a strong boundary between the east of the parcel and the large built-up area and therefore there are no strategic areas within this part of the parcel that can be identified as making a weaker contribution. Any eastward expansion of Whittle-le-Woods or north-eastward expansion of Chorley beyond this boundary feature would constitute significant sprawl of the large built-up area. Release of land to the north of the B6229 would still leave a gap to Chorley to the south, but would result in increased containment of this area. Additionally, a strategic scale release in this area would leave little justification not to also release the washed over development to the east. This area, between Great Knowley and South Hill is developed to an extent that it makes little contribution to Green Belt purposes.

Distinction is weaker in the western half of the parcel (map point A), to the west of the M61, as this area is only separated from the inset urban areas by Moss Lane and tree cover to the north and Halliwell Lane and tree cover to the south, and washed over but urbanising development lies within the Green Belt here. Distinction is also weaker between land in the southeast of the parcel (map point B) and the as yet undeveloped inset area of Chorley to the south. As a result, these areas make a weaker contribution to preventing sprawl of the large built-up area and preventing encroachment on the countryside. However, any strategic scale release in this area would result in merging of the towns of Whittle-le-Woods and Chorley, to the detriment of Purpose 2.

Parcel P2



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- | | | | |
|-------------------------------------------------------------------------------------|-------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------|
|  | P2 |  | Policy BNE3 and G3:
Safeguarded land |
|  | Neighbouring parcel | Absolute Constraint(s) | |
|  | Central Lancashire boundary |  | Sites of Special Scientific Interest |
|  | Neighbouring Local Authority |  | Scheduled monument |
|  | Green Belt |  | Ancient woodland |
|  | Location referenced in
assessment text |  | Open access land (CRoW Act) |
|  | Policy BNE2: Other open
countryside |  | Flood zone 3b |

Land to the east of Whittle-le-Woods and the M61, comprising largely of agricultural land. The River Lostock passes through the southern half of the parcel from west to east and the inset settlement of Wheelton lies to the southeast of the parcel. The inset settlement of Brindle lies to the northeast of the parcel. The small washed over Hamlet of Top o' th' Lane lies within the east of the parcel and there are a number of small, isolated clusters of residential dwellings on narrow rural roads throughout the parcel, none of

which have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Land lies directly to the east of Whittle-le-Woods, which forms part of the Preston-Chorley large built-up area. The M61 to the west is a strong boundary feature that creates strong distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a wide gap (>6km) between Whittle-le-Woods and Blackburn and Darwen to the east, with wooded slopes between the two acting as significant separating features. The M65 between Whittle-le-Woods and Blackburn and Darwen acts as a connecting feature.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from Whittle-le-Woods and the inset settlements of Brindle and Wheelton. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

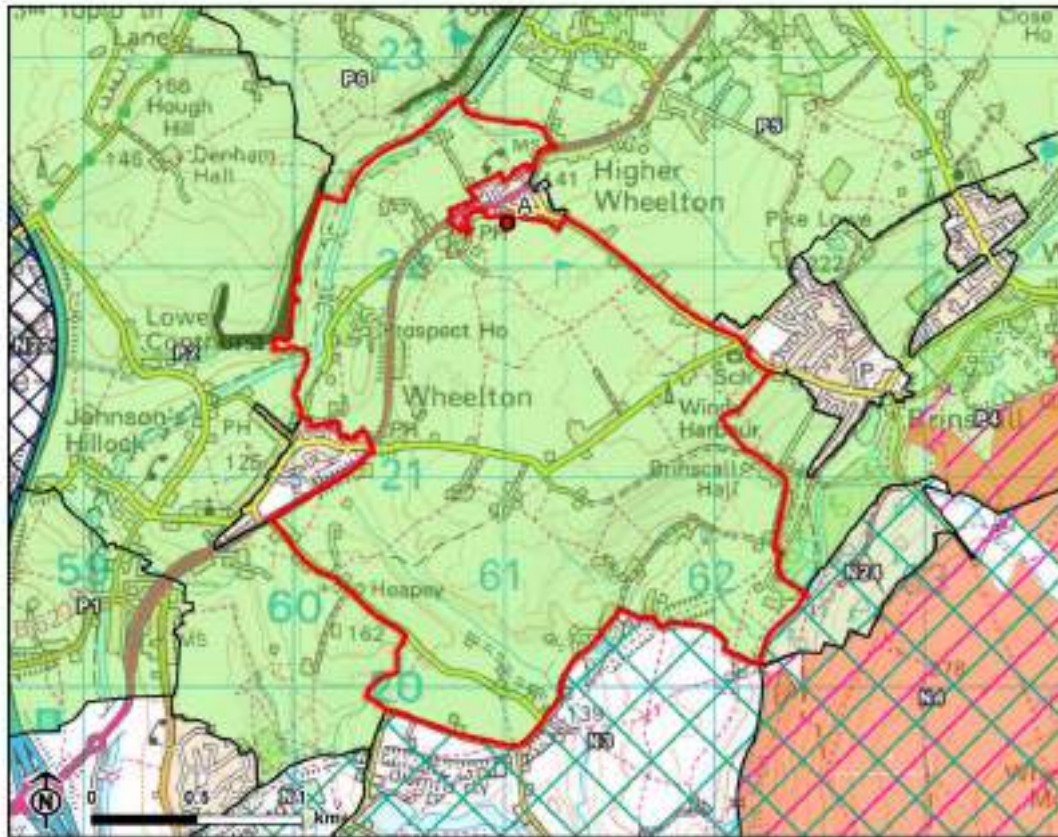
Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. The M61 forms a strong boundary between the east of the parcel and the large built-up area. Any eastward expansion of Whittle-le-Woods would cross this boundary and constitute significant sprawl of the large built-up area and encroachment on the countryside. Land directly to the west of the inset settlement of Brindle (map point A) in the northeast of the parcel has weak distinction from this smaller inset area. Given the distance of this settlement from the urban edge of Whittle-le-Woods, development adjacent to this settlement would not be considered sprawl of the large built-up area, but any release would have some knock-on impact on the contribution of adjacent land to Purpose 3.

Land to the northwest of Wheelton has weaker distinction from the settlement (map point B) where there are only garden boundaries at the inset edge. The Leeds and Liverpool Canal to the northwest provides an existing development along Kenyon Lane reduces the impact that any release would have on the contribution of adjacent Green Belt.

Great Knowley lies on the south side of a hill, so land to the north (map point C) retains some distinction from it despite a lack of strong boundary features. However, washed-over development to the northwest weakens this area's distinction from urbanising influences, and tree cover around the base of the hill would limit the impact of any release on adjacent Green Belt land.

Parcel P3



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- | | |
|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  P3 |  Policy BNE3 and G3: Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Ancient woodland |
|  Green Belt |  Open access land (CRoW Act) |
|  Location referenced in assessment text |  Flood zone 3b |
|  Policy BNE2: Other open countryside | |

Land to the east of Whittle-le-Woods and north east of Chorley, with the inset settlements of Wheelton, Higher Wheelton and Brinscall lying to the west, north and east of the parcel respectively. The small hamlet of Heapy lies within the southwest of the parcel and there are several clusters of residential dwellings located along and set back from the narrow rural roads that cut through the parcel. Great Knowley also lies to the southwest of the parcel in the inset area. The parcel is comprised largely of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel is located over 1km east of Whittle-le-Woods and northeast of Chorley, which both form part of the Preston-Chorley large built-up area. The parcel does not therefore contribute to sprawl of the large built-up area. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a wide gap (>6km) between Whittle-le-Woods and Blackburn. However, the A674 that passes through the northern half of the parcel acts as a connecting feature between Chorley and Blackburn, and taking the large size of the settlements into consideration land is considered to make a moderate contribution to maintaining separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and the rising landform creates strong distinction from the adjacent inset settlements of Wheelton, Higher Wheelton, Brinscall and Great Knowley. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from urbanising influences, so development would constitute significant encroachment on the countryside. The A674 forms a strong boundary to the south of Wheelton, increasing the distinction of the open countryside to the south.

Fields to the south of Higher Wheelton (map point A) are only separated from the settlement by garden boundaries and sparse tree cover, but the rising landform retains a sense of distinction, and in the absence of strong alternative Green Belt boundaries any release would impact the contribution of adjacent Green Belt. Fields to the northwest of Higher Wheelton also retain strong distinction from the settlement due to a slope, but a release in this area would have limited impact on adjacent Green Belt due to the containing presence of the Leeds and Liverpool Canal.

Parcel P4



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- | | |
|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  P4 | Absolute Constraint(s) |
|  Neighbouring parcel |  Sites of Special Scientific Interest |
|  Central Lancashire boundary |  Ancient woodland |
|  Neighbouring Local Authority |  Open access land (CRoW Act) |
|  Green Belt | |
|  Location referenced in assessment text | |
|  Policy BNE2: Other open countryside | |

Land between the West Pennine Moors and the inset villages of Brinscall, Withnell and Abbey Village. The parcel is comprised largely of agricultural land. The two notable exceptions are the pockets of woodland and Withnell Quarry to the south of Withnell and the timber mill and associated commercial forestry off Dole Lane to the south of Abbey Village. The River Roddlesworth forms the eastern boundary of the parcel and The Goit canal lies to the southwest. Land in the southern part of the parcel lies within the West Pennine

Moors SSSI and so is excluded from consideration in this assessment.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 3km from Whittle-le-Woods and Chorley to the west, which forms part of the large Preston-Chorley large built-up area. The parcel does not therefore contribute to preventing its sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land lies in a wide gap (>6km) between Whittle-le-Woods and Blackburn and Darwen to the east, with woodland and high ground between the two acting as significant separating features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses, and The Goit and wooded slopes around it create strong distinction from the adjacent inset settlements of Brinscall, Withnell and Abbey Village. Development in the south of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The Goit canal forms a consistent boundary feature to the south of Brinscall, Withnell and Abbey Village. As such, any strategic scale release in the south of the parcel would cross this boundary and constitute significant encroachment on the countryside, particularly where the land slopes higher to the south.

However, land on the slopes to the southwest and northeast of each village typically has relatively weak distinction from the inset settlement areas. Expansion into the gaps between the three villages would weaken the contribution of any remaining open land in these areas, but lower, wooded ground to the south east, and the ridge top to the north/northwest, would limit the impact of development on the wider Green Belt in these directions. To the northeast of Abbey Village and southwest of Brinscall there would be a knock-on impact on land that currently has stronger separation from the villages. Map points indicate areas of weaker contribution adjacent to Dick Lane (map point A), in the relatively contained, and to the south narrow, gap between Brinscall and Withnell (map point B) , to the northeast of Withnell (map point C) and southwest of Abbey Village (map point D).

Parcel P5



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Land to the north of the villages of Brinscall, Withnell, Abbey Village and High Wheelton, and south of the M65. There is some urbanising development in the vicinity of Oakmere Avenue, south of Withnell Fold, but the parcel is comprised largely of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Whittle-le-Woods and Clayton-le-Woods form part of the Preston-Chorley large built-up area, and Blackburn together with Darwen is also a large built-up area. The parcel lies a significant distance, and has very strong distinction, from both large built-up areas, so does not contribute to preventing their expansion. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a gap of around 6km between Clayton-le-Woods to the west and Blackburn to the east, with intervening higher ground acting as a significant separating feature, but the M65 provides a direct link that weakens perceived separation of the towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from any inset settlements to the south. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

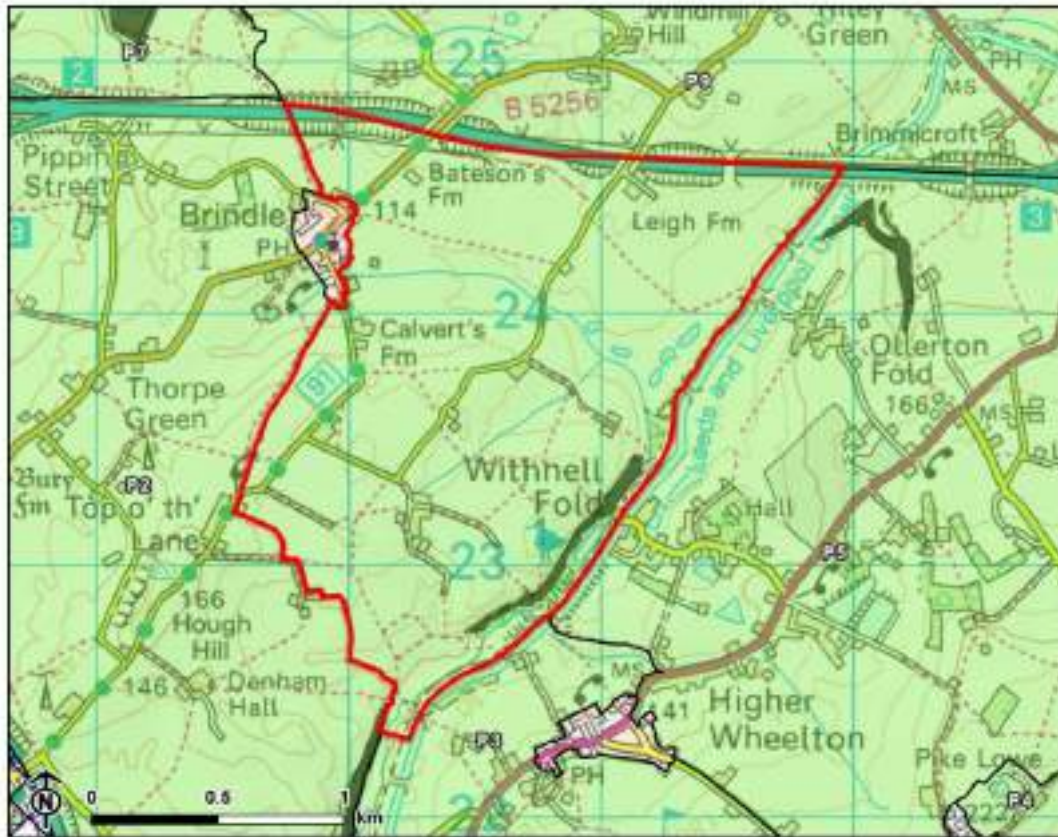
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land







Safeguarding the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from the inset areas, away from urbanising influences, where strategic expansion of any inset settlement would constitute significant encroachment on the countryside.

Brinscall and Withnell lie on the southeastern side of a ridge, so any expansion of these villages up onto the ridge top or down the other side would mark a significant change in settlement extent.

Parcel P6



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-  P6
-  Neighbouring parcel
-  Central Lancashire boundary
-  Neighbouring Local Authority
-  Green Belt
-  Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
-  Ancient woodland

Land between Clayton-le-Woods / Whittle-le-Woods and Blackburn, to the west of the Leeds and Liverpool Canal and south of the M65, with the settlement of Brindle lying to the northwest of the parcel. The parcel is comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The inset village of Brindle lies in between the parcel and the nearest parts of the Preston-Chorley large built-up area, and the inset village of Higher Weelton lies nearby to the south. The parcel has a weak relationship with the large built-up area, and therefore makes no contribution to preventing its expansion. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

The parcel makes a moderate contribution to preventing neighbouring towns from merging into one another. Land lies in a wide gap of around 6km between Whittle-le-Woods and Blackburn and Darwen to the east, with higher ground between the two acting as a significant separating feature, but the M65 provides a direct link that weakens perceived separation of the towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from any inset settlement. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from any inset area, where urbanising influences are weak and development would constitute significant encroachment on the countryside. The inset village of Brindle is small and has sufficient tree cover around its northern and eastern edges to prevent any significant urbanising influence over strategically-sized areas of land.

Parcel P7



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Land to the east of the M61 between Bamber Bridge and the settlements of Higher Walton and Gregson Lane. Fowler Brook, Drum Head Brook and Bank Head Brook lie within the parcel with adjacent areas of woodland. The parcel is comprised largely of agricultural land. There are some individual residential dwellings within the parcel, but they do not have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Land lies directly to the east of Bamber Bridge, which forms part of the Preston-Chorley large built-up area. The M61 to the west is a strong boundary feature that creates strong distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a wide gap of around 6km between Bamber Bridge and Blackburn to the east, with higher ground between the two acting as a significant separating feature. However, urbanising development at Gregson Lane, Coup Green and Hoghton increases the fragility of the gap and the railway line and the M65 act as connecting features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from urban areas. The M6 and M61 form a strong boundary to Bamber Bridge and Walton Summit, and well-treed stream valleys create strong distinction from Gregson Lane and Higher Walton. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. Any eastward expansion of Bamber Bridge or Higher Walton would breach the motorways that form a consistent boundary to the whole of the Preston-Chorley urban area, and there is no scope for strategic-scale expansion of Higher Walton or Gregson Lane without crossing strong boundary features.

Parcel P8



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- P8
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy G4: Protected open land
- Absolute Constraint(s)**
- Sites of Special Scientific Interest
- Ancient woodland
- Registered parks and gardens

Land to the east of the villages of Higher Walton and Gregson Lane, south of the River Darwen and Beeston Brook and north of the railway line. The parcel is also adjacent to the inset villages of Coup Green and Hoghton. There is little urbanising development outside of the villages, and most land is in agricultural use. The parcel includes an area of Protected Open Land (South Ribble Policy G4) to the west of Daub Hall Lane at Gregson Lane.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Moderate contribution

The inset village of Higher Walton is close to the Preston-Chorley large built-up area and the chain of settlements between Higher Walton and Hoghton lack strong distinction from each other. Land which is preventing significant expansion of these settlements, including the loss of remaining separation between them, is making some contribution to preventing the perception of sprawl associated with the conurbation.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a wide gap of around between Bamber Bridge and Blackburn to the east, with higher ground between the two acting as a significant separating feature. However, urbanising development at Gregson Lane, Coup Green and Hoghton increases the fragility of the gap and the railway line acts as a connecting feature.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

The parcel generally has rural uses but the close proximity of the settlements of Gregson Lane, Coup Green, Hoghton and Higher Walton means that land here lacks strong distinction from these urban areas. Development would be a moderate encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.











Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Checking sprawl of a large built-up area (Purpose 1), preventing towns from merging into one another (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. Most areas of the parcels are close enough to one or other of the four villages for there to be a degree of urbanising influence, which limits contribution to both purposes. Any strategic release of land would weaken remaining gaps between settlements, but harm is limited because these are villages rather than towns, and strong separation from both Bamber Bridge / Walton Summit and Blackburn would remain.

Parcel P9



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- | | |
|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  P9 |  Policy G4: Protected open land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Ancient woodland |
|  Green Belt |  Registered parks and gardens |
|  Location referenced in assessment text | |

Land between Bamber Bridge and Blackburn with the M65 lying to the south and the railway line lying to the north. The settlements of Gregson Lane and Houghton lie to the northwest of the parcel. The parcel is largely comprised of agricultural land, but Houghton Tower Registered Park and Garden lies in the north of the parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel has strong separation from both the Preston-Chorley and Blackburn-Darwen large built-up areas, and so doesn't contribute to preventing the sprawl of either. Land closer to these large built-up areas performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a wide gap of around 6km between Bamber Bridge and Blackburn to the east, with higher ground between the two acting as a significant separating feature. However, urbanising development at Gregson Lane, Coup Green and Hoghton to the north increases the fragility of the gap and the M65 and railway line act as connecting features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from any inset settlement, due to the prevalence of elevated ground in the parcel. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.


Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from any inset area, away from urbanising influences where development would constitute significant encroachment on the countryside. Parts of two inset villages, Gregson Land and Hoghton, abut the parcel. The railway line and rising land create strong distinction from the southern edge of Gregson Lane (map point A) , but, there are a number of fields adjoining the edge of Hoghton south of the railway line (map point B) that have weaker distinction from the inset settlement.

Parcel P10



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- | | |
|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|  P10 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Scheduled monument |
|  Neighbouring Local Authority |  Ancient woodland |
|  Green Belt |  Flood zone 3b |
|  Location referenced in assessment text | |

Land between Walton le Dale and the M6. The River Darwen is located to the south of Higher Walton Road in the southern half of the parcel, with a garden centre and residential development lying to the north adjacent to the A675 and a large wooded area lying to the south. The development within in the parcel does not have a significant impact on openness. There are horticultural glasshouses in the west of the parcel, but this is considered acceptable development in the Green Belt and therefore does not diminish openness.

Land north of the A675 is occupied by agricultural land. Large areas of the south of the parcel are constrained by Ancient Woodland and Flood Zone 3b.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Land lies directly adjacent to Walton-le-Dale, which forms part of the large built up area. Tree cover in the southern half of the parcel is a strong boundary feature creating strong distinction between the parcel and the inset area and land in the north of the parcel slopes downwards away from Cuerdale Lane.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between Walton le Dale and Preston to the north, with the River Ribble acting as a significant separating feature. However, the two settlements are already linked to an extent by development to the west.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Although there is some residential development to the north of the River Darwen in the southern half of the parcel, the parcel generally has rural uses and contains land that has strong distinction from Walton-le-Dale to the south of the River Darwen and in the northeast of the parcel due to landform sloping away from the inset area. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Preventing sprawl of the large built-up (Purpose 1) area may also be a consideration despite the parcel being contained to an extent by inset development and the M6 to the east. There is less potential for strategic scale release in the south of the parcel due to dense tree cover creating strong distinction between the parcel and the inset area and areas constrained by Flood Zone 3b. However, land in the southwest of the parcel, north of the River Darwen, (map point A) has weaker distinction from the adjacent urban edge to the north. The presence of washed-over development between the A675 and the River Darwen and Flood Zone 3b to the east reduces the impact on the wider Green Belt that any release would have.

Parcel P11



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Land to the southeast of Preston, to the north and south of the River Ribble. The north of the parcel comprises large areas of woodland, some of which is constrained as Ancient Woodland, whilst the south of the parcel is largely comprised of agricultural land that is constrained by Flood Zone 3b. The M6 forms the eastern boundary of the parcel. There is some commercial development adjacent to the M6 junction in the east of the parcel, but this does not have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Land lies directly adjacent to Preston and Walton-le-Dale, both of which form part of the Preston-Chorley large built-up area. Wooded slopes in the northern half of the parcel are a strong boundary feature creating strong distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between Walton-le-Dale and Preston to the north, with the River Ribble acting as a significant separating feature. However, the two settlements are already linked to an extent by development to the west.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from Preston and Walton-le-Dale, due to the presence of steep-valley edge slopes and the flat floodplain landform within the parcel. Development would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

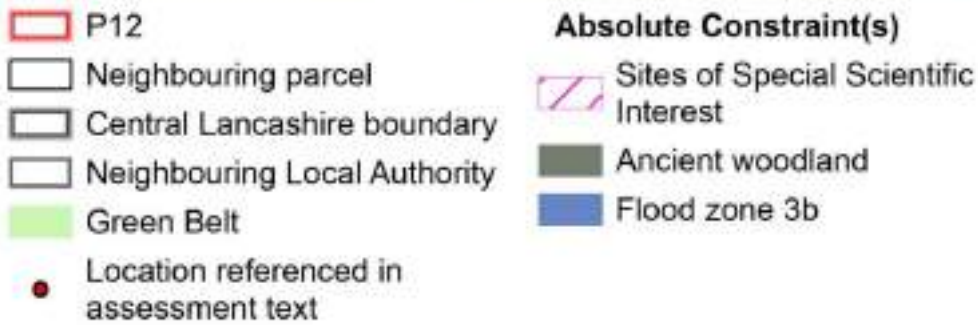
Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1), safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Preventing sprawl of the large built-up area (Purpose 1) may also be a consideration. Any southward expansion of Preston would mean crossing the steep ridge and dense tree cover that form a strong and consistent boundary feature, resulting in significant encroachment on the countryside. As such, there are no opportunities for strategic-scale release in this parcel without loss of significant contribution and a knock-on weakening of adjacent Green Belt land. However, either the River Ribble or steep wooded slopes that form the outer edge of the parcel, together with the M6, would constitute strong alternative boundaries that would limit harm to the wider Green Belt in the event of a release.

Parcel P12



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Land to the southeast of Preston, to the east of the M6, south of the B6230 and north of the settlements of High Walton and Coup Green. The River Darwen lies to the east and within the southeast of the parcel. The majority of the parcel is comprised of agricultural land. There is some commercial development in the southeast of the parcel but this does not have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Open land to the west of the M6 plays the principal role and preventing sprawl of the Preston-Chorley large built-up area, which includes intervening settlements such as Walton-le-Dale. Development in this parcel would not be perceived as expansion of the large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land lies in a gap of over 8km between Preston and Blackburn to the east. The A59 and A677 to the north of the parcel acts as connecting features between the settlements, but higher ground between the two acts as a significant separating feature.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

In general, the parcel has rural uses. It contains land that has strong distinction from all urban areas, with the M6 creating a strong boundary to the urban areas to the west, and a strong slope creating distinction from the village of Higher Walton to the southwest. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

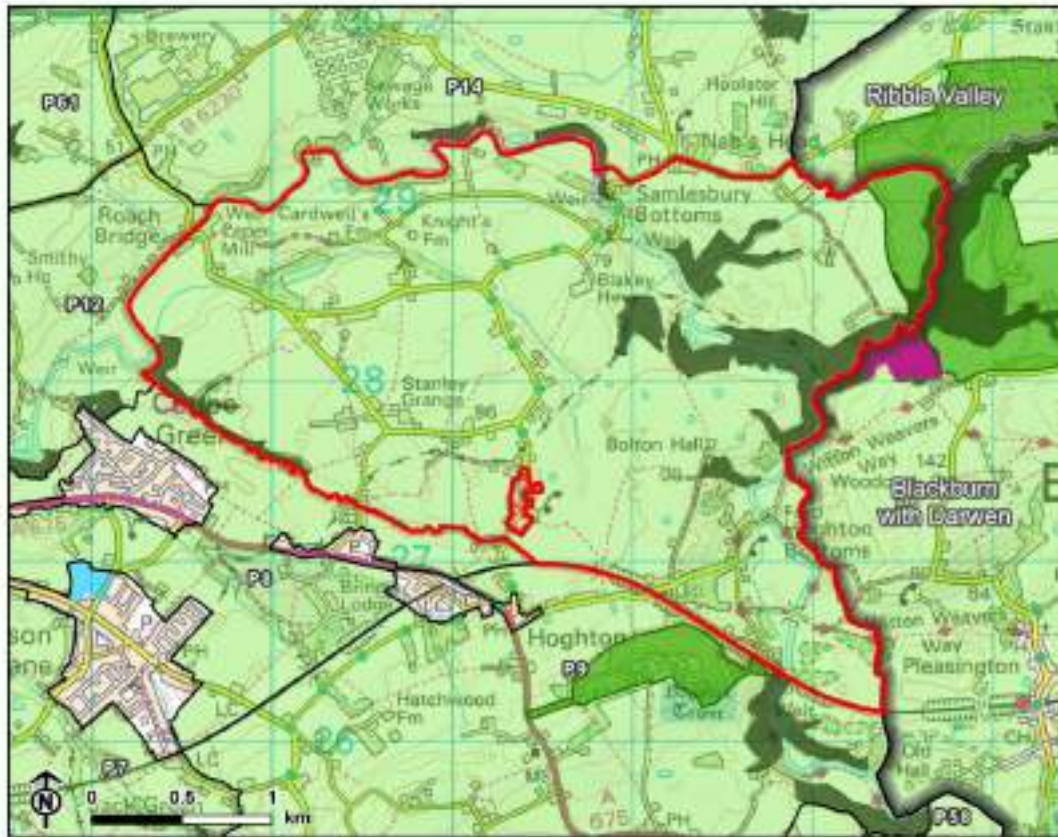
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

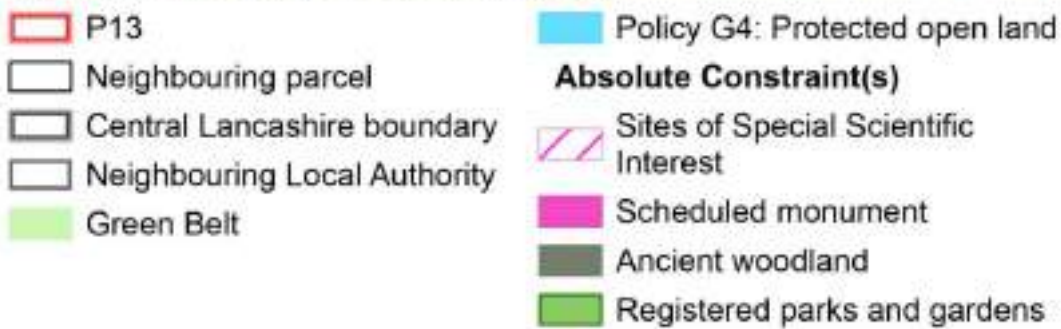
Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from the inset area, away from urbanising influences and development would constitute significant encroachment on the countryside. Land to the east of Higher Walton (map point A) has weaker distinction from the inset area as it is only separated from residential development to the west by garden boundaries, and the Bannister Hall Works adds some urbanising influence within the Green Belt. The River Darwen and dense tree cover to the south and east would provide a strong alternative Green Belt boundary here, and sloping land to the north would provide some distinction from adjacent Green Belt to the north.

Parcel P13



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Land between Preston and Blackburn with the railway line lying to the south. The River Darwen passes through the parcel from west to east and the village of Samlesbury Bottoms lies adjacent to River Darwen Section SSSI in the central region of the parcel. There is a small area of inset development in the south of the parcel along Gib Lane. There are smaller areas of residential throughout the parcel, but these do not have a significant impact on openness and the parcel is largely characterised by agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 2km east of Bamber Bridge and Walton le Dale, which both form part of the large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to the large built-up area performs this role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land lies in a gap of over 8km between Preston and Blackburn to the east, with wooded slopes between the two acting as significant separating features. The A677 to the north of the parcel acts a connecting feature between the settlements.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from Coup Green and Hoghton to the southwest and inset development on Gib Lane. A woodland belt on the south boundary of the parcel contributes to this distinction. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

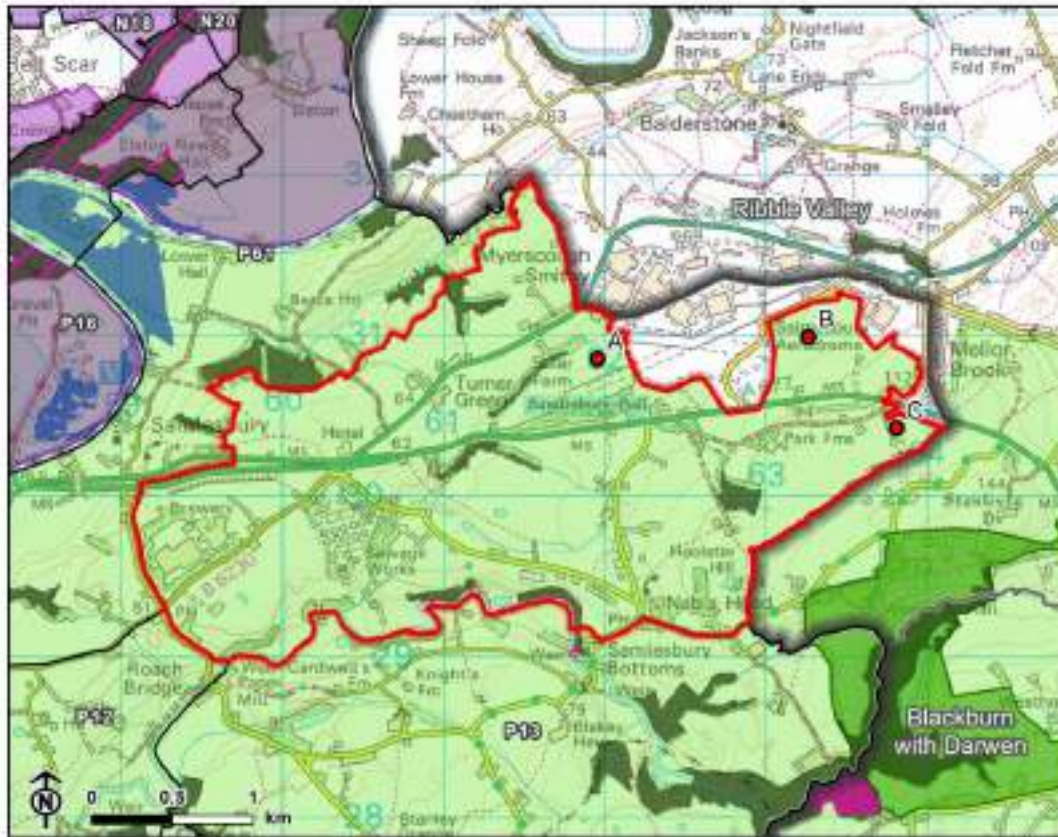
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The majority of the parcel lies at some distance from inset areas, away from urbanising influences and would constitute significant encroachment on the countryside. The area of inset development along Gib Lane in the south of the parcel is too small to have a significant urbanising influence at the strategic scale.

Parcel P14



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Land to the west and south of Samlesbury Aerospace Enterprise Zone and land to the south of the A677. The A59 passes through the western half of the parcel, beside which there is some commercial development, but this does not have a significant impact on openness. There are also areas of residential development adjacent to the A677 within the parcel, but these do not have a significant impact on openness. The parcel is largely comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Land within the parcel lies over 2km from Preston to the west, which forms part of the large Preston-Chorley large built-up area. The parcel does not therefore contribute to sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land lies in a gap of over 8km between Preston and Blackburn to the east, with wooded slopes between the two acting as significant separating features; however, urbanising development at Samlesbury Aerospace Enterprise Zone and the settlements of Mellor Brook and Mellor increases the fragility of the gap, and the A677 to the south of the parcel acts as a connecting feature between settlements.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Although there is some residential and commercial development the parcel generally has rural uses, and wooded stream valleys and main roads create separation between the inset development at Samlesbury Aerospace Enterprise Zone and Mellor Brook and much of the parcel. Development beyond these wooded valleys and main roads would generally be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic towns.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Most of the parcel is physically and visually well removed from inset development, and tree cover also minimises the urbanising influence of washed-over development

Land to the southwest of Samlesbury Aerospace Enterprise Zone (map point A) has weak distinction from the urban area, given that there is no boundary feature at the urban edge, and dense tree cover around Huntley Brook to the south and west would provide strong alternative Green Belt boundaries.

Similarly, land directly to the southeast of Samlesbury Aerospace Enterprise Zone (map point B) also has weak distinction from the urban area, with no boundary features to create distinction from the large scale development to the north, and the A677, which already forms the Green Belt boundary in the vicinity of the Enterprise Zone entrance road, would similarly form a boundary to any further expansion. Land slopes uphill eastwards towards residential development within Mellor Brook, which currently maintains some distinction between commercial and residential areas, but no land within the area contained by the Enterprise Zone, Mellor Brook and the A677 has strong distinction from urbanising development.

The A677 forms a consistent boundary feature to the south of Samlesbury Aerospace Enterprise Zone and most of Mellor Brook, but there is linear residential development at Mellor Brook along the south side of the main road. Rising slopes to the south mark an increase in sense of distinction from the urban area, but there is flatter ground in between that has weaker distinction (map point C), where the harm of release would consequently be lower.

Parcel P15



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- P15
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Ancient woodland
- Flood zone 3b

Land to the southwest of Euxton, comprising mostly of parkland and agricultural fields to the east of the M6 and either side of the River Yarrow, which runs east-west through the parcel. There is some residential development along roads within the parcel, but this is low in density and does not have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Euxton, which forms part of the Preston-Chorley large built-up area. Tree cover adjacent to much of the inset edge, largely associated with watercourses, creates strong boundary distinction between the parcel and the urban area so development crossing into the parcel would constitute significant sprawl.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land is too peripheral to the gaps between Euxton and Chorley, and between Euxton and Coppull, to make more than a limited contribution to preventing the coalescence of towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is characterised by rural uses and contains land that has strong distinction from Euxton due to the presence of dense tree cover to the east. Development would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic towns.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.










Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Dense tree cover forms a consistent boundary between Euxton and any strategically-sized areas within the parcel. Any expansion of Euxton into this parcel would therefore result in the loss of land which makes a significant contribution to the Green Belt purposes; however, the M6 to the west would form a strong alternative boundary feature that would limit impact on the wider Green Belt were development to take place.

Parcel P16



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- | | |
|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  P16 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Ancient woodland |
|  Green Belt |  Registered parks and gardens |
| |  Flood zone 3b |

Land adjacent to the River Ribble, to the east of Preston and the M6. Brockholes Nature Reserve lies in the southwest of the parcel, but the majority of the parcel is comprised of agricultural land. The Red Scar and Tun Brook Woods SSSI lies adjacent to the River Ribble and there is some land within the parcel that is constrained by Flood Zone 3b. This assessment of contribution applies only to unconstrained areas. The majority of the parcel is both Green Belt and Open Countryside (Preston policy EN1).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Preston forms part of a large built-up area that encompasses adjoining urban settlement southwards to Chorley, and the parcel has strong distinction from the large built-up area due to the presence of M6 to the west, the River Ribble and dense tree cover within Red Scar and Tun Brook Woods SSSI.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a gap of over 8km between Preston and Blackburn to the east, with wooded slopes between the two acting as significant separating features. Urbanising development at Samlesbury Aerospace Enterprise Zone and the settlement of Mellor Brook and Mellor increases the fragility of the gap. The A677 to the south of the parcel acts as a connecting feature between the settlements.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel comprises a nature reserve in the southwest and agricultural land adjacent to the River Ribble. The whole of the parcel has strong distinction from Preston due to the presence of M6 to the west, the River Ribble and dense tree cover within Red Scar and Tun Brook Woods SSSI. To the east, the wooded slopes of the Ribble Valley likewise create strong distinction from inset development at the Samlesbury Aerospace Enterprise Zone. Development would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

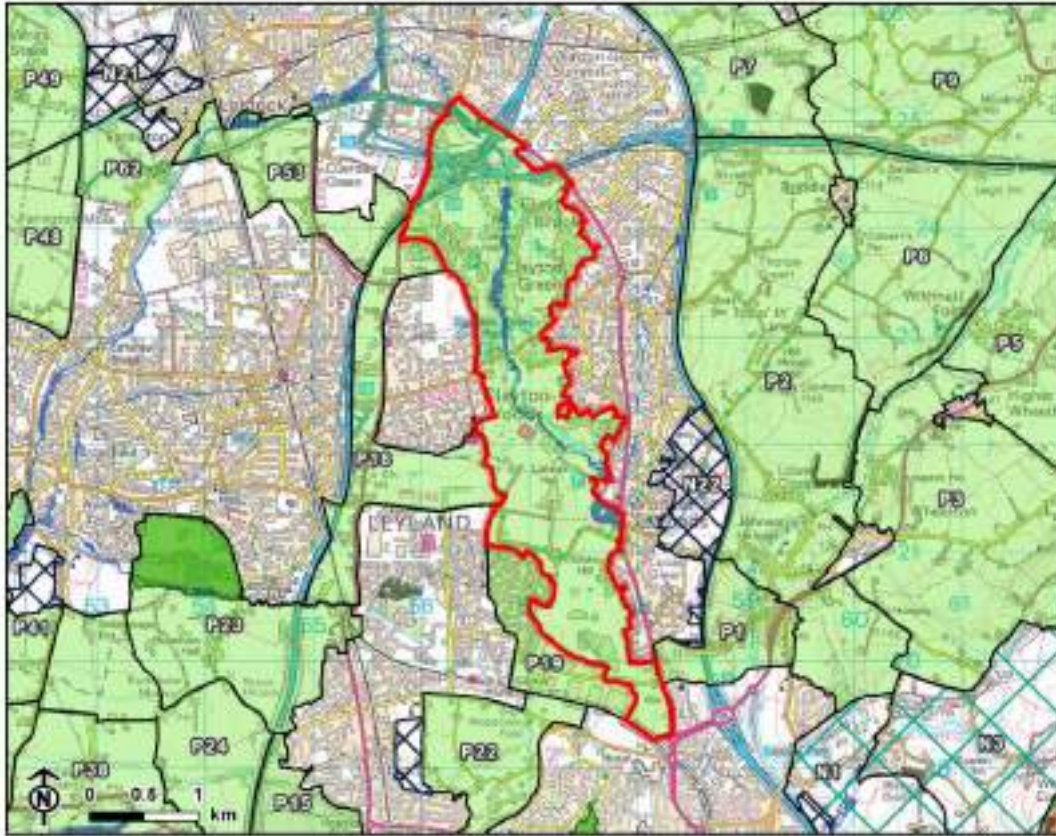
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Any expansion of Preston into this parcel would affect land which makes a strong contribution to the Green Belt purposes, and would have a knock-on impact on the integrity of other land in the parcel.

Parcel P17



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- P17
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy BNE2: Other open countryside
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Sites of Special Scientific Interest
- Scheduled monument
- Ancient woodland
- Registered parks and gardens
- Open access land (CRoW Act)
- Flood zone 3b

Land between Whittle-le-Woods and Clayton-le-Woods and Leyland and Buckshaw Village to the west. The parcel largely comprises wooded slopes within Cierden Valley Park, with the River Lostock passing from north to south within the parcel. The south of the parcel comprises agricultural land and Shaw Hill Golf Course.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel is almost entirely contained by the large built-up area and therefore lacks connectivity to the wider Green Belt. Where there are links to the wider Green Belt, these have been weakened by washed over development within them.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

Land lies in a narrow gap between Whittle-le-Woods and Clayton-le-Woods and Leyland and Buckshaw Village. Cuerden Vally and the M6 are significant separating features between Whittle-le-Woods and Leyland. However, development at Clayton-le-Woods to the west of Cuerden Valley Park increases the fragility of the settlement gap. Similarly, the gap is fragile in the south between Whittle-le-Woods and Buckshaw Village where only Shaw Hill Golf Course provides separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel comprises largely of Cuerden Valley Park, with the steeply sloping landform and woodland within the parcel creating strong distinction from Clayton-le-Woods, Whittle-le-Woods and Leyland, and allowing retention of a rural character despite the degree of containment by urban areas.

Development in the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

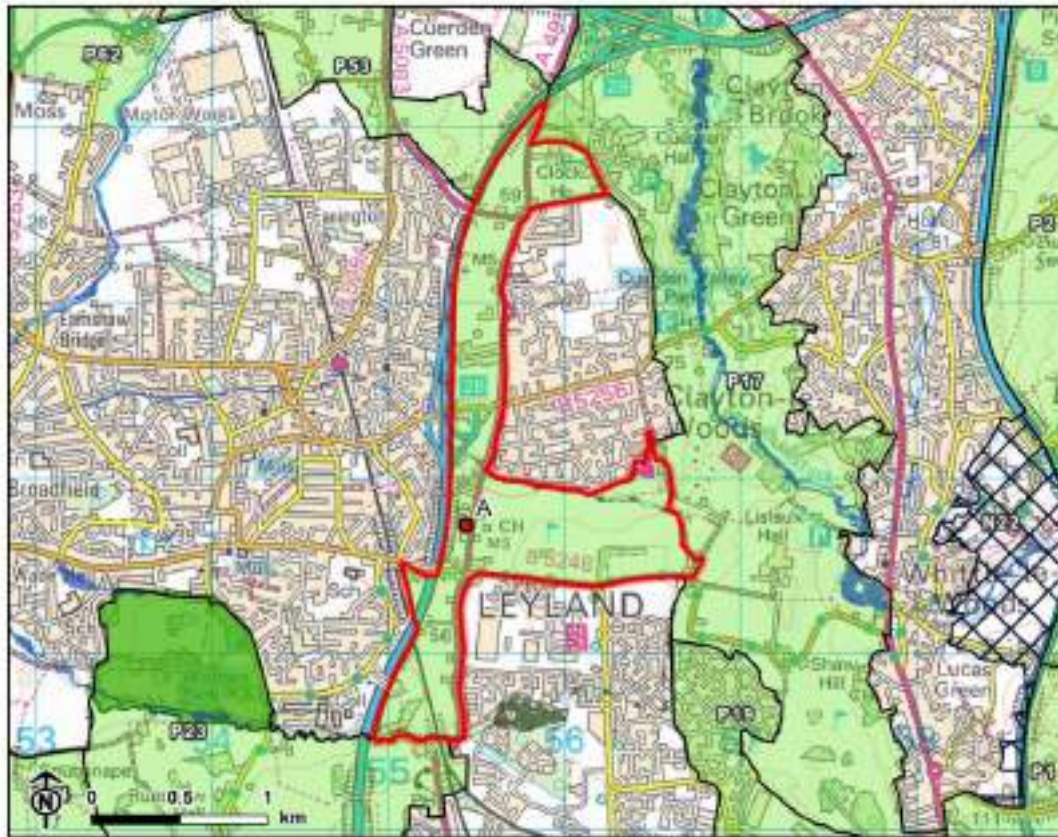
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing neighbouring towns from merging into one another (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. Any strategic scale release in this parcel would constitute significant encroachment on the countryside, as well as weaking of the settlement gap between Whittle-le-Woods and Clayton-le-Woods and Leyland. The same is true for land at Shaw Hill Golf Club, where sloping land creates strong distinction between the parcel and the inset area.

Parcel P18



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- | | |
|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|  P18 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Scheduled monument |
|  Neighbouring Local Authority |  Ancient woodland |
|  Green Belt |  Registered parks and gardens |
|  Location referenced in
assessment text |  Flood zone 3b |

The north and south of the parcel comprises agricultural land between Clayton-le-Woods and Leyland adjacent to the M6 and the east of the parcel comprises of Leyland Golf Course between Clayton-le-Woods and Buckshaw Village. There is an area of reduced openness in the southwest of the parcel that is occupied by Traceys Industrial Estate. There is also some residential development along Moss Lane and Lydiate Lane in the northern half of the parcel, but this does not have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel makes a weak contribution to preventing sprawl of the large built-up area. The parcel is entirely contained by the large built-up area and therefore lacks connectivity to the wider Green Belt.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

Land within the parcel makes a significant contribution to preventing neighbouring towns from merging into one another. The northern half of the parcel lies in a very narrow gap between Clayton-le-Woods and Leyland to the west. The south of the parcel also lies in a very narrow gap between Clayton-le-Woods and Buckshaw Village to the south. Although land within the parcel lacks strong distinction from urban development, due to the proximity of urbanising influences within the parcel, the remaining open land does still contribute to some distinction between Leyland and Clayton-le-Woods and Leyland and Buckshaw Village.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

The parcel has some rural uses but the narrowness of the gaps between urban areas means that nowhere has strong distinction from urban edges. Development within the parcel would only constitute a moderate encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

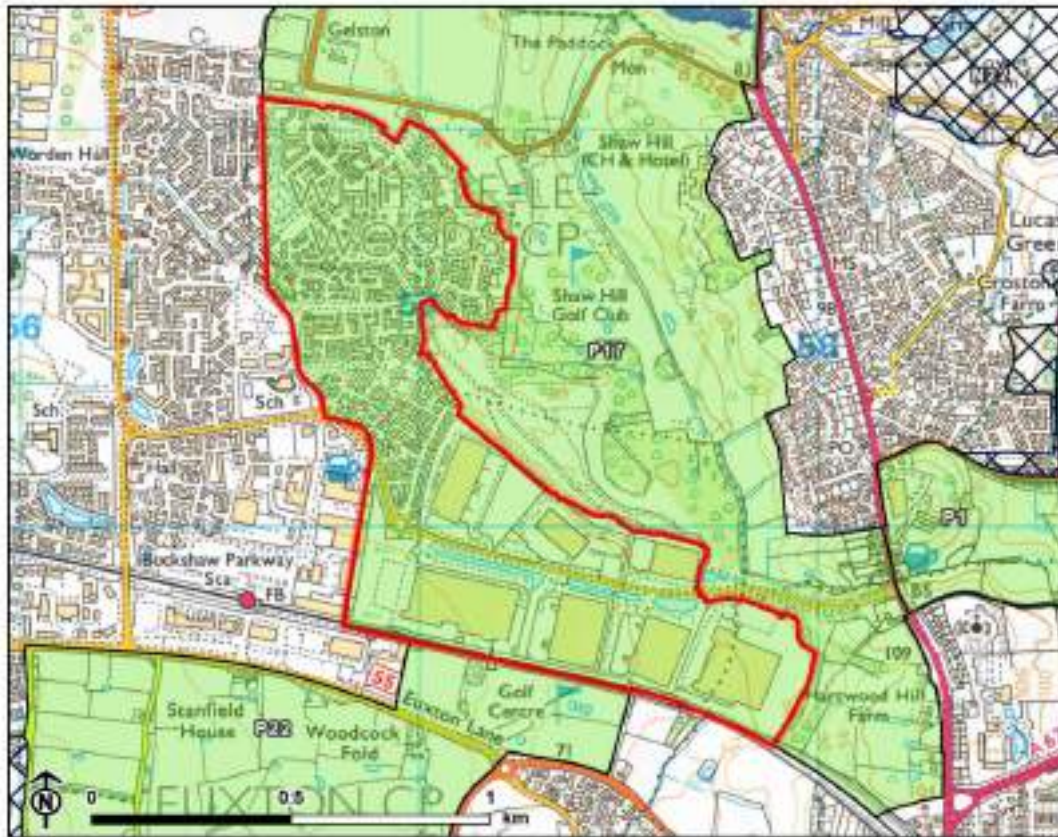
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the whole parcel lies in very narrow settlement gaps between Clayton-le-Woods and Leyland and Clayton-le-Woods and Buckshaw and any strategic scale release would result in significant narrowing of the settlement gap. There is some existing residential development along Moss Lane and Lydiate Lane in the northern half of the parcel, but any further strategic scale development adjacent to these areas would result in Clayton-le-Woods and Leyland almost becoming merged, apart from the M6 providing separation. Development at Traceys Industrial Estate, to the north of the B5248, (map point A) makes a weaker contribution to Green Belt Purpose 2 as the extent of existing development within this area reduces the impact that any further development would have.

Parcel P19



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- P19
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Ancient woodland
- Flood zone 3b

The parcel comprises housing which forms the eastern part of Buckshaw Village, together with large-scale commercial buildings to the north and south of Buckshaw Avenue. The parcel is developed to the extent that it makes no contribution to Green Belt openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel is entirely developed and therefore does not contribute to preventing sprawl.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The parcel is entirely developed and therefore does not contribute to preventing neighbouring towns from merging into one another.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Limited / no contribution

The parcel is entirely developed and therefore does not contribute to safeguarding the countryside from encroachment.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

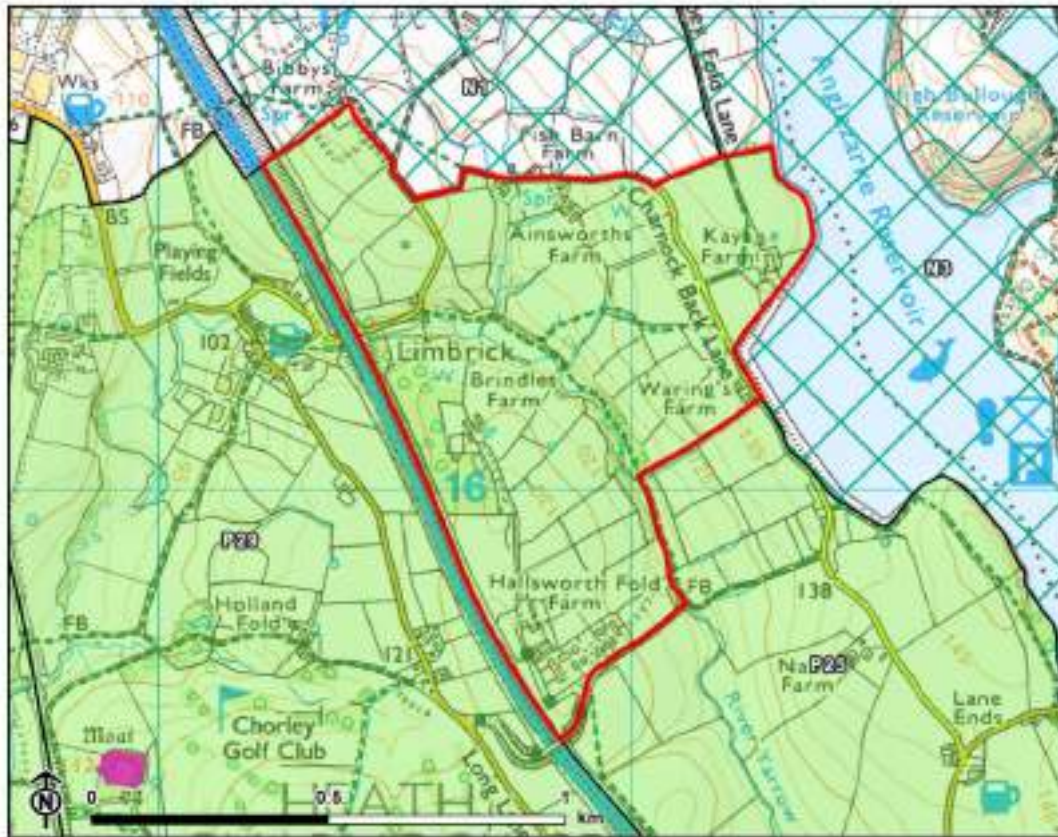
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.


Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

The parcel is entirely developed and therefore its release would have no further impact to the contribution of adjacent Green Belt

Parcel P20



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- | | |
|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|  P20 | Absolute Constraint(s) |
|  Neighbouring parcel |  Scheduled monument |
|  Central Lancashire boundary |  Ancient woodland |
|  Neighbouring Local Authority | |
|  Green Belt | |
|  Policy BNE2: Other open countryside | |

Land to the southeast of Chorley and to the east of the M61, lying in the valley of the River Yarrow. There are areas of residential development in the south and north of the parcel, but these do not have a significant impact on openness. The majority of the parcel is comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies adjacent to the southeast of Chorley, which forms part of the Preston-Chorley large built-up area, and the M61 creates strong distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The parcel does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and has strong distinction from Chorley, due to the presence of the M61 to the west and the steep valley slopes of the River Yarrow within the parcel. Development would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant

considerations when determining the potential for release of land for development within this parcel. The M61 forms a strong boundary between the parcel and Chorley to the northwest. As such, there are no strategic areas within the parcel that could be identified as making a weaker contribution. Any southeastward expansion of Chorley beyond this boundary feature would constitute significant sprawl of the large built-up area and significant encroachment on the countryside.

Parcel P21



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P21	Absolute Constraint(s)
Neighbouring parcel	Ancient woodland
Central Lancashire boundary	Registered parks and gardens
Neighbouring Local Authority	Flood zone 3b
Green Belt	

Land between Euxton and Chorley, comprising largely of agricultural land and some areas of woodland. There is some land constrained by Flood Zone 3b adjacent to the River Yarrow in the southern half of the parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Moderate contribution

The parcel's contribution to preventing sprawl is limited due to being contained to an extent by Euxton and Chorley, which both form part of the Preston-Chorley large built-up area. However, the parcel still retains some connectivity to the wider Green Belt to the south.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

The parcel lies in a very narrow gap between Euxton and Buckshaw Village and Chorley to the southeast. The A581 to the north of the parcel acts as a connecting feature between the settlements.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is generally comprised of rural uses and tree cover at much of the inset edge creates strong distinction from the urban areas of Euxton and Chorley. Development would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

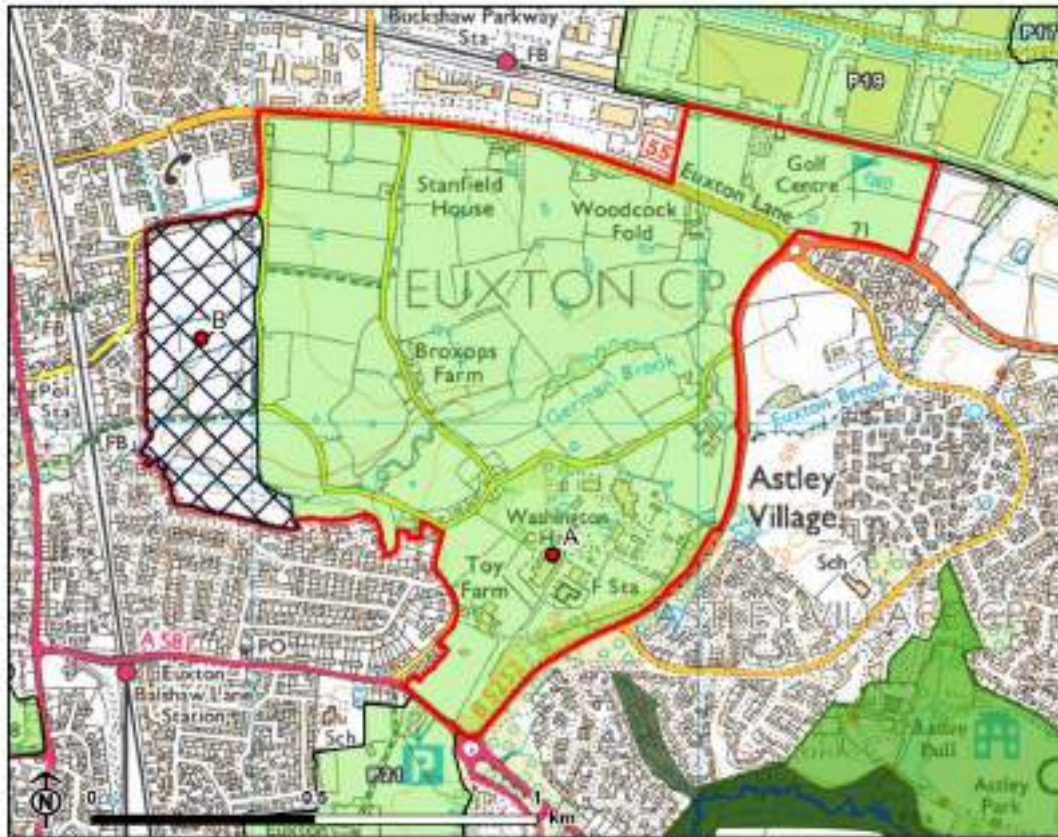
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) and safeguarding the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Land lies in a very narrow gap between Euxton and Buckshaw Village and Chorley and therefore any strategic release of land within the majority parcel would result in significant weakening of the settlement gap. Furthermore, dense tree cover at much of the inset edge creates strong distinction between the parcel and the inset area. As such, there are no strategic-scale areas within the parcel that make a lower contribution.

Parcel P22



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- P22
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Ancient woodland
- Registered parks and gardens
- Flood zone 3b

Land between Euxton and Buckshaw Village and Chorley. The parcel is comprised largely of agricultural land, but there is some development associated with Lancashire Fire & Rescue Service and an Army Reserves base in the southeast of the parcel. However, this development does not have a significant impact on openness. An area of safeguarded land (Pear Tree Lane, Euxton) is included in the west of the parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel is almost entirely contained by Euxton, Buckshaw Village and Chorley, which form part of the Preston-Chorley large built-up area. The parcel therefore lacks connectivity to the wider Green Belt, which limits the contribution it makes to preventing sprawl of the large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

The parcel lies in a very narrow gap between Euxton and Buckshaw Village and Chorley to the southeast. The railway line in the north of the parcel and the A581 to the south of the parcel act as connecting features between the settlements.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

Although the parcel lies in close proximity to inset development on all sides it's a relatively large area with small, well-hedged fields and stronger tree cover along German Brook. This means that land closer to the core of the parcel retains a strong rural character. Development within this area would therefore be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

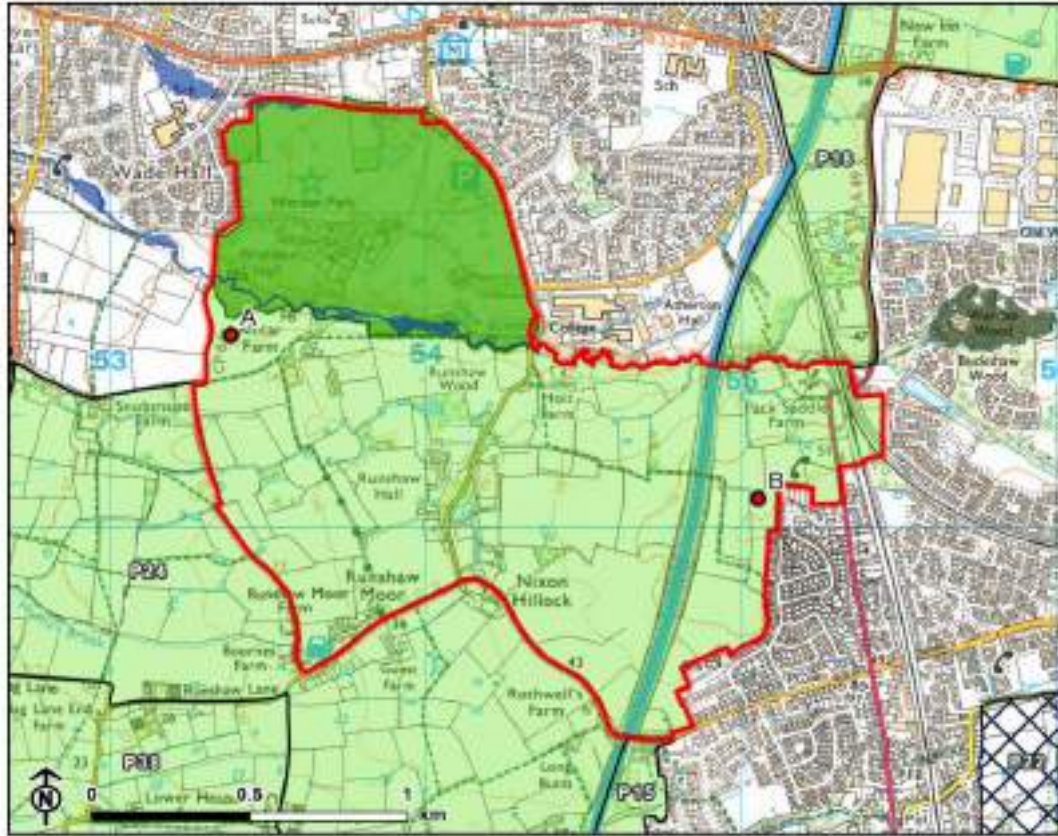
Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. Land lies in a very narrow gap between Euxton and Buckshaw Village and Chorley and therefore any strategic release of land within the majority parcel would result in significant weakening of the settlement gap. The wider impact of any release on the contribution of land to Purpose 3 will be limited by the parcel's containment, but any partial release within the parcel is likely in turn weaken the distinction of land in adjacent fields.

Washed-over development south of Washington Lane (map point A) weakens this area's distinction from the urban edge, but any strategic scale release in this area would contribute to merging of Euxton and Chorley.

The area of safeguarded land in the west of the parcel (map point B), other than the southern end which is contained by the wooded course of German Brook, has weaker distinction from inset areas than land on other edges of the parcel, where roads and/or tree cover provide stronger boundaries. Any development here would in turn have a knock-on impact on adjacent Green Belt to the east, but the containment of this safeguarded land on three sides by residential development means that a strategic-scale development would not decrease the width of the settlement gap.

Parcel P23



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- P23
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Ancient woodland
- Registered parks and gardens
- Flood zone 3b

Land to the south of Leyland with Euxton lying to the east. The M6 passes through the eastern half of the parcel from north to south and Shaw Brook lies parallel to the urban edge of Leyland. Land to the north of Shaw Brook is occupied by Worden Hall Registered Park and Garden, which represent an absolute constraint to development. There are some formal sports pitches in the south of the parcel, but the majority of this area is occupied by agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Euxton and Leyland, which both form part of the Preston-Chorley large built-up area. Land in the north makes a weaker contribution to Purpose 1 as it is partially contained by Leyland. Shaw Brook and associated tree cover and landform change create strong distinction from Leyland to the north, and the M6 forms a strong boundary between most of the parcel and Euxton to the east.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

The parcel lies in a narrow gap between Euxton and Leyland, with the M6 and tree cover around Shaw Brook acting as significant separating features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The majority of the parcel is comprised of rural uses and there is land in the central region of the parcel that has strong distinction from Leyland, due to the presence of tree cover to the north, and strong distinction from Euxton and Buckshaw Village due to the presence of the M6. As such, development in within this area would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1), prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. Although Shaw Brook and adjacent tree cover provides a strong boundary feature to the south of Leyland in this area, land to the west of the parcel is inset and under development. Fields adjacent to this (map point A) have weaker distinction from the urban area but the Shaw Brook corridor represents a stronger boundary in this parcel than it does to the west, and any release would weaken the contribution of adjacent Green Belt land.

Land to the east of the M6, adjacent to Euxton, (map point B) has weaker distinction given that it is only separated from the inset area by garden boundaries and sparse tree cover at the inset edge. Any northward expansion of the current inset edge west of the A49 would have a significant impact on the function of land to the north in maintaining separation between Euxton and Leyland (Purpose 2), but westward expansion into the area contained by the M6 would have less impact on adjacent Green Belt land.

Parcel P24



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- | | |
|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|  P24 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Ancient woodland |
|  Neighbouring Local Authority |  Registered parks and gardens |
|  Green Belt |  Flood zone 3b |
|  Location referenced in
assessment text | |

Land adjacent to the south of Leyland, extending southeast to the M6 close to Euxton. There is some residential on Runshaw Lane in the central region of the parcel and adjacent to the A581 in the southeast of the parcel, but these areas do not have a significant impact on openess.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The northwest of the parcel lies directly adjacent to Leyland, and the southeast of the parcel is in relatively close proximity to Euxton, which both form part of the Preston-Chorley large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land within the parcel makes a moderate contribution to preventing neighbouring towns from merging into one another. The parcel lies in a moderate gap between Euxton and Leyland with the M6 acting as a significant separating feature.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and land in the southeast of the parcel has strong distinction from Euxton due to the presence of the M6 to the east. Development within this region of the parcel would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

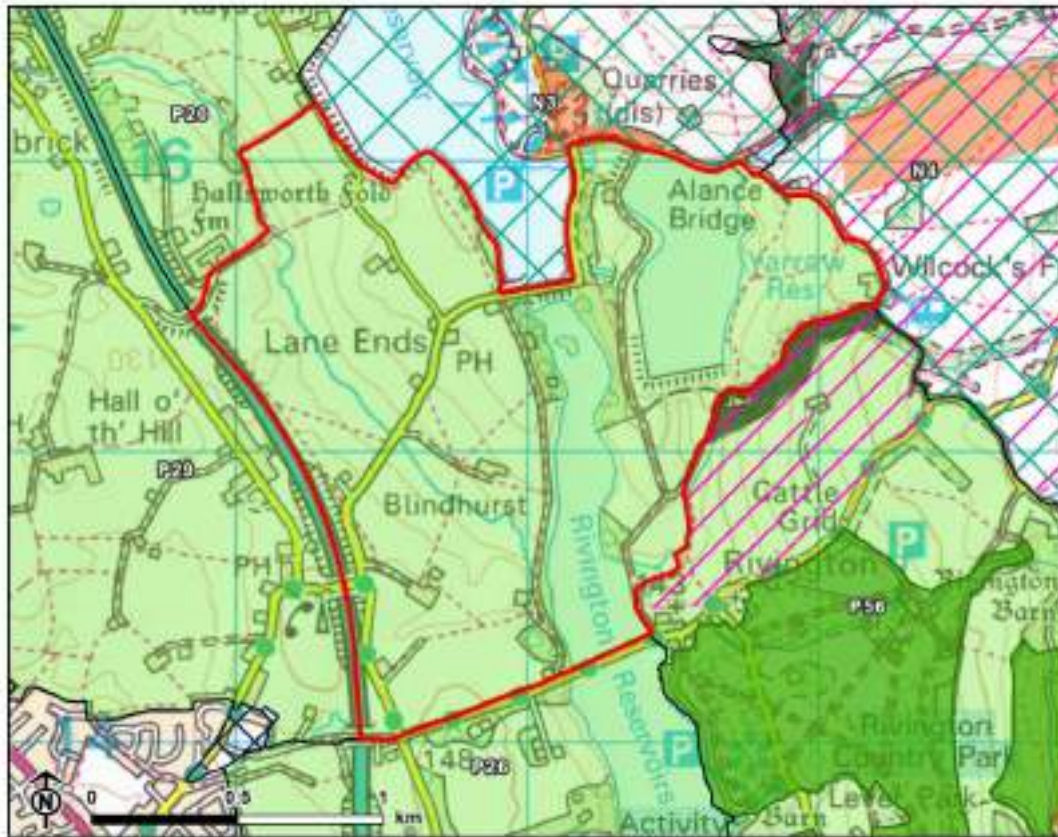
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Any expansion of Euxton across the M6 into this parcel would result in the loss of land which makes a significant contribution to the Green Belt purposes, and would also represent a significant breach of a strong, consistent boundary feature.

Land adjacent to the southern edge of Leyland (map point A), where there are some commercial developments that have an urbanising influence, has weaker distinction from the town than other land in the parcel, but any expansion into the parcel would cause a knock-on weakening of the contribution of adjacent Green Belt land.

Parcel P25



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|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|  P25 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Ancient woodland |
|  Green Belt |  Registered parks and gardens |
|  Policy BNE2: Other open countryside |  Open access land (CRoW Act) |

Land to the northeast of Adlington, to the east of the M61. The western half of the parcel is comprised of agricultural fields and the eastern half contains Yarrow Reservoir and part of Upper Rivington Reservoir.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel is located over 1km from Chorley to the northwest, which forms part of the Preston-Chorley large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land within the parcel does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Land within the west of the parcel has rural uses and the majority of land in the east is comprised of Upper Rivington and Yarrow Reservoirs. Furthermore, the M61 is a strong boundary to the west of the parcel. As a result, the parcel has strong distinction from Chorley to the northwest and Adlington to the southwest and any development within the parcel would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

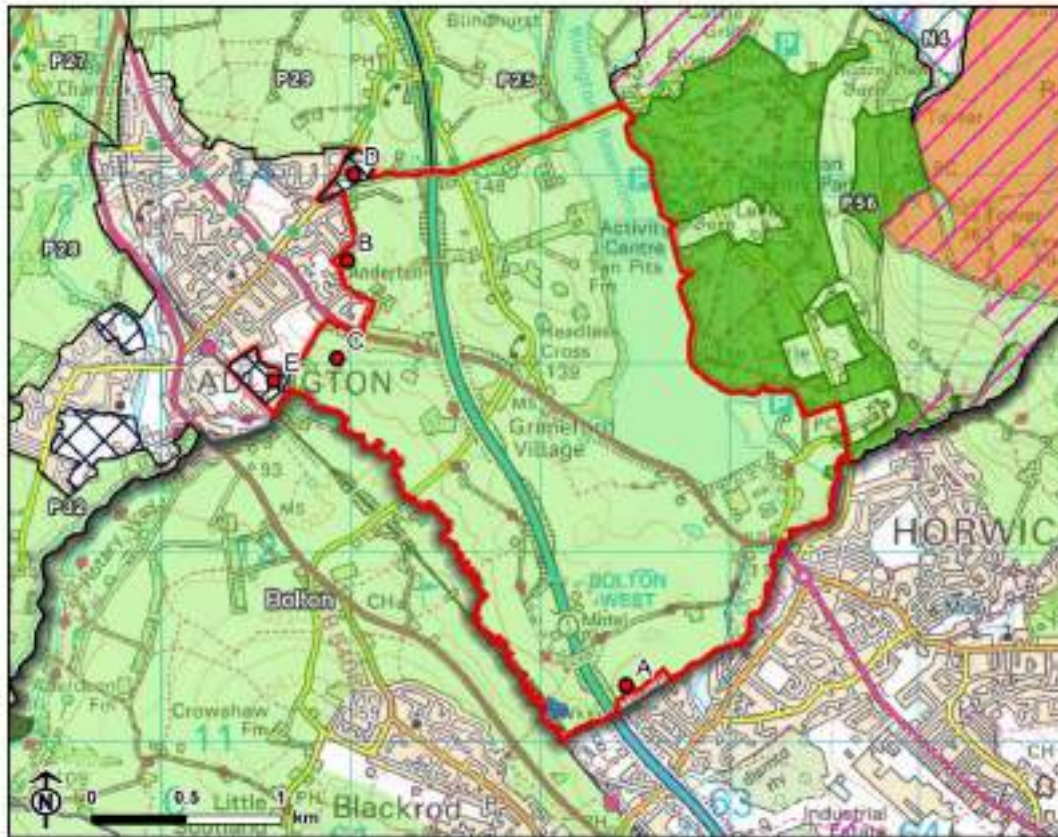
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The M61 is a consistent boundary feature between the parcel and the urban areas of Chorley further to the northwest and Adlington to the southwest. As such, there are no strategic areas within the parcel that could be identified as making a weaker contribution. Any northeastward expansion of Adlington beyond this boundary feature would constitute significant encroachment on the countryside.

Parcel P26



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- | | |
|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  P26 |  Policy BNE3 and G3: Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
|  Location referenced in assessment text |  Registered parks and gardens |
|  Policy BNE2: Other open countryside |  Open access land (CRoW Act) |
| |  Flood zone 3b |

Land between Adlington and Horwich, extending eastwards from the Chorley Borough boundary to the Rivington Reservoir. Within the Green Belt, Grimeford Village, between the M61 and Bolton Road, represents an urbanising influence locally, as does the M61 Rivington Services, but neither have a significant impact on wider openness. The majority of the parcel is comprised of agricultural land. The parcel includes two areas of safeguarded land adjacent to Adlington (South East of Belmont Road & Abbey Grove,

Adlington; Babylon Lane, Heath Charnock).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel is located over 2km from Chorley to the northwest, which forms part of the Preston-Chorley large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

Land lies in a moderate gap between Adlington and Horwich. Bolton Road acts at a connecting feature between the two settlements.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land in the central region of the parcel that has strong distinction from Adlington and Horwich, where development would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel.

The River Douglas forms a largely consistent boundary at the inset edge of Horwich. Some residential development has breached this boundary feature in the southwest of the parcel, adjacent to the M61 (map point A), but any strategic scale release in this area would lose separation between Horwich and Rivington Services, resulting in weakening of the settlement gap between Horwich and Adlington. It would also cause a knock-on impact on the contribution of adjacent Green Belt land, which lacks any substantial boundary features.

Much of the land between Adlington, the M61 and Grimeford Lane (map points B and C) has relatively weak urban edge Green Belt boundaries, and washed-over development extending out along Bolton Road also has an urbanising influence on the locality. The M61 would provide a strong alternative Green Belt boundary to the north of Bolton Road, and the presence of existing housing along Bolton Road reduces the impact that adjacent development would have on the gap between Adlington and Horwich, but there would be greater impact on adjacent Green Belt from a release to the south of Bolton Road.










The area of safeguarded land adjacent to Babylon Lane (map point D), Adlington, has weak distinction from the inset area, and existing houses at the northern end of the safeguarded area, trees cover to the east and Greenhalgh Lane to the south would form an alternative Green Belt boundary that would cause little weakening of adjacent land.

The safeguarded land between the railway line and Rossendale Drive (map point E) is contained by the urban area on three sides, and so makes a limited contribution the Green Belt purposes, and the well-treed land close to the River Douglas which forms the Green Belt edge would limit any impact on adjacent land.

Parcel P27



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- | | |
|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  P27 |  Policy BNE3 and G3: Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Scheduled monument |
|  Neighbouring Local Authority |  Ancient woodland |
|  Green Belt |  Flood zone 3b |
|  Location referenced in assessment text | |
|  Policy BNE2: Other open countryside | |

Land between Chorley and Adlington comprising largely of Yarrow Valley Park with the River Yarrow forming a consistent boundary to the south of Chorley. The railway line lies to the east of the parcel with Leeds and Liverpool Canal and Duxbury Park Golf Club lying to the west. The A6 also bisects the parcel, along which there are areas of residential development. There is a significant area of residential development with lower openness adjacent to the A6 in the northern half of the parcel. The remaining areas of the parcel are comprised of

agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Land lies directly adjacent to Chorley which forms part of the Preston-Chorley large built-up area. The River Yarrow at the edge of Chorley is a strong boundary feature that creates strong distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

Land lies in a moderate gap between Chorley and Adlington, with River Yarrow acting as a significant separating feature; however, intervening urban development at Duxbury Park, together with connectivity provided by the A6, serve to diminish perceived rural separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Although there are some areas of development, the parcel generally has rural uses and contains land that has strong distinction from Chorley and Adlington, due to the presence of steep, wooded slopes within Yarrow Valley country park to the north and the Leeds and Liverpool Canal and railway line to the south. Development within the majority of the parcel would therefore be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1), preventing the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. The River Yarrow and wooded slopes forms a consistent boundary to the south of Chorley. Any southward expansion of Chorley would cross this boundary and constitute significant sprawl of the large built-up area and encroachment on the countryside. Likewise, the railway line forms a consistent boundary at the inset edge of Adlington in the south of the parcel. Any strategic scale release within the parcel would also increase the fragility of the settlement gap between Chorley and Adlington. However, there is a housing estate to the north of Duxbury Park Golf Club that has no openness and therefore makes no contribution to Green Belt purposes. Land directly to the south of this housing estate (map point A) does not have strong distinction from the urban area, but any expansion into this area would further weaken the separation between towns.

Parcel P28



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- P28
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Ancient woodland
- Flood zone 3b

Land between Coppull and Adlington, comprising largely of agricultural land. There are areas of tree cover adjacent to Eller Brook and part of the Leeds and Liverpool Canal is located adjacent to Adlington in the east of the parcel. There is some residential development in the southwest of the parcel on Jolly Tar Lane, but this does not have a significant impact on openness. There is an area of safeguarded land adjacent to Adlington within the parcel (North of Bond's Lane, Adlington).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel is located over 1km from Chorley to the north, which forms part of the Preston-Chorley large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between Adlington and Coppull, with tree cover between the two acting as a significant separating feature.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel makes a significant contribution to safeguarding the countryside from encroachment. The parcel generally has rural uses and contains land in the central region of the parcel that has strong distinction from Coppull and Adlington, where development would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

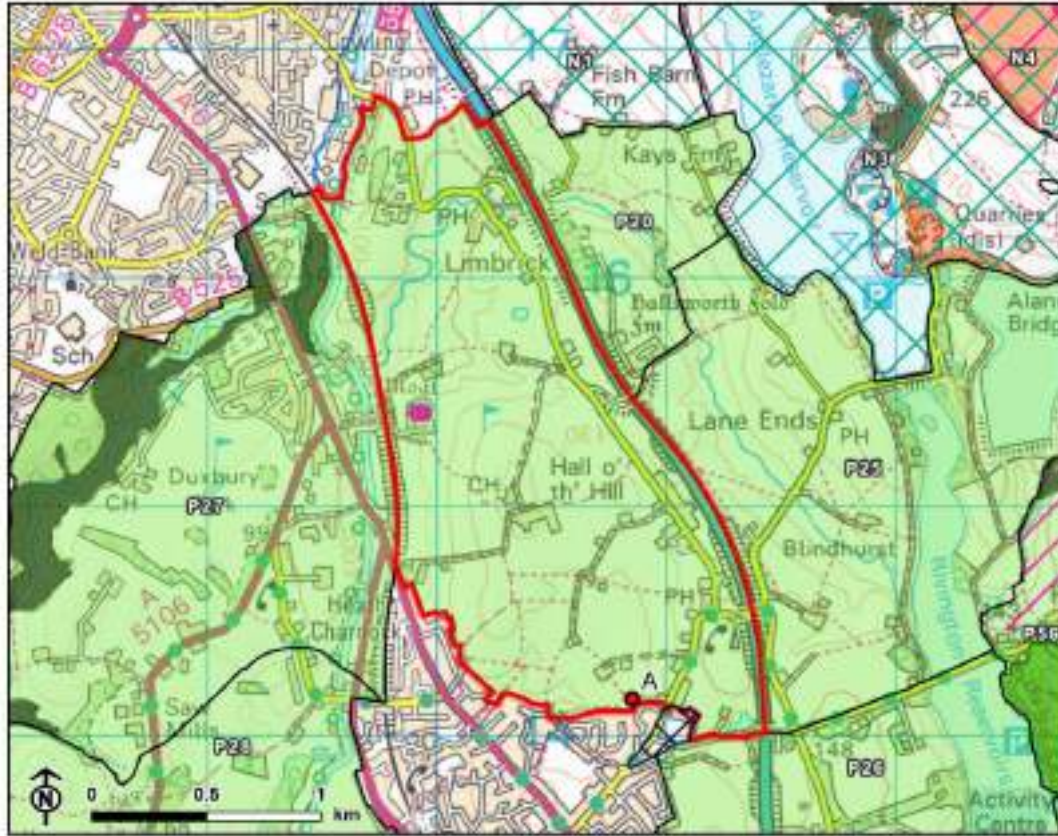
Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. In the southeast of the parcel tree cover at the inset edge of Adlington and sloping land at the sand pit to the south of the Leeds and Liverpool Canal create strong distinction between this region of the parcel and the inset area. In the northeast of the parcel, the A6 forms a consistent boundary at the inset edge. However, there is an area (map point A) where residential development has breached this boundary feature, and where the Leeds and Liverpool Canal and wooded slopes down to Eller Brook would form a strong alternative Green Belt boundary to a strategic-scale release.

The safeguarded land in this parcel (map point B) is contained between existing inset development to the south, southwest and east and the canal to the north. To the west it is contained by a hedgerow which already forms, to the south, the boundary between the inset settlement and the sand pit. Development here would not, therefore, have any significant impact on the strength of adjacent Green Belt land.

Land adjacent to Coppull to the east of Chapel Lane in the west of the parcel (map point C) has weaker distinction from the inset area due to a lack of boundary features at the inset edge. However, there is a lack of strong alternative Green Belt boundaries to the east and therefore any release would impact the contribution of adjacent Green Belt. Impact on the settlement gap between Coppull and Adlington from any release of land west of Green Lane would be limited.

Parcel P29



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- | | |
|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  P29 |  Policy BNE3 and G3: Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
|  Location referenced in assessment text |  Registered parks and gardens |
|  Policy BNE2: Other open countryside |  Open access land (CRoW Act) |
| |  Flood zone 3b |

Land between Adlington and Chorley with the railway lying to the west and the M61 lying to the east. The parcel is comprised of Chorley Golf Course and agricultural fields. There is some residential development on Long Lane in the southeast of the parcel and on Flag Lane in the north of the parcel, but this does not have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies adjacent to Chorley, which forms part of the Preston-Chorley large built-up area. The Leeds and Liverpool Canal at the inset edge creates strong distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between Chorley and Adlington, with elevated land on Chorley Golf Course and areas of tree cover acting as significant separating features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is comprised largely of rural uses and Chorley Golf Course. The steeply sloping landform with the parcel creates strong distinction from Chorley to the north and Adlington to the south. As such, development within the majority of the parcel would constitute significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

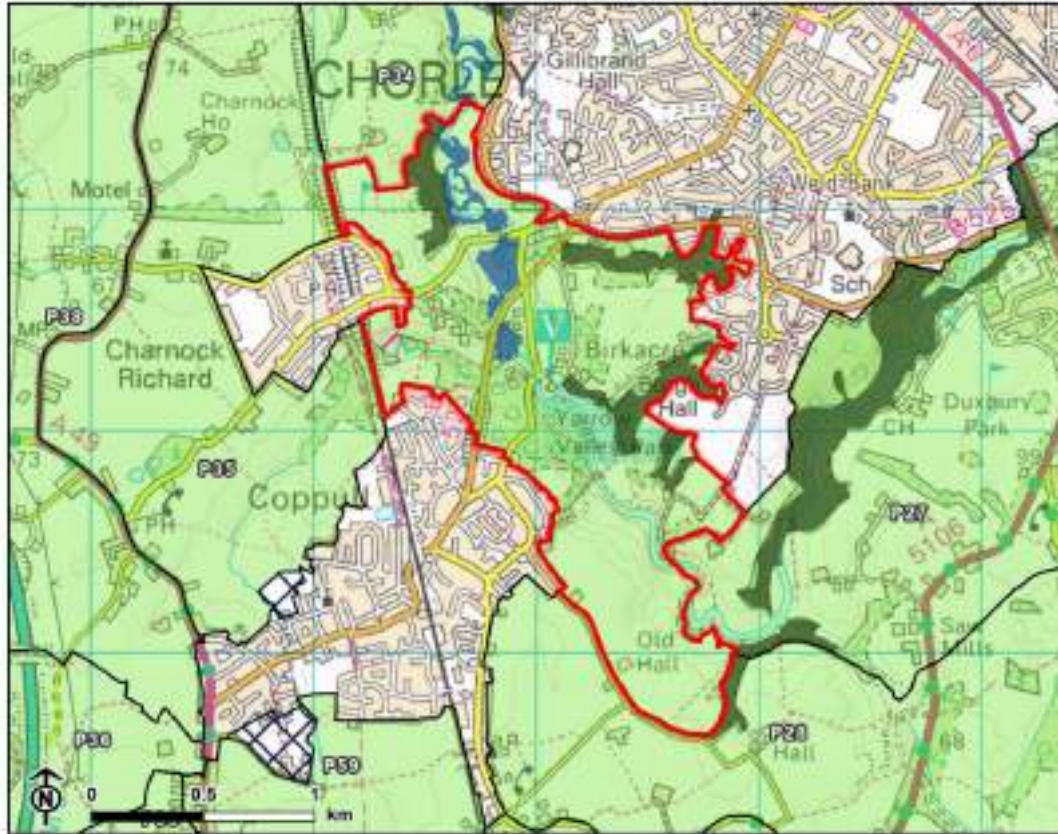
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land










Preventing sprawl of the large built-up area (Purpose 1), preventing the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. The Leeds and Liverpool Canal and tree cover forms a consistent boundary adjacent to Chorley in the north of the parcel and sloping landform at the inset edge also contributes to creating further distinction between the parcel and the settlement. Any southward expansion of the settlement would constitute significant sprawl of the large built-up area and encroachment on the countryside, as well as also contributing to weakening of the settlement gap between Chorley and Adlington.

In the south of the parcel, land adjacent to Adlington (map point A), between Babylon Lane and Eller Brook, has weaker distinction from the urban area to the south. However, any release in this area would have knock-on impacts on the contribution of adjacent Green Belt to the north due to a lack of strong alternative boundary features.

Parcel P30



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-  P30
-  Neighbouring parcel
-  Central Lancashire boundary
-  Neighbouring Local Authority
-  Green Belt
-  Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
-  Sites of Special Scientific Interest
-  Ancient woodland
-  Flood zone 3b

Land to the southwest of Chorley with the settlements of Charnock Richard and Coppull lying to the west and southwest respectively. The parcel is comprised of Yarrow Valley Country Park, with the River Yarrow passing through the central region of the parcel. The majority of the parcel is occupied by tree cover, but part of Yarrow Valley Golf Course is located in the northwest of the parcel and there is some agricultural land in the south.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Chorley, which forms part of the Preston-Chorley large built-up area. Dense tree cover at the inset edge creates strong distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

Land lies in a narrow gap between Chorley and Coppull with dense tree cover within Yarrow Valley Country Park and the River Yarrow acting as significant separating features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is comprised of Yarrow Valley Country Park, a golf course and other rural uses, and contains land that has strong distinction from adjacent urban areas due to the presence of tree cover and steep slopes within the parcel. Development within the parcel would therefore be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.











Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1), prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. Dense wooded slopes form a consistent boundary at the inset edge of Chorley. Any westward expansion of Chorley beyond this boundary feature would constitute significant sprawl of the large built-up area and encroachment on the countryside. Dense tree cover and slopes are also present at the edge of Coppull in the south of the parcel, reducing any potential for a strategic scale release with reduced harm in this area of the parcel. Any strategic scale release in this parcel would result in loss of land which makes a significant contribution to the Green belt purposes, although the strong landforms and woodland cover in this parcel would limit the impact of a release of land on separation between Chorley and Coppull.

Parcel P32



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- | | |
|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  P32 |  Policy BNE3 and G3: Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Scheduled monument |
|  Neighbouring Local Authority |  Ancient woodland |
|  Green Belt |  Flood zone 3b |
|  Location referenced in assessment text | |

Agricultural land to the southwest of Adlington with the River Douglas and Leeds and Liverpool Canal lying to the east and Worthington Lakes lying to the southwest. Buckow Brook forms the western boundary of the parcel. There is an area of safeguarded land (Harrisons's Farm, Adlington) within the parcel adjacent to Adlington.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel is located over 2km south of Chorley, which forms part of the large Preston-Chorley large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to Chorley performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between Adlington and Standish to the southwest, with Worthington Lakes, Buckow Brook and adjacent tree cover acting as significant separating features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land in the west and south of the parcel that has strong distinction from Adlington, where development would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) and safeguarding of the

countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Land to the south of Adlington (map point A) has weaker distinction given that it is only separated from the inset area by minor roads and sparse tree cover. The River Douglas provides a strong alternative boundary to the east and the higher ground of the former landfill site provides a boundary to the west. However, there is a lack of strong alternative boundaries to the south and therefore any release would impact the contribution of adjacent Green Belt and would increase the fragility of the settlement gap between Adlington and Standish.

The area of safeguarded land adjacent to Adlington (map point B) is contained to an extent by the inset area, from which it has little boundary separation, and impact on adjacent Green Belt would be limited by the sloping landform down to the River Douglas beyond Old School Lane.

Parcel P33



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- P33
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Sites of Special Scientific Interest
- Ancient woodland
- Flood zone 3b

Agricultural land to the south of Coppull. The parcel lies to the east of the M6 railway line passes from north to south through the eastern half of the parcel. There are some residential dwellings on local roads within the parcel, but these do not have a significant impact on openness. There is an area of safeguarded land (Blainscough Hall, Coppull) within the parcel adjacent to Coppull.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel lies over 2km to the south of Chorley, which forms part of the Preston-Chorley large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to Chorley performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

Land lies in a moderate gap between Coppull and Standish to the south. Higher ground on Coppull Moor provides some separation between the settlements, but the A49 and railway line act as connecting features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and elevated land within the parcel creates strong distinction from the urban area of Coppull. Development within the parcel would therefore be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from the inset area on elevated ground, away from urbanising influences and development would constitute significant encroachment on the countryside. There is some land to the south of Chapel Lane (map point A) that has weaker distinction from the inset area where some residential development has breached into the parcel. However, there is a lack of strong alternative Green Belt boundaries to the south and therefore any release would have knock-on impacts on the contribution of adjacent Green Belt.

Parcel P34



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Land to the west of Chorley with the railway line forming the western boundary of the parcel. The River Yarrow flows parallel with the urban edge of Chorley from north to south. The majority of the parcel is comprised of agricultural land. The settlement of Charnock Richard lies to the southwest of the parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Chorley, which forms part of the large built-up area. The River Yarrow and adjacent tree cover forms a consistent boundary at the inset edge of Chorley, creating strong distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between Coppull and Chorley and Coppull and Euxton. Tree cover and the River Yarrow between these settlements provides separation but development at Charnock Richard increases the fragility of the gap.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and the steep-sides and well-trees valley of the River Yarrow gives most of the parcel strong distinction from Chorley. Tree cover on Yarrow Valley Golf Course creates strong distinction from Charnock Richard. As a result, development within the parcel would constitute significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

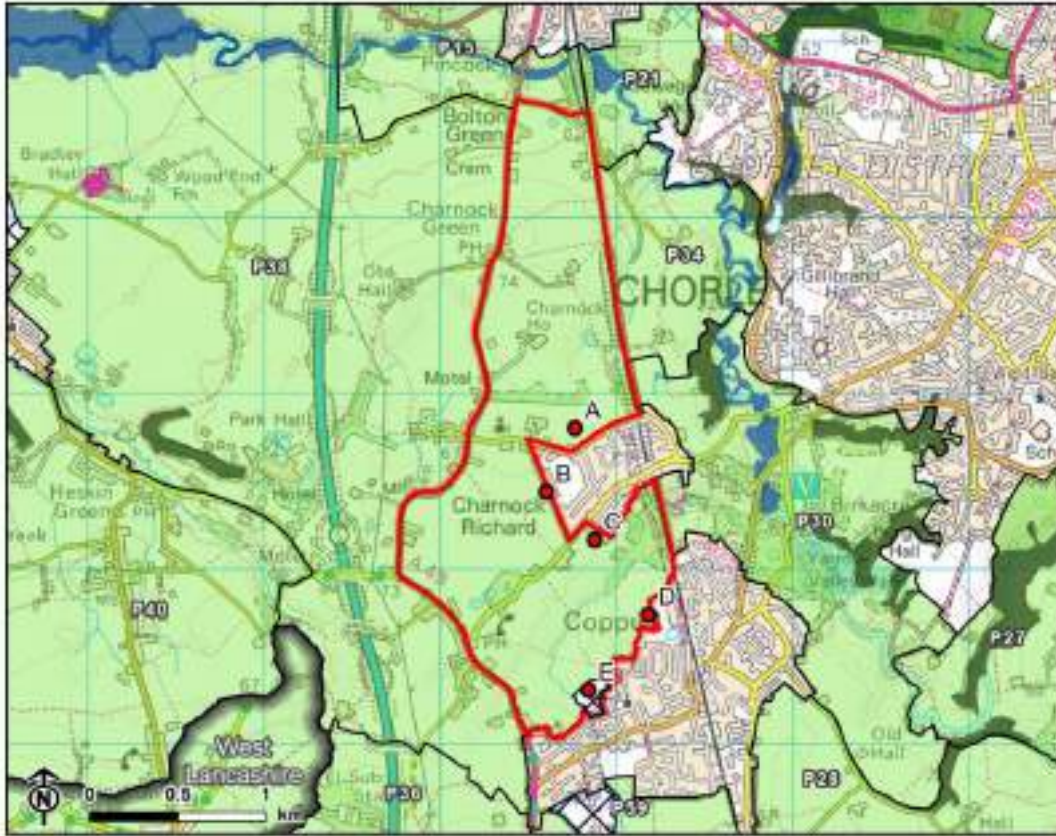
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1), prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are all likely to be significant considerations when determining the potential for release of land for development with this parcel. The River Yarrow and adjacent dense tree cover forms a consistent boundary at the inset edge of Chorley. Any strategic-scale expansion of Chorley would breach this consistent boundary and cause a knock-on weakening of adjacent Green Belt land. An expansion of Charnock Richard would similarly weaken adjacent Green Belt land, and any strategic-scale release in this parcel would also increase the fragility of the settlement gap between either Coppull and Chorley or Coppull and Euxton.

Parcel P35



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- | | |
|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|  P35 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
|  Location referenced in
assessment text |  Registered parks and gardens |
| |  Flood zone 3b |

Land to the west of Chorley, with the railway line forming the eastern boundary of the parcel and the A49 lying to the west. Euxton lies to the north of the parcel and Charnock Richard lies to the south. The parcel is comprised of agricultural land. There is an area of safeguarded land within the parcel adjacent to Coppull (North of Hewlett Avenue, Coppull).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Although the north of the parcel is relatively close to Euxton, the majority of the parcel lies over 1km from Euxton and Chorley, which form part of the Preston-Chorley large built-up area. Land Within the parcel is more strongly associated with the settlements of Charnock Richard and Coppull to the south.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between Euxton and Coppull to the south and is peripheral to a very narrow gap between Euxton and Chorley. The A49 and railway line act as connecting features between Euxton and Coppull but multiple field boundaries between the two settlements provides some separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from adjacent urban areas. Distinction is particularly strong from Chorley due to the presence of the railway line and Yarrow Country Park to the east and from Euxton due to tree cover and the River Yarrow to the north. Development within the northern half of the parcel would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Tree cover and the River Yarrow form a consistent boundary to the south of Euxton, and these features together with the railway line and intervening farmland create very strong distinction from Chorley. Any expansion of either settlement into this parcel would constitute significant sprawl of the large built-up area and encroachment on the countryside, with a knock-on impact on adjacent Green Belt land.

Church Lane and linear tree cover form a moderate degree of distinction between Charnock Richard and Green Belt land to the north, so contribution to the Green Belt purposes is weaker here (map point A) than further north in the parcel, but, any alternative Green Belt boundary would be weaker than the current one, with any release having a consequent impact on the contribution of adjacent Green Belt land to the north.

To the west of Charnock Richard (map point B), Charter Lane doesn't form a particularly strong boundary to the inset settlement, but it is a consistent feature beyond which any urban expansion would result in a weaker boundary with consequent impact on the strength of adjacent retained Green Belt land.

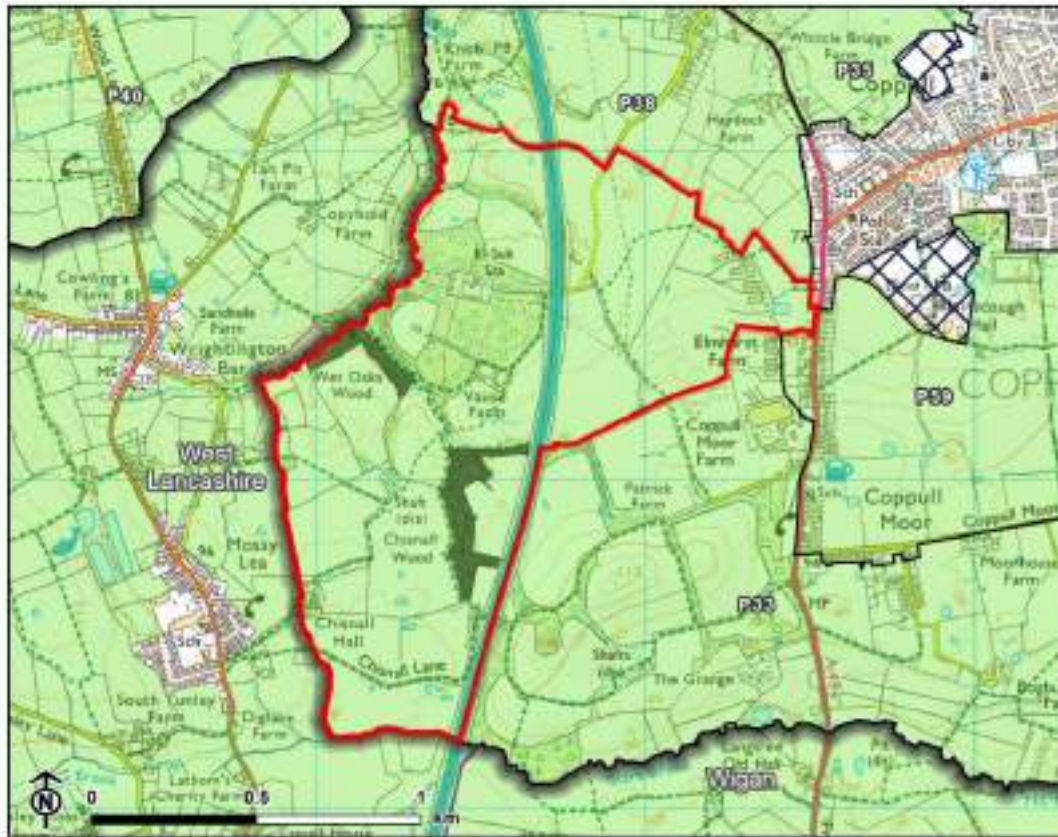
To the south of Charnock Richard, east of Chorley Lane, (map point C) any strategic-scale release would result in loss of some land that currently has strong distinction from the urban area. Row High Wood would provide a strong alternative Green Belt boundary to the east, but there would be a knock-on weakening of land to the south.

At the southern end of the parcel, adjacent to Coppull, sloping landform down to Clancutt Brook, and in places tree cover at the urban edge, help to maintain the distinction of Green Belt land (map point D) from the settlement; however, the well-wooded course of the brook forms a boundary that would limit the impact of any release of land on the wider Green Belt.

The safeguarded land further south along the edge of Coppull (map point E)

does not have strong distinction from the urban edge, but development here would cause a knock-on weakening of the adjacent Green Belt to the west.

Parcel P36



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- P36
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Sites of Special Scientific Interest
- Ancient woodland

Land to the west and southwest of Coppull with the M6 bisecting the parcel from north to south. The parcel is largely comprised of agricultural land, but there are areas of woodland to the west of the M6, some of which are Ancient Woodland.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel lies over 2km from Chorley, which forms part of the Preston-Chorley large built-up area. The parcel does not therefore contribute to preventing sprawl. Land close to Chorley performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land within the parcel is peripheral to a moderate gap between Coppull and Standish.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land to the west of the M6 that has strong distinction from Coppull, where development would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic towns.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of

land for development within this parcel.

To the west of Coppull, garden boundaries form a relatively weak Green Belt edge but there are no stronger alternative Green Belt boundaries until the M6, which lies over 700m from the inset edge. Any strategic scale release in this area would weaken the contribution of remaining Green Belt land between the urban edge and the motorway.

Parcel P38



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- | | |
|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  P38 |  Policy BNE3 and G3: Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
|  Location referenced in assessment text |  Registered parks and gardens |
| |  Flood zone 3b |

Land to the northeast and east of Ecclestone, extending south to the edge of Coppull. The parcel comprises largely of agricultural land. There is some washed-over development along the A581 and Lydiate Lane in the north of the parcel, between between Heskin Green and the M6 Charnock Richard Services and to the north of Coppull along the A49. None of this development has a significant impact on overall openness within the parcel. There is an area of safeguarded land within the parcel adjacent to Ecclestone (Between

Bradley Lane, 7 Parr Lane, Eccleston).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel lies over 1km from Leyland and Euxton, which form part of the Preston-Chorley large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land does not lie in a gap between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land between the M6 and a belt of tree cover in the central region of the parcel that has strong distinction from Eccleston and Coppull. Development within this area of the parcel would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from any inset settlement and from any urbanising influences, so development would constitute significant encroachment on the countryside.

Land to the north of Eccleston (map point A), where only garden boundaries and sparse tree cover are present at the inset edge, has weaker distinction from urban development, but in the absence of any stronger alternative boundaries south of the River Yarrow, any strategic-scale release would have a knock on impact on adjacent Green Belt land. Similarly land to the east of Eccleston (map point B), including an area of safeguarded land, also has weaker distinction from the inset edge due to a lack of boundary features. However, there would likewise be an adverse impact the contribution of adjacent Green Belt land.

To the southeast of Eccleston, the various areas of development are broken up by strong tree cover, which limits their impact on adjacent undeveloped land.

At the southern end of the parcel, garden boundaries form a relatively weak Green Belt edge to the west of Coppull (map point C). There are no stronger alternative Green Belt boundaries westwards until the M6, so any strategic-scale release in this area would weaken the contribution of remaining Green Belt land between the urban edge and the motorway, but infilling between Coppull and the existing development along the A49 would have less impact in this respect.

Parcel P40



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- | | |
|----------------------------------------|--------------------------------------|
| P40 | Policy BNE3 and G3: Safeguarded land |
| Neighbouring parcel | Absolute Constraint(s) |
| Central Lancashire boundary | Sites of Special Scientific Interest |
| Neighbouring Local Authority | Scheduled monument |
| Green Belt | Ancient woodland |
| Location referenced in assessment text | Flood zone 3b |

Land to the south and southwest of Ecclestone, with the settlement of Mawdesley lying adjacent to the southwest of the parcel. There are areas of lower openness within the parcel due to residential development within Heskin and Heskin Green just to the south of Ecclestone. There are also areas of development on local roads within the west of the parcel. However, the parcel is largely comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 3km from Euxton and Chorley to the northeast, which form part of the Preston-Chorley large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land within the parcel does not lie in a gap between towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

There are some areas of residential development within the parcel, but it generally has rural uses and tree cover adjacent to Syd Brook to the south of Eccleston creates strong distinction between the Eccleston and the majority of the parcel. Development within most areas of the parcel would therefore constitute significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

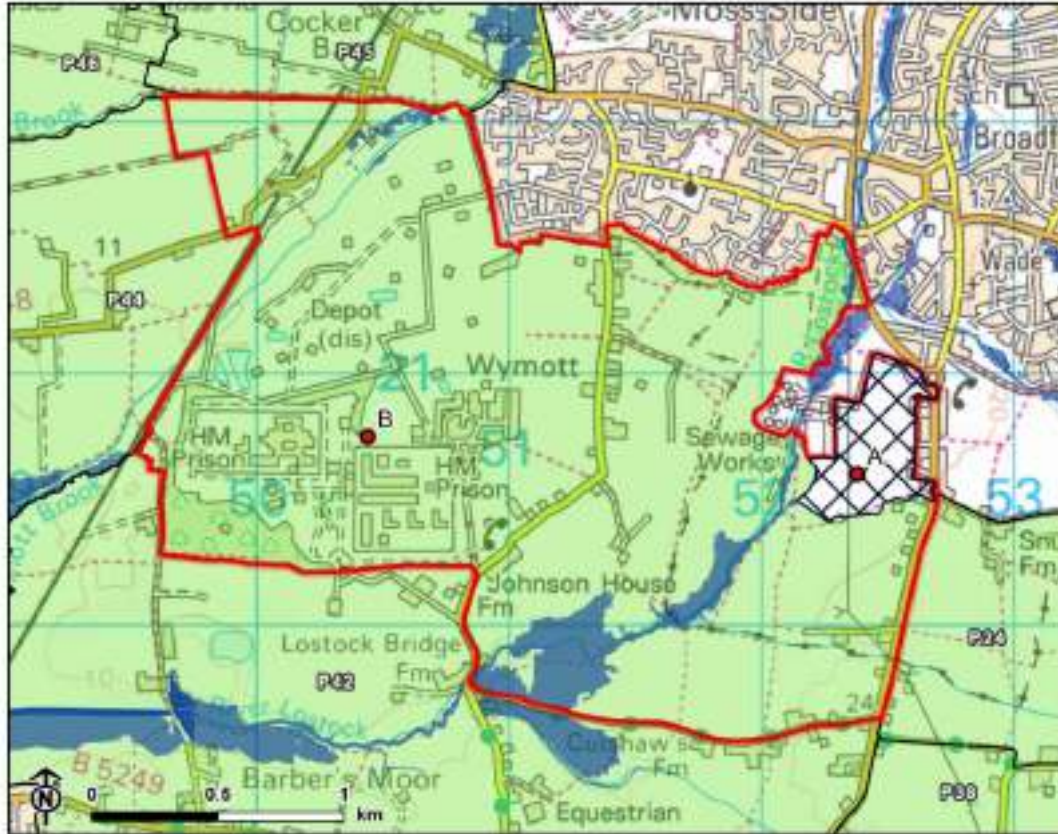
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from the inset areas, away from urbanising influences and development would constitute significant encroachment on the countryside. Syd Brook and adjacent tree cover forms a consistent boundary to the south of Eccleston, so any southward expansion of the settlement would constitute a significant weakening of the Green Belt boundary, with consequent impact on the strength of adjacent Green Belt land. To the southwest of Eccleston there is an area of open land contained between Syd Brook and Tincklers Lane (map point A), with weaker distinction from inset settlement edges to the east and north. Although the western part of this area makes a significant contribution to Purpose because of the number of strong hedgerows that separate it from the urban edge, a release that didn't extend beyond the brook or Tincklers Lane would have a more limited impact on adjacent Green Belt than development extending further south. To the east of Mawdesley, tree cover forms a relatively consistent Green Belt boundary, beyond which land makes a strong contribution to Purpose 3. Urbanising washed-over linear development at Town End largely contains the countryside to the east of Mawdesley (map point B), limiting the wider impact of development, but any partial release of the contained area would weaken remaining Green Belt land here.

Parcel P41



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- P41
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Flood zone 3b

Agricultural land to the southwest of Leyland, with the railway line forming the western boundary of the parcel. There is an area of lower openness in the southwest of the parcel comprising of Garth and Wymott prisons and some adjacent residential development at Wymott. There are also residential dwellings along Ulnes Walton Lane in the central region of the parcel, but these do not have a significant impact on openness. There is an area of safeguarded land (Land off Emnie Lane Leyland) adjacent to the inset area in

the eastern half of the parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Leyland, which forms part of the Preston-Chorley large built-up area, but dense tree cover provides strong distinction from it.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The parcel does not lie in a gap between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Although there is some development within the southwest of the parcel, it generally has rural uses and tree cover at much of the inset edge creates strong distinction from Leyland. As a result, development within the majority of the parcel would constitute significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land











Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. Any southward expansion of Leyland would mean crossing the dense linear tree cover that forms a consistent boundary to the south of the town, weakening the contribution of adjacent Green Belt land. The area of safeguarded land adjacent to Leyland (map point A), which is large enough to accommodate strategic-scale development, is largely contained between inset urban edges to the north, east and west, and has weak distinction from them, but there would nonetheless be some weakening of adjacent Green Belt land to the south.

The prisons together form a sizeable area (map point B) that has limited openness and which is largely contained from the wider Green Belt, limiting the impact of its release, and the adjacent village of Wymott is developed, and makes no contribution to the Green Belt purposes. Land to the southeast between the village and Ulnes Walton Lane lacks strong distinction from urbanising influences, and although there would be some knock impact on adjacent Green Belt land the lane, which has reasonably strong associated hedgerows and tree cover, would form a clear boundary. Land to the north of Wymott has stronger distinction and any release here would weaken remaining Green Belt land between the village and Leyland, to the detriment of Purpose 1 as well as Purpose 3.

Parcel P42



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- | | |
|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|  P42 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Scheduled monument |
|  Neighbouring Local Authority |  Ancient woodland |
|  Green Belt |  Flood zone 3b |
|  Location referenced in
assessment text | |

Land to the south of HMP Garth and Wymott, east of Croston and north of the River Yarrow. There are areas of development along the A581 in the central region of the parcel around Ulnes Walton, but these do not have a significant impact on openness within the wider parcel. The parcel is largely comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel lies over 2km from Moss Side and Leyland to the northeast, which both form part of the Preston-Chorley large built-up area. The parcel does not therefore contribute to limiting sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Although there is some development within the parcel, it generally has rural uses and contains land that has strong distinction from any urban development, where development would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be

the most significant consideration when determining the potential for release of land for development within this parcel. The majority of the parcel lies at some distance from the inset areas, away from urbanising influences and development would constitute significant encroachment on the countryside. However, there is some land adjacent to Croston in the west of the parcel (map point A) that has weaker distinction from the inset area. There are only garden boundaries in the north of this area at the inset edge and only Out Lane provides separation from the as yet undeveloped area to the west along the remainder of the inset edge in this area. In the south of this area, on land that is currently comprised of sports pitches associated with Bishop Rawthorne Church of England Academy, inset development on the A581 and tree cover to the east provide strong alternative Green Belt boundaries. Tree cover is sparser to the east in the north of this area, which means that a release may have some impact on the contribution of adjacent Green Belt.

The inset settlement of Ecclestone lies just beyond the River Yarrow to the southeast of the parcel, but the river and associated tree cover form a strong boundary. Any expansion of Ecclestone across the river would result in the loss of land which makes a significant contribution to Purpose 3, and a knock-on weakening of adjacent Green Belt land.

Although there are urbanising developments alongside the A581, these are separated by open fields with typically well-treed boundary hedgerows. Any strategic-scale development would affect land which has strong distinction from these pockets of development, and would cause a knock-on weakening of adjacent Green Belt land.

Parcel P43



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- | | |
|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|  P43 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
|  Location referenced in
assessment text |  Flood zone 3b |

Land to the south of Croston and to the southeast of Eccleston, with the settlement of Mawdesley lying to the southeast of the parcel. The River Yarrow forms the northern boundary of the parcel and the River Douglas forms the southwest boundary of the parcel. There is some residential development on local roads within the parcel, but the majority of the parcel is comprised of agricultural land. There is an area of safeguarded land within the parcel adjacent to Eccleston in the northeast of the parcel (East of Tincklers Lane,

Eccleston).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Land within the parcel lies over 4km from the Preston-Chorley large built-up area to the northeast and therefore it does not contribute to preventing sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land within the parcel does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land at a significant distance from urban areas that has strong distinction from Croston, Eccleston and Mawdesley, where development would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

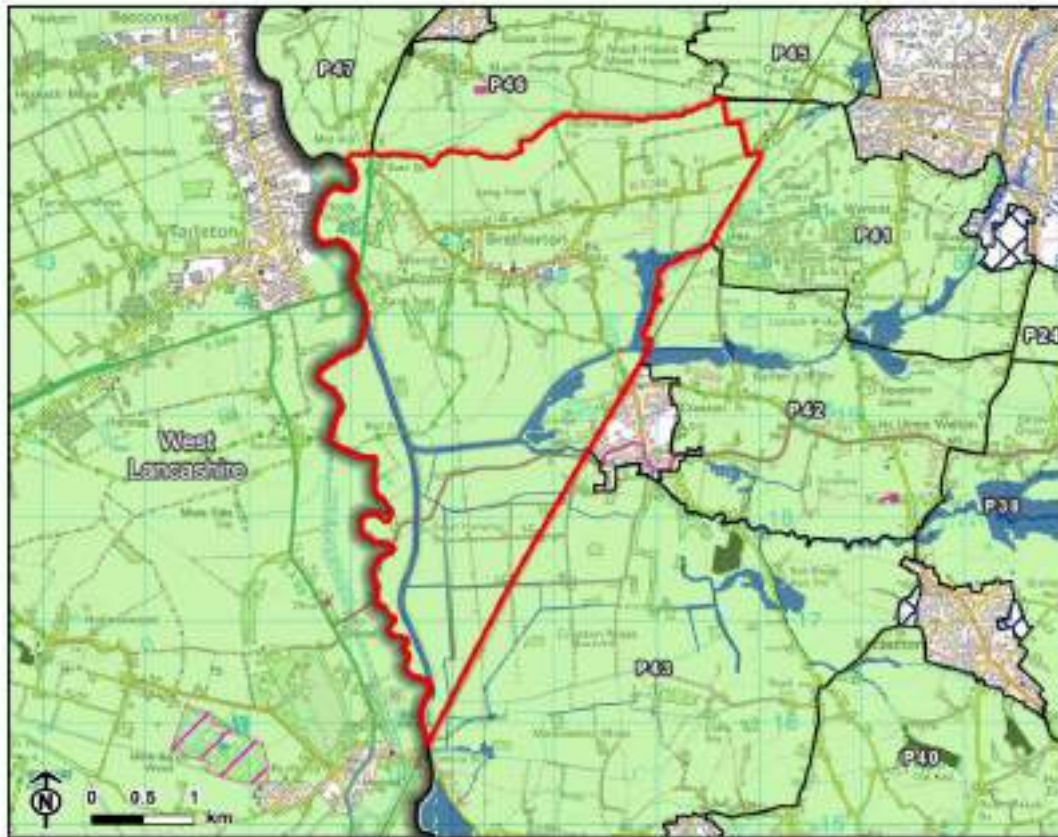
Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land within the majority of the parcel lies at some distance from the inset areas, away from urbanising influences and development would constitute significant encroachment on the countryside. Although the River Yarrow lies to the south of Croston, inset residential development along Drinkhouse Road and The Hillocks breaches this boundary feature. Taken together, fields to the west and east of Drinkhouse Road (map points A and B) could accommodate strategic-scale development, and tree cover along the railway line to the west, and along Carr Lane to the east, would limit impact on adjacent Green Belt land in these directions, There would, however, be some weakening of Green Belt land to the south.

Tree cover around small fields to the north of the village of Mawdesley (map point C) means that any strategic-scale release would encroach on land which makes a significant contribution to Purpose 3, although the well-treed brook that forms the northern edge to some of these fields would limit the impact of their release on the flat, open fields of Mawdesley Moss beyond.

Fields to the west of Eccleston (map point D) do not have strong distinction from the inset settlement edge (although this includes safeguarded land which is currently undeveloped), but in the absence of any strong alternative boundary features any release would impact the contribution of adjacent Green Belt land. The safeguarded area itself is contained by Tincklers Lane, so its release would have slightly less impact than an expansion further westwards.

Although there is some urbanising development along Blue Stone Lane, between Mawdesley and Eccleston (map point E), this is relatively low density, with open land contributing to Green Belt openness and well-treed hedgerows limiting urbanising visual influence. Any strategic-scale development would affect land which has strong distinction from this development, and would cause a knock-on weakening of adjacent Green Belt land.

Parcel P44



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-  P44
-  Neighbouring parcel
-  Central Lancashire boundary
-  Neighbouring Local Authority
-  Green Belt
-  Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
-  Sites of Special Scientific Interest
-  Scheduled monument
-  Ancient woodland
-  Flood zone 3b

Land in the northwestern corner of Chorley Borough, between the River Douglas to the west and the railway line to the east. The settlement of Croston lies adjacent to the eastern boundary of the parcel and Tarleton lies to the west beyond the River Douglas and the Leeds and Liverpool Canal in West Lancashire. The inset settlement of Bretherton lies adjacent to the B5248 in the northern half of the parcel. The majority of the parcel is comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel lies over 1km from Moss Side to the northeast, which forms part of the Preston-Chorley large built-up area. The parcel does not therefore contribute to preventing sprawl of the large built-up area. Land closer to the large-built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from any inset settlement, where development would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

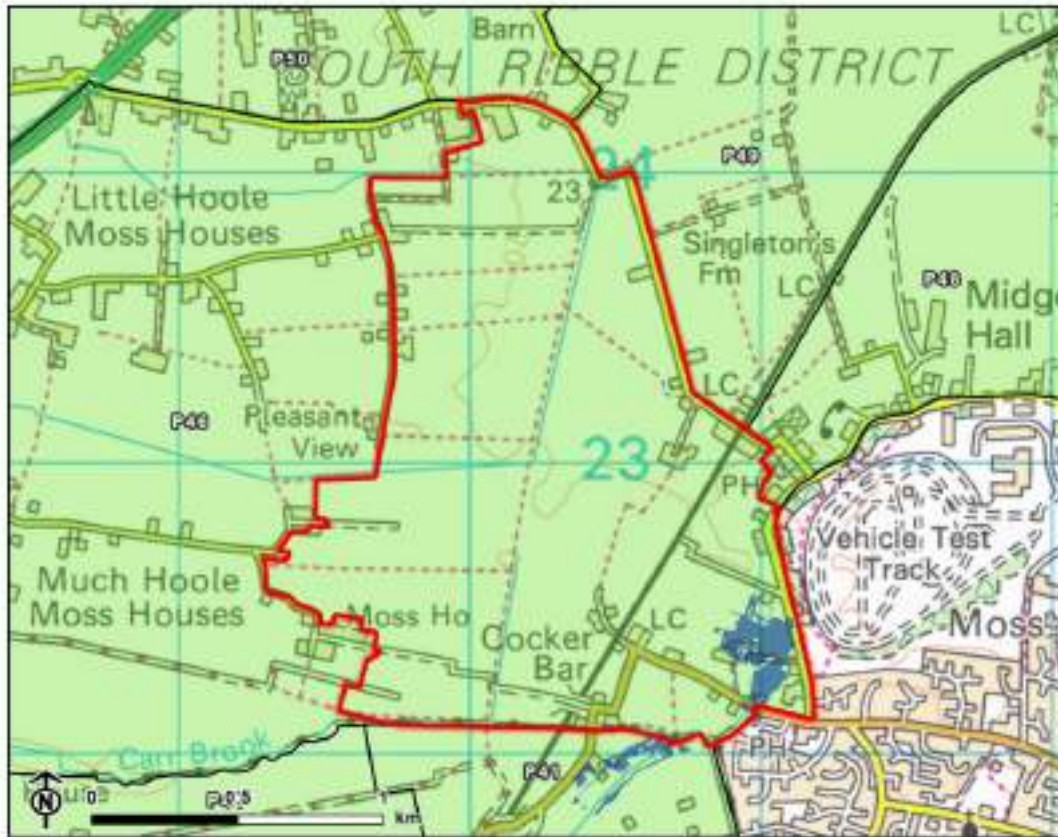
Safeguarding of the countryside from encroachment (Purpose 3) is likely to be

the most significant consideration when determining the potential for release of land for development within this parcel. The railway line forms a consistent and mostly well-treed boundary to the west of Croston, so any westward expansion of the village would remove land which makes a significant contribution to Purpose 3 and which would in turn weaken the contribution of adjacent Green Belt land between the village and the River Yarrow. There is some development to the west of the railway at Twin Lakes Industrial Park, but this is confined to an area surrounded by well treed boundaries.







The village of Bretherton is largely linear but forms two sides of a rectangular area (map point A) that is contained by the B5248 to the north and by Marl Cop, which has some low density residential development along it, to the east.. Land at the eastern end of this area still has strong distinction from the inset settlement, but the area's containment would limit impact on the wider Green Belt to some degree.

The western edge of the parcel abuts the inset settlement of Tarleton but is separated from it by the River Douglas, a strong boundary feature. Although there is an area of industrial development on the east side of the river this is well contained by tree cover and so does not significantly weaken the boundary role of the river. Any expansion of Tarleton across the river would constitute a major weakening of the Green Belt boundary, with a knock-on impact on the strength of adjacent Green Belt land

Parcel P45



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|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
|  P45 | Absolute Constraint(s) |
|  Neighbouring parcel |  Flood zone 3b |
|  Central Lancashire boundary | |
|  Neighbouring Local Authority | |
|  Green Belt | |

Land to the west and northwest of Moss Side (Leyland), comprising largely of agricultural land. There is some development within the parcel along Midge Hall Lane, close to the railway line but this does not have a significant impact on openness within the wider parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The southeastern part of the parcel lies directly adjacent to Moss Side, which forms part of the Preston-Chorley large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land is peripheral to a moderate gap between Moss Side and Preston.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses, and the flat, low-lying patchwork of ditched fields that forms the mosses landscape has strong distinction from Moss Side. As a result, development in this area would constitute significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of sprawl of the large built-up area (Purpose 1) and safeguarding the countryside from encroachment (Purpose 3) are likely to be significant consideration when determining the potential for release of land for

development within this parcel. Tree cover, Wymott Brook and adjacent Flood Zone 3b constrained landform a relatively strong boundary to the west of Moss Side, so any strategic-scale release would affect land which makes a significant contribution to preventing sprawl of the large built-up area and encroachment on the countryside. Although the railway line would form a consistent, alternative boundary to the west, any release in this flat, visually open landscape would weaken adjacent, retained Green Belt land.

Parcel P46



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- | | |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
|  P46 | Absolute Constraint(s) |
|  Neighbouring parcel |  National nature reserve |
|  Central Lancashire boundary |  Scheduled monument |
|  Neighbouring Local Authority |  Open access land (CRoW Act) |
|  Green Belt |  Flood zone 3b |
|  Location referenced in assessment text | |

Land to the east and southeast of Walmer Bridge and Much Hoole, north of Carr Brook, comprising largely of agricultural land. There are some non-agricultural developments on local roads within the parcel but these do not have a significant impact on wider openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Moderate contribution

The inset villages of Walmer Bridge and Much Hoole form part of a chain of settlements that lack strong distinction from each other and which also, on the eastern side of the chain, lie close to the Preston-Chorley large built-up area. Land which is preventing significant expansion of these settlements, including the loss of remaining separation between them, is making some contribution to preventing the perception of sprawl associated with the conurbation.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land within the parcel does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land in the east and southeast that has strong distinction from Much Hoole and Walmer Bridge, where development would be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The eastern half of the parcel lies at some distance from inset areas, away from urbanising influences and development would constitute significant encroachment on the countryside. The A59 forms a consistent boundary to the south of Walmer Bridge and therefore any southward expansion of this settlement would require crossing this boundary feature and would constitute significant encroachment on the countryside.

Land to the east of Much Hoole (map point A), where there are only garden boundaries at the inset edge, has weaker distinction from the settlement. However, there is a lack of strong alternative Green Belt boundaries to the east and therefore any release would impact the contribution of adjacent Green Belt.

Land to the south of Much Hoole (map point B) also has weaker distinction from the inset area to the north due to the presence of washed-over development along Town Lane to the south. Existing development to the west and development along Town Lane would limit the impact of a release here on the wider Green Belt.

Parcel P47



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Land on the western edge of the Central Lancashire area, to the southwest of Longton and west of Much Hoole. The settlement of Hesketh Bank lies to the southwest of the parcel over the River Douglas. The parcel is largely comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 3km from Leyland and Penwortham, so any development would be associated with the smaller settlements than adjoin the parcel rather than with the large, built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

None of the surrounding settlements are large enough to be considered towns, so the parcel makes a weak contribution to preventing merging towns from merging into one another.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land where the landscape is very flat and visually open and what tree cover there is plays a strong screening role. To the west, the River Douglas forms a strong boundary to inset development at Hesketh Bank. This gives most of the parcel strong distinction from any inset settlements, so development in these areas would constitute a significant encroachment on the countryside

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

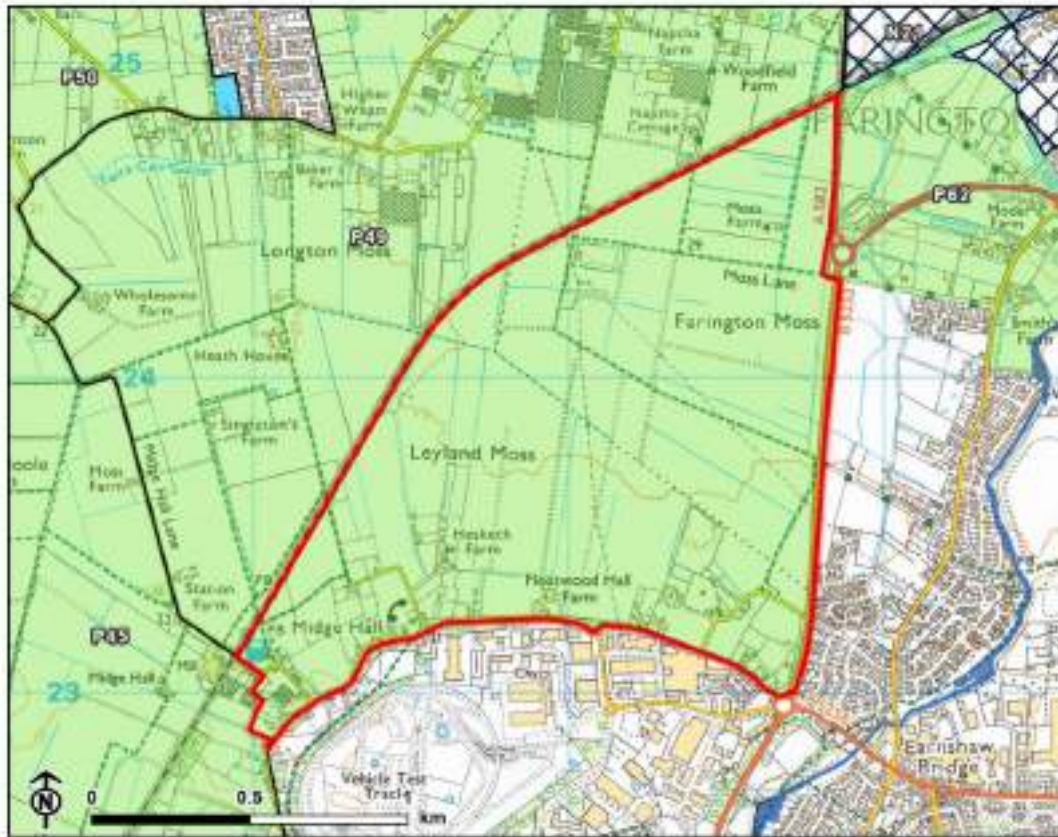
Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Most land within the parcel lies at some distance from inset areas, away from urbanising influences, and development would be considered significant encroachment on the countryside.

Tree cover has a strong screening impact in the flat landscape to the west of Longton, so any settlement expansion in this direction would be likely to have a significant impact on the more remote character of the low-lying, open fields to the west.

The A59 forms a consistent boundary to the west of the residential area of Much Hoole, with only a small commercial/industrial estate beyond it, so any expansion here will have a significant knock-on impact on the strength of adjacent Green belt land.

The western edge of the parcel abuts the contiguous inset settlements of Tarleton and Hesketh Bridge, but is separated from them by the River Douglas, a strong boundary feature. Any expansion of this settlement area across the river would constitute a major weakening of the Green Belt boundary, with a knock-on impact on the strength of adjacent Green Belt land in the parcel.

Parcel P48



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|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|  P48 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel |  Policy G4: Protected open land |
|  Central Lancashire boundary | Absolute Constraint(s) |
|  Neighbouring Local Authority |  Flood zone 3b |
|  Green Belt | |

Land to the northwest of Leyland and to the north of Moss Side Industrial Estate. The railway line forms the western and northern boundaries of the parcel and the hamlet of Midge Hall lies in the southwest of the parcel, although this does not have a significant impact on openness. The majority of the parcel is comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Land lies directly adjacent to Leyland, which forms part of the Preston-Chorley large built-up area. Tree cover to the south and the B5253 provide boundary separation between the parcel and the urban area

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a relatively wide gap between Leyland and existing development at Penwortham to the north and undeveloped inset land and safeguarded land combine to leave a Green Belt gap of less than 700m gap in the vicinity of Farington Moss. This parcel therefore plays a more peripheral role in maintaining separation between towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses, and the flat mosses landscape combined with screening tree cover which filters intervisibility with the urban edge means that much of the parcel has strong distinction from the inset area.

Development within much of the parcel would therefore be considered significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. The B5253 forms a consistent boundary to Leyland to the east. Any westward expansion of the settlement in this area would cross this boundary feature and constitute significant sprawl of the large built-up area and encroachment on the countryside. The railway line forming the western edge of the parcel, although a clear physical feature, is not a strong visual boundary, and any partial release of land within the parcel would weaken the remainder. The contribution to the Green Belt purposes of land between Midge Hall Lane and Sod Hall Lane (map point A) is somewhat weakened by washed-over urbanising development, so a release of land here would have slightly less impact on adjacent land than would be the case in the rest of the parcel. Although peripheral to the narrower gap between Penwortham/Lostock Hall and Leyland/ Farington in the vicinity of Farington Moss, any release impinging on connectivity between that narrower gap and the wider Green Belt (map point B) would be very harmful to Purpose 2.

Parcel P49



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Land to the east, north and south of New Longton, adjoining Penwortham to the northeast and extending southward as far as the railway line close to the edge of Leyland (Moss Side). The washed-over village of Whitestake, to the east of New Longton, includes linear developing which has an urbanising influence locally but which is not dense enough to significantly reduce openness. The majority of the parcel is comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Penwortham, which forms part of the large built-up area. The A582, A59 and adjacent tree cover create strong boundary distinction between much of the parcel and the urban area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a relatively wide gap between Leyland and existing development at Penwortham to the north and undeveloped inset land and safeguarded land combine to leave a Green Belt gap of less than 700m gap in the vicinity of Farington Moss. This parcel therefore plays a more peripheral role in maintaining separation between towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Although there is some development within the parcel, it generally has rural uses and contains land that has strong distinction from New Longton and Penwortham, where development would be considered significant encroachment on the countryside. The A582, A59 and adjacent tree cover contribute to creating strong distinction from Penwortham.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. The A582 and A59, as well as tree cover at the inset edge and Mill Brook, form a consistent boundary feature between Penwortham and the parcel. Any westward expansion of Penwortham beyond this boundary feature would constitute significant sprawl of the large built-up area and encroachment on the countryside. Although peripheral to the narrower gap between Penwortham/Lostock Hall and Leyland/Farington in the vicinity of Farington Moss, any release impinging on connectivity between that narrower gap and the wider Green Belt would be very harmful to Purpose 2. However, there is some land adjacent to New Longton (map point A) that is relatively contained by inset development along Royalty Lane and is only separated from the urban area of New Longton by garden boundaries. There is a wooded area providing some land cover distinction in the central region of this area, but the majority of the area has weaker distinction from the inset area, and could be released with relatively minor impact on the strength of adjacent Green Belt land.

Land adjacent to New Longton south of Wham Lane (map point B) also lacks strong distinction from the urban edge, but in the absence of any urban containment any release here would have a knock-on impact on the strength of adjacent land to the east. Given the urbanising influence of washed-over development at Whitestake, any expansion in this direction would also have a more significant impact in terms of the Purpose 1 function of retaining distinction between New Longton and the large built-up area.

Although there are some dwellings south of Long Moss Lane these are low in density, so the road forms a consistent boundary to the urban southern edge of New Longton. Any strategic-scale release beyond this would result in loss of land which makes a strong contribution to Purpose 3, and a knock-on weakening of adjacent Green Belt land.

At the southern end of the parcel, any expansion of Leyland (Moss Side) beyond the railway line would mark a significant change in settlement extent, consequently weakening the contribution of adjacent land in this visually very open landscape.

Parcel P50



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|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  P50 |  Policy G4: Protected open land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Flood zone 3b |
|  Neighbouring Local Authority | |
|  Green Belt | |
|  Location referenced in assessment text | |

Land between New Longton, Hutton, Longton and Walmer Bridge. The openness of land between Hutton and New Longton is diminished by the presence of the Lancashire Police HQ and there is also significant linear residential development along Chapel Lane between Longton and New Longton. There is also some development across the A59 east of Walmer Bridge, but much of this is horticultural in nature, and therefore not inappropriate to a Green Belt location. Aside from the above, most of the

parcel is comprised of agricultural land. The parcel includes an area of Protected Open Land (South Ribble policy G4) adjacent to Longton (Land off Chapel Lane, Longton), and another on the southern edge of New Longton (Land Adjacent to The Fields).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Moderate contribution

The adjacent inset villages of Hutton, Longton, New Longton and Walmer Bridge form part of a chain of settlements that lack strong distinction from each other and which also, on the eastern side of the chain, lie close to the Preston-Chorley large built-up area. Land which is preventing significant expansion of these settlements, including the loss of remaining separation between them, is making some contribution to preventing the perception of sprawl associated with the conurbation.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land in the east of the parcel is peripheral to a gap between Leyland and Penwortham which is reduced by intervening development at New Longton. It therefore makes a moderate contribution to preventing neighbouring towns from merging into one another.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

There is some urbanizing development within the parcel, and settlement boundaries, landform and landcover typically offer little distinction from any of the inset urban edges. However, it generally has rural uses and contains some land that is far enough from all of the surrounding settlements to make a strong contribution to preventing encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel.

To the south of Hutton, Longton Brook forms a consistent boundary to the inset settlement, in places bolstered by tree cover. To the east of the village, the A59 likewise forms a consistent Green Belt boundary, and although the Police HQ and some residential development affect openness beyond the main road their urbanising influence is largely contained by strong tree cover, so the road still forms a clear boundary. Any strategic-scale eastward or southward expansion of Hutton would therefore constitute a significant boundary weakening, with consequent impact on the fragile gaps between settlements in this area.

Land to the west of New Longton (map point A) has weaker distinction from the inset area given that it is only separated by garden boundaries at the inset edge; however, there is a lack of strong alternative Green Belt boundaries to the west and therefore any release would have impacts on the contribution of adjacent Green Belt. The small area of Protected Open Land at the southern end of the village is largely contained by built development, has weak distinction from the inset area, and could be released without significant impact on the wider Green Belt.

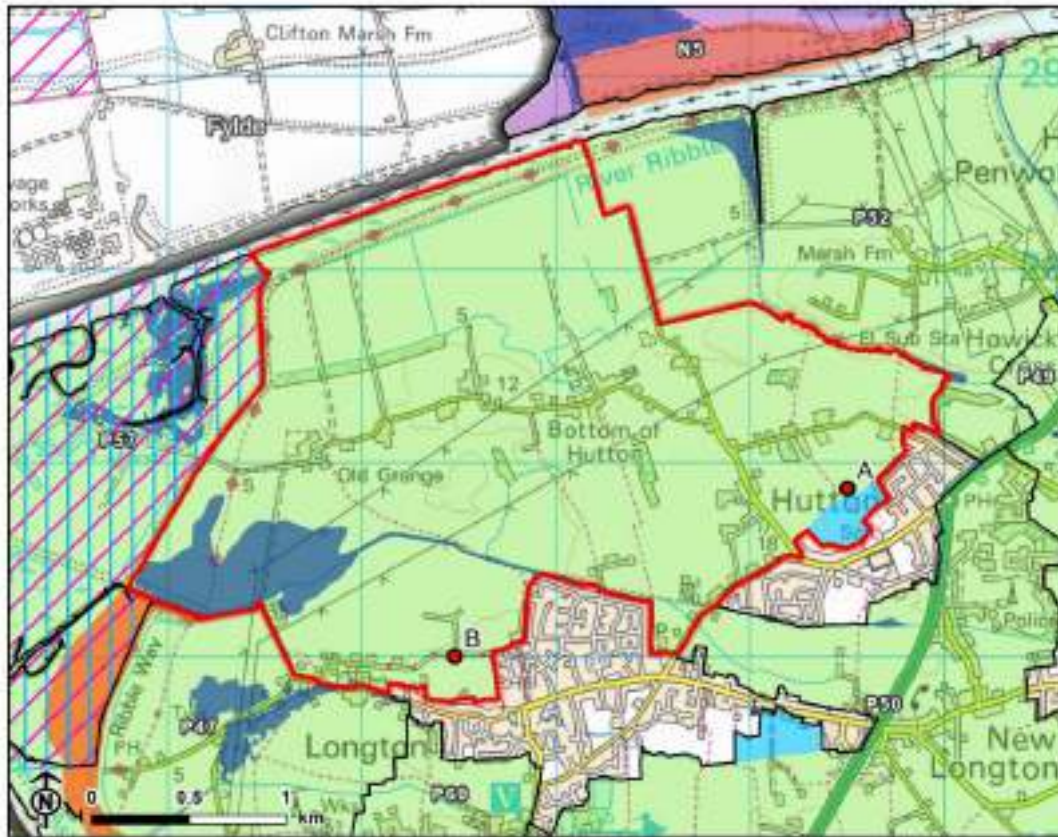
Fields to the south of Longton (map point B), which include an area of Protected Open Land, have weak boundary separation from as yet undeveloped inset areas to the north. The A59 to the east provides a strong

alternative Green Belt boundary, but there is a lack of strong boundaries to the south, so any release would therefore have impacts on the contribution of Green Belt land to the south. This would have some impact on the strongest area of separation from Walmer Bridge, but harm would be limited because of the weakness of the existing gap along Liverpool Road.

East of Walmer Bridge, fields contained by the A59 and houses on the north side of Gill Lane (map point C) lack strong boundary separation from the village. Release of land to the south of Gill Lane would have negligible impact on the wider Green Belt, but to achieve a strategic-scale release there would also need to be release of land to the north of the lane. This would have some knock-on impact on the adjacent Green Belt, but less so than would be the case if the gap between settlements was narrower.

Land between the northern edge of Walmer Bridge and Drumacre Lane West (map point D) also has limited distinction from the inset settlement. Woodland and lakes at Longton Brickcroft Nature Reserve create strong physical separation from most of Longton, but any development here would largely negate the remaining settlement separation role played by the wooded area. As Longton and Walmer Green are not towns there would be limited impact on Purpose 2, but stronger connectivity between the settlements, particularly as perceived from Liverpool Road, would weaken the justification for not also inseting the washed-over urbanising development to the west of the woodland. In the absence of any strong alternative Green Belt boundary to the east there would also be a knock-on weakening of the contribution of adjacent Green Belt in this direction.

Parcel P51



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Land to the north of Longton and northwest of Hutton, with the River Ribble lying to the north and the Ribble Estuary SSSI/SPA/Ramsar site lying to the northwest. There is some residential development along local roads within the parcel, but this does not have a significant impact on openness. There is an area of Protected Open Land (Schoolhouse Farm, Liverpool Road) adjacent to the west of Hutton within the parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Moderate contribution

The adjacent inset villages of Hutton and Longton form part of a chain of settlements that lack strong distinction from each other and which also, on the eastern side of the chain, lie close to the Preston-Chorley large built-up area. Land which is preventing significant expansion of these settlements, including the loss of remaining separation between them, is making some contribution to preventing the perception of sprawl associated with the conurbation.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land does not lie in a settlement gap between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and land in the northwest, which is located a significant distance from the villages of Longton and Hutton, has strong distinction from both settlements. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

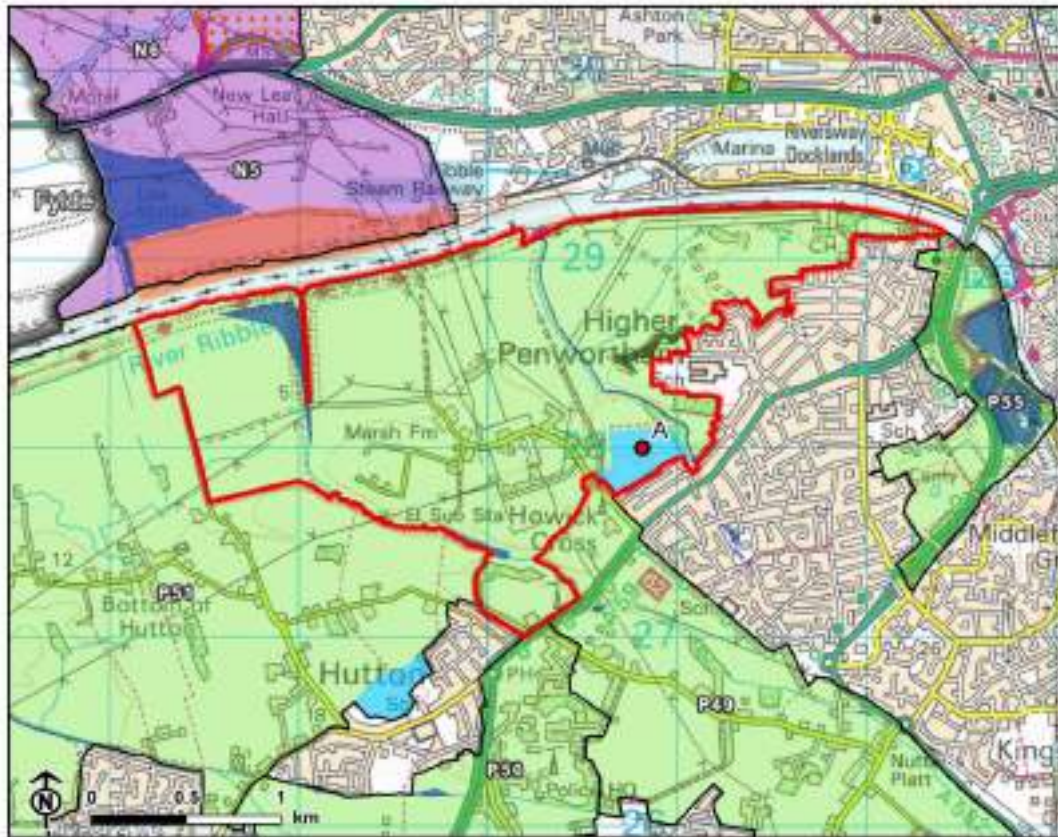
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land in the northwest and north of the parcel lies at some distance from inset areas to the south, away from urbanising influences and development would constitute significant encroachment on the countryside.

However, land to the north of Hutton (map point A), including an area of Protected Open Land, has weaker distinction from the inset area given that there are only garden boundaries at the inset edge to the south to provide separation. Skip Lane to the west and Ratten Lane to the north already have some associated urbanising development, but it is likely any release here would have knock-on impacts to the contribution of adjacent Green Belt. Land adjacent to the northwest of Longton (map point B) also has weaker distinction from the urban area due to a lack of strong boundary features at the inset edge. Back Lane could form alternative boundary but any release would again in turn cause a weakening of the contribution of adjacent Green belt land. North of Back Lane, and to the north of Longton Brook, there is a more distinct, low-lying landscape. The brook provides a clearer settlement boundary feature, beyond which any release would constitute a more significant expansion of the settlement, and a weakening of adjacent land including in the gap between Longton and Hutton.

Parcel P52



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- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P52 | Policy EN1: Open countryside |
| Neighbouring parcel | Policy G4: Protected open land |
| Central Lancashire boundary | Absolute Constraint(s) |
| Neighbouring Local Authority | Scheduled monument |
| Committed development site | Ancient woodland |
| Green Belt | Registered parks and gardens |
| ● Location referenced in assessment text | Open access land (CRoW Act) |
| | Flood zone 3b |

Land to the west of Penwortham comprising of agricultural land to the south of the River Ribble. There is an electricity sub station in the south of the parcel and a golf course in the northeast of the parcel. There is an area of Protected Open Land (Howick Hall Farm) within the parcel adjacent to the inset area.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Penwortham, which forms part of the Preston-Chorley large built-up area, and the low-lying fields away from the urban edge have strong distinction from the urban area and therefore make a strong contribution to checking its sprawl.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land within the east of the parcel lies in a narrow gap between Penwortham and Preston, but the contribution of this land to maintaining separation is limited by the extent to which these settlements are already connected to the east.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses. Tree cover at the inset edge, although sparse in places, helps to create strong distinction from Penwortham, and the flat low-lying landform of the fields adjacent to the River Ribble creates an additional sense of distinction. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Dense tree cover forms a consistent boundary feature adjacent to much of the inset edge of Penwortham in the east of the parcel. Any strategic scale development that crosses this boundary feature would constitute significant sprawl of the large built-up area and encroachment on the countryside.

The area of Protected Open Land within the parcel (map point A) has weaker distinction from the inset area to the south where only garden boundaries provide separation. Tree cover to the east and west would limit the impact of any release in these directions. Although the northern boundary is less strongly defined the sloping landform down to the Ribble Valley would help to maintain distinction from the flatter landscape beyond, limiting the impact of release on the Green Belt contribution of that area.

Parcel P53



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- P53
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Flood zone 3b

Land between Leyland and Lostock Hall, which is largely contained by inset development. The A582 bisects the parcel from west to east. The River Lostock passes through the western region of the parcel, which is largely comprised of agricultural land. However, the parcel also has extensive aggregate workings at its eastern end, which is bordered by the M6.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Land within the parcel is largely isolated within the large built-up area lacking clear connectivity to the wider Green Belt. To the west, inset areas meet at the junction of Croston Road, Centurion Way and the A582.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

The parcel lies in a very narrow gap, but which maintains clear separation between Leyland and Lostock Hall. Although the proximity of urban areas means that land here lacks strong distinction from settlements, the narrowness of the gap means that it is still performing a significant in preventing merger.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

Although large areas of the parcel have rural uses, the urbanising influence of nearby settlements means that there are no strategically-sized areas of land that have strong distinction from all urban edges.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Any strategic scale release within the parcel would contribute to effectively merging the two currently distinct settlements.

Parcel P54



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- | | |
|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  P54 |  Policy BNE3 and G3: Safeguarded land |
|  Neighbouring parcel |  Policy EN1: Open countryside |
|  Central Lancashire boundary | Absolute Constraint(s) |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
|  Location referenced in assessment text |  Registered parks and gardens |
| |  Flood zone 3b |

Land to the south of Preston to the south of the River Ribble. The majority of the parcel is comprised of agricultural land that is constrained by Flood Zone 3b. Land in the southeast of the parcel comprises largely of tree cover and a sewage treatment works. There is an area of safeguarded land included in the southwest of the parcel. The assessment only considers the contribution of those strategically-sized areas that are not constrained from development.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Land within the parcel is isolated by the large built-up area and lacks connectivity to the wider Green Belt. Development here would be considered infill rather than unrestricted sprawl of the large, built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

The parcel lies in a narrow gap between Lostock Hall and Preston, but urbanising development already links the two settlements, limiting the contribution of land to this purpose.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

Land within the parcel makes a moderate contribution to safeguarding the countryside from encroachment. The parcel is largely characterised by rural uses but is entirely contained by the urban area, limiting its association with the wider countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Moderate contribution

The parcel lies to the south of the historic core of Preston. The fields in the Ribble Valley can be considered to play some role in providing a setting to the south of Preston, but these areas are constrained from development by flood zone designation. Within the unconstrained area in the southeastern part of the parcel, wooded higher ground forms a visual backdrop to riverside views from the edge of the city, but the limited relationship with historic parts of the city, and the limited degree to which its landscape setting has a bearing on the city's character, limits the level of contribution to moderate.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2), safeguarding the countryside from encroachment (Purpose 3) and preserving the setting and special character of Preston's historic core (Purpose 4) are likely to be considerations when determining the potential for release of land for development within this parcel, although unconstrained land doesn't make a significant contribution to any of these. The unconstrained parts of the parcel are largely wooded, and so play a role with respect to all the purposes noted above, but the safeguarded land in the southwest of the parcel (map point A) is largely contained by developed and inset land. It shares only a narrow frontage with the Green Belt land to the north, and its development would have little impact on the Green Belt contribution of unconstrained land within the parcel.

Parcel P55



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- | | |
|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|  P55 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel |  Policy G4: Protected open land |
|  Central Lancashire boundary | Absolute Constraint(s) |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
| |  Registered parks and gardens |
| |  Flood zone 3b |

Land between Penwortham and Preston with the River Ribble lying to the northeast. The A59 bisects the parcel from south to north, with the eastern half of the parcel comprising of allotments and sports pitches and the western half of the parcel comprising of tree cover and Hurst Grange Park. Parts of the parcel, including many of the allotments, lie within Flood Zone 3b and so are constrained from development.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Land within the parcel is isolated by the large built-up area and lacks clear connectivity to the wider Green Belt. Development here would be considered infill rather than unrestricted sprawl of the large, built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land within the parcel lies within a narrow gap between Penwortham and Preston, but urbanising development already links the two settlements and limits the role of open land in maintaining settlement separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

The parcel's extensive tree cover and sharp river valley edge slopes create strong distinction from the adjacent urban edges, but its uses and its urban containment limit the extent to which it can be considered countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Moderate contribution

The parcel lies to the south of the historic core of Preston. It has a limited relationship with historic parts of the city, and landscape setting has a limited bearing on Preston's character, but the parcel's woodland forms a visual backdrop to riverside views from the edge of the city, and therefore makes some contribution to its setting and character.

Note: this parcel's rating is incorrectly shown as Limited / no contribution on overview maps – TBC.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

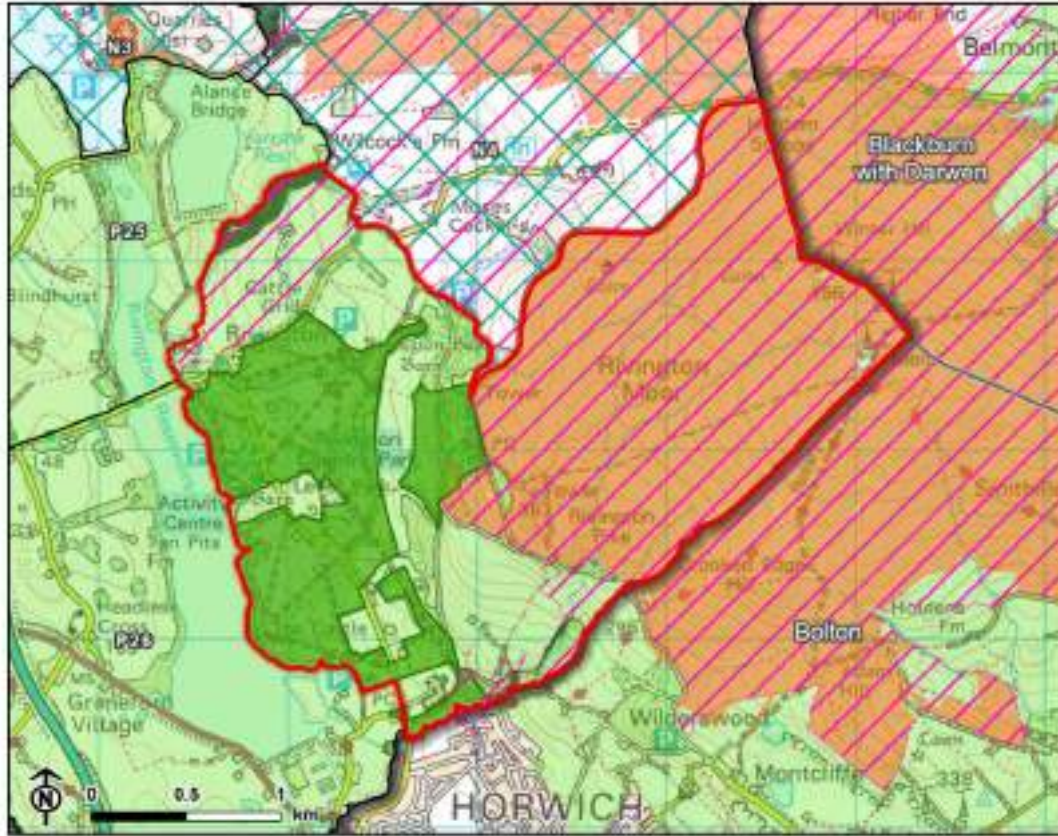
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2), safeguarding of the countryside from encroachment (Purpose 3) and preserving the setting and special character of Preston's historic core (Purpose 4) are likely to be considerations when determining the potential for release of land for development within this parcel. Dense tree cover within the west and south of the parcel creates strong distinction between the parcel and the inset area, but any release within the parcel would be contained by inset development and the A59 road network and would therefore have minimal impacts on the contribution of the wider Green Belt.

Parcel P56



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Land to the north of Horwich comprising of Lever Park Registered Park and Garden in the west and the West Pennine Moors SSSI in the majority of the remainder of the parcel. There is only a small amount of unconstrained land within the parcel to the north and south of Terraced Gardens Rivington, another Registered Park and Garden. The assessment only considers the contribution of those strategically-sized areas that are not constrained from development.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 3km from Chorley to the northwest, which forms part of the Chorley-Preston large built-up area. Intervening land serves the purpose of preventing its sprawl.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Unconstrained land within the parcel is peripheral to the gap between Horwich and Adlington and is separated from the core of the gap by constrained land.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Wooded slopes at the southern end of Lever Park create a barrier of constrained land between Horwich and the nearest unconstrained part of the parcel, which is very steeply sloping land rising up towards the West Pennine Moors. This is countryside which has very strong separation from urban development.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

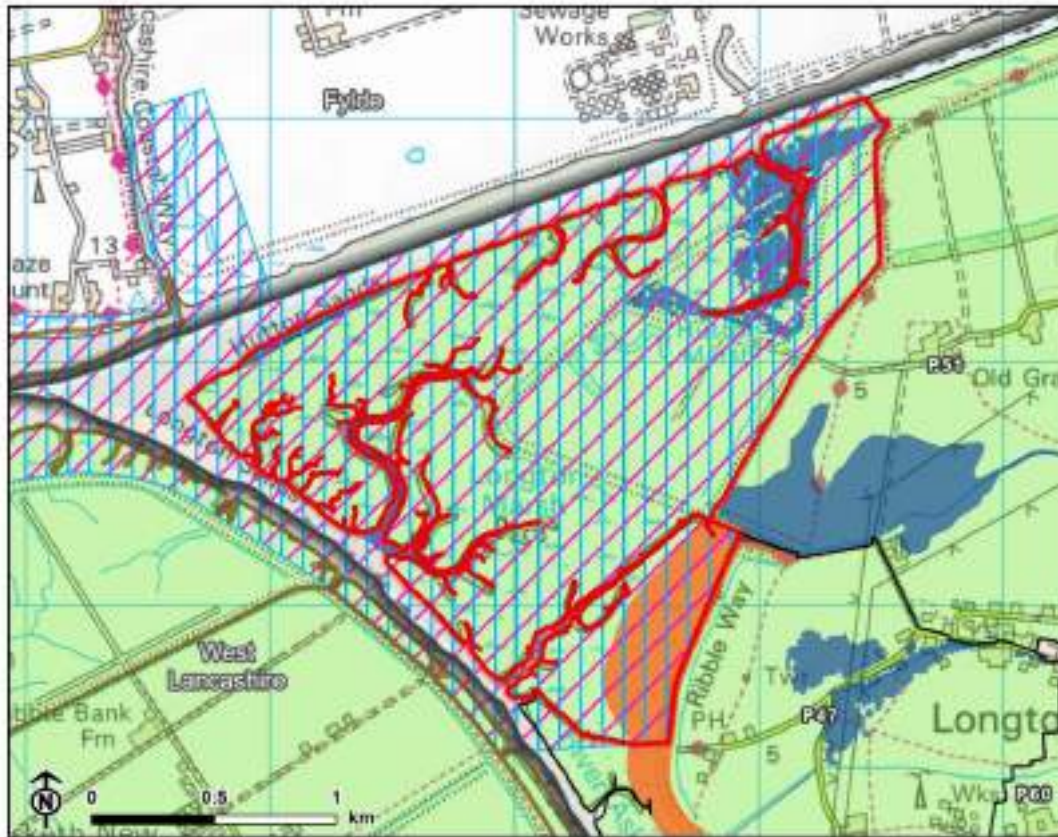
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The majority of the parcel is constrained and occupies very steep land to then north of Horwich. Any strategic-scale expansion into the parcel would constitute significant encroachment on the countryside.

Parcel P57



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- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P57 | Absolute Constraint(s) |
| Neighbouring parcel | National nature reserve |
| Central Lancashire boundary | Special Protection Area |
| Neighbouring Local Authority | Sites of Special Scientific Interest |
| Green Belt | Open access land (CRoW Act) |
| | Flood zone 3b |

Land to the northwest of the settlements of Longton and Hutton, comprising entirely of the Ribble Estuary SSSI/SPA/Ramsar. The River Ribble lies to the north of the parcel and the River Asland lies to the west.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 2 – Preventing neighbouring towns from merging into one another

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.







Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

The potential for strategic-scale release has not been considered as the entire parcel is constrained by the Ribble Estuary SSSI/SPA/Ramsar.

Parcel P58



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- | | |
|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
|  P58 | Absolute Constraint(s) |
|  Neighbouring parcel |  Ancient woodland |
|  Central Lancashire boundary | |
|  Neighbouring Local Authority | |
|  Green Belt | |

Land to the west of the Feniscowles suburbs of Blackburn, with the M65 and Leeds and Liverpool Canal passing east-west through the parcel. The parcel is comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Land is adjacent to the Feniscowles suburb of Blackburn, which forms part of the Blackburn-Darwen large built-up area. Dense tree cover to the east provides strong boundary distinction between the parcel and the urban area, so any expansion of the city into this area would be significant sprawl.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a wide gap of around 6km between Bamber Bridge and Blackburn, with higher ground between the two acting as a significant separating feature. However, urbanising development at Gregson Lane, Coup Green and Hoghton to the north increases the fragility of the gap and the M65 and railway line act as connecting features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is comprised largely of rural uses and the wooded valleys of the River Darwen and the River Roddlesworth create strong distinction from the urban area to the east. Any expansion into this parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

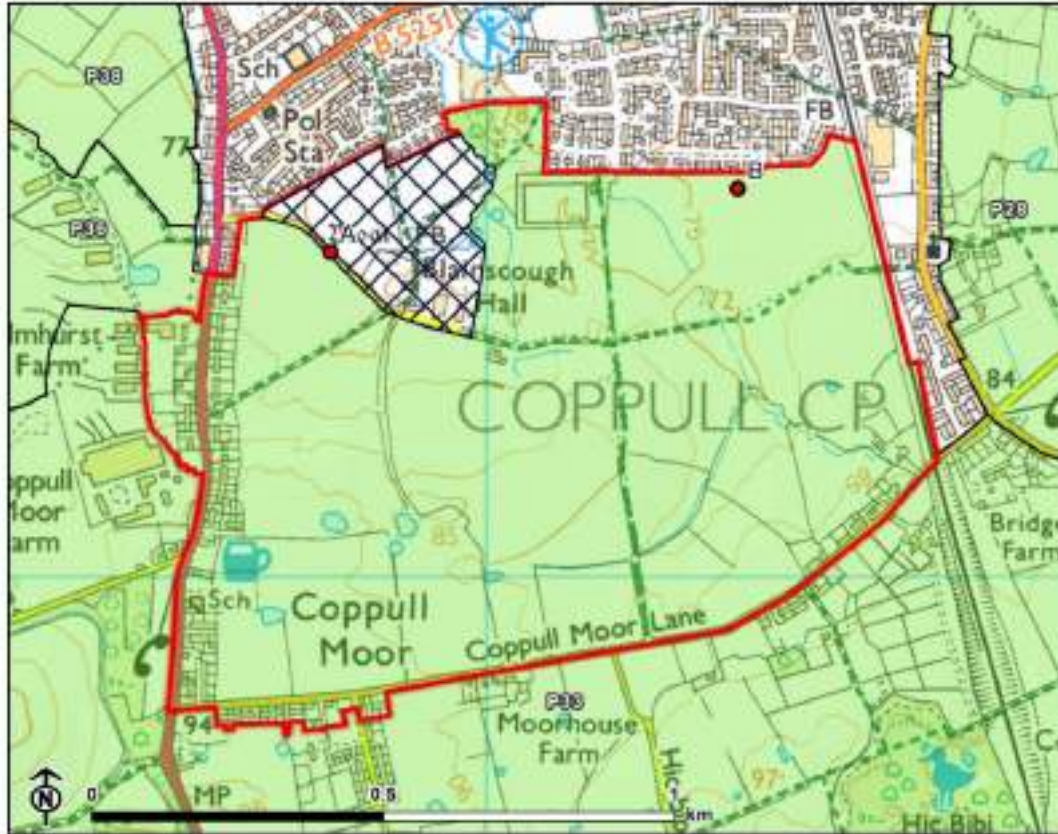
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.








Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Dense tree cover and valley landforms create strong boundary distinction between the parcel and the Feniscowles suburb of Blackburn to the east. As such, there are no strategic-sized areas within the parcel that make a lower contribution. Any westward expansion of Blackburn into the parcel would constitute significant sprawl of the large built-up area and encroachment on the countryside.

Parcel P59



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-  P59
-  Neighbouring parcel
-  Central Lancashire boundary
-  Neighbouring Local Authority
-  Green Belt
-  Location referenced in assessment text
-  Policy BNE3 and G3: Safeguarded land

Land to the south of Coppull, comprising of agricultural land, with the railway line and inset development along Chapel Lane to the east and washed-over development along the A49 Preston Road to the west. There is an area of safeguarded land in the northwest of the parcel (Blainscough Hall, Coppull).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies 2km from Chorley to the northeast, which forms part of the Preston-Chorley large built-up area. Any development in this parcel would be associated with Coppull rather than with Chorley.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lies in a moderate gap between Coppull and Standish to the south, but development to the west and east contains the parcel to an extent. Although the A49 and railway line act as connecting features there is higher ground on Coppull Moor which provides some separation between the settlements.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

The parcel is largely comprised of rural uses but lacks strong enough boundaries to create significant distinction from the inset area to the north and east, and from washed-over development along the A49 to the west.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be considerations when determining the potential for release of land for development within this parcel. For land in the northwest of the parcel (map point A), including an area of safeguarded land, residential development to the west provides a strong boundary feature in this direction, but any release would have a knock-on impact on the contribution of adjacent Green Belt to the south.

For land in the northeast of the parcel (map point B) the railway line provides a strong alternative boundary feature to the east, but there is a lack of alternative boundary features to the south. As a result, a strategic-scale release would have knock-on impacts to the contribution of adjacent Green Belt in this direction.

Parcel P60



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- | | |
|----------------------------------------|--------------------------------------|
| P60 | Policy G4: Protected open land |
| Neighbouring parcel | Absolute Constraint(s) |
| Central Lancashire boundary | National nature reserve |
| Neighbouring Local Authority | Special Protection Area |
| Green Belt | Sites of Special Scientific Interest |
| Location referenced in assessment text | Open access land (CRoW Act) |
| | Flood zone 3b |

Land to the southwest of Longton and west of Walmer Bridge and Much Hoole. The parcel is largely comprised of agricultural land. There is some residential development on local roads within the parcel, mostly notably to the west of Liverpool Road between Longton and Walmer Bridge and to a lesser extent along Station Road west of Much Hoole. This development is mostly linear in form but does have some impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Moderate contribution

The adjacent inset villages of Longton, Walmer Bridge and Much Hoole form part of a chain of settlements that lack strong distinction from each other and which also, on the eastern side of the chain, lie close to the Preston-Chorley large built-up area. Land which is preventing significant expansion of these settlements, including the loss of remaining separation between them, is making some contribution to preventing the perception of sprawl associated with the conurbation.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The nearby settlements are too small to be considered towns, so land in this parcel does not contribute to this purpose.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

The parcel generally has rural uses, but proximity to the inset settlements of Longton, Walmer Bridge and Much Hoole, lack of strong settlement boundary features and the presence of urbanising development extending west from these settlements into the parcel means that contribution to Purpose 3 is only moderate.

Note: this is incorrectly shown as a significant rating on the overview maps – TBC.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

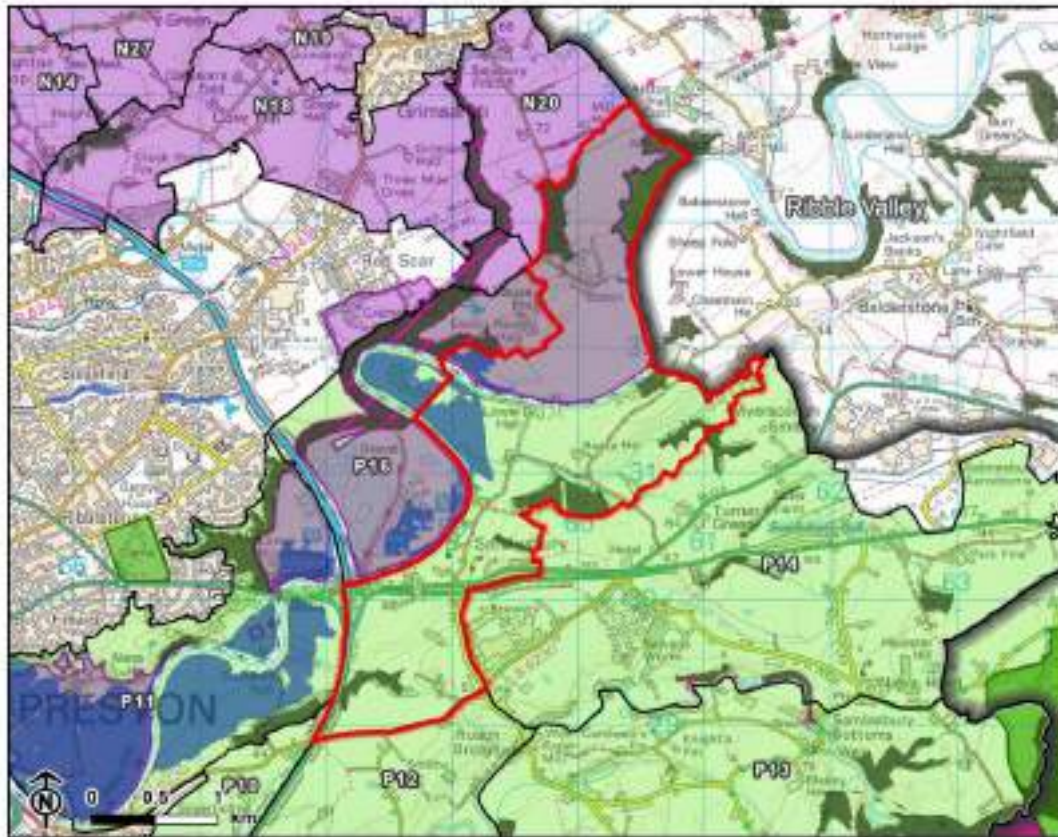
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Checking the sprawl of a large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. For the area to the southwest of Longton, to the south of Formby Crescent and to the west of Liverpool Road (map point A), tree cover to the south and west provides an alternative Green Belt boundary, and land to the south beyond the trees is already subject to urbanising influence from washed-over development along Hall Lane. The developed areas along Hall Lane and Liverpool Road (map point B) have low openness and so make little contribution to the Green Belt purposes.

Land to the west of Liverpool Road between Walmer Bridge and Hall Lane (map point C) is subject to urbanising containment on three sides, but the lack of strong alternative Green Belt boundaries to the west means that any release would impact the contribution of adjacent Green Belt in this direction. There will also be some impact on settlement separation (Purpose 2), although this is limited by the extent of washed-over urbanising development in the Hutton-Walmer Bridge gap.

Parcel P61



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- | | |
|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  P61 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
| |  Registered parks and gardens |
| |  Flood zone 3b |

Land to the east of Preston and to the east of the M6, with the River Ribble passing through the central region of the parcel. The small settlement that forms the historic core of the village of Samlesbury lies in the south of the parcel between the A59 and the river, but this does not have a significant impact on openness within the parcel. The majority of the parcel is comprised of agricultural land. There is some land adjacent to the River Ribble that is constrained by Flood Zone 3b and there are also areas constrained by Ancient

Woodland within the parcel. That part of the parcel which lies to the north of the River Ribble is both Green Belt and Open Countryside (Preston policy EN1).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel lies over 1km from Preston, which forms part of the Preston-Chorley large built-up area. The parcel does not therefore contribute to sprawl of the large built-up area; land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land is too peripheral to the gaps between Preston and Blackburn and between Preston and Longridge to make more than a limited contribution to their separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is comprised largely of rural uses. The M6, River Ribble and associated valleyside slopes and woodlands create strong distinction from the urban edges of Preston. Any development extending into this parcel would constitute a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

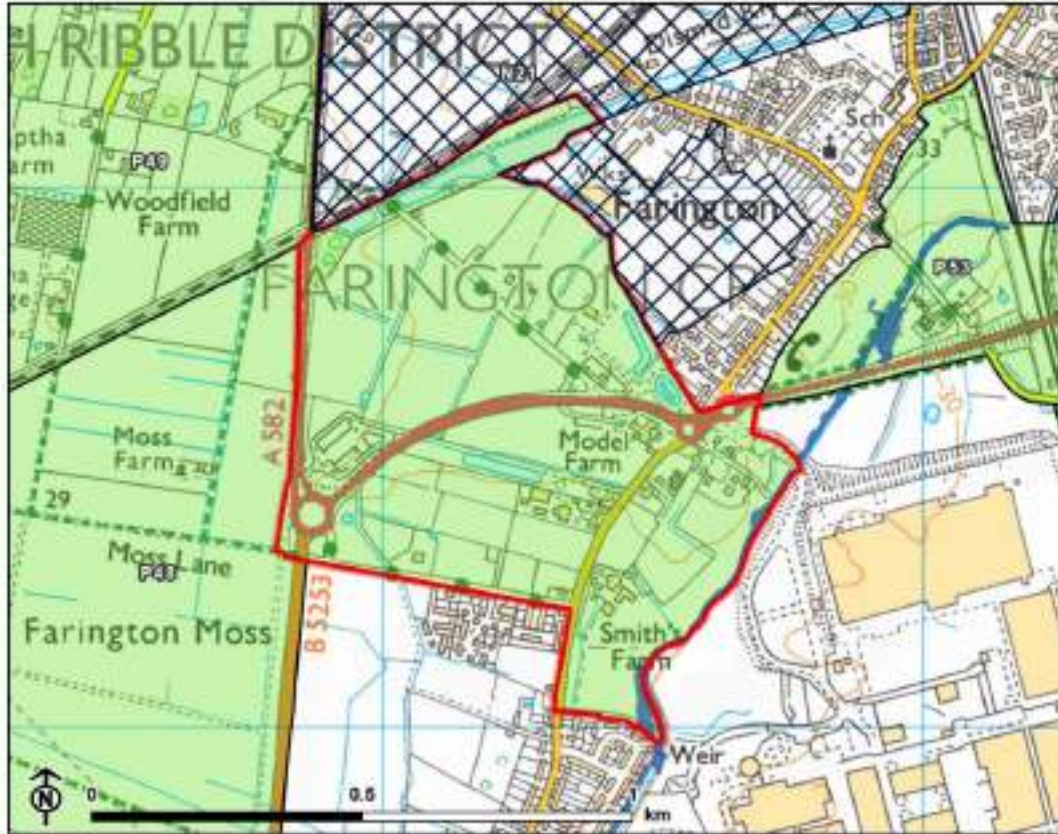
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.







Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. A combination of the River Ribble, the M6 and dense tree cover provides strong boundary distinction between the parcel and Preston. As such, there are no strategic-scale areas within the parcel that can be identified as making a lower contribution.

Parcel P62



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-  <all other values>
-  Neighbouring parcel
-  Central Lancashire boundary
-  Neighbouring Local Authority
-  Green Belt
-  Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
-  Flood zone 3b

Land lies between Leyland and Lostock Hall to the north and south respectively, which creates a degree of containment. The A582 forms the western boundary of the parcel and also bisects the parcel from west to east. The River Lostock passes through the eastern region of the parcel, which is largely comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Moderate contribution

Land within the parcel is partially contained within the large built-up area, although has some connectivity with the wider Green to the west.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

The parcel lies in a very narrow gap, but which maintains clear separation between Leyland and Lostock Hall. Although the proximity of urban areas means that land here lacks strong distinction from settlements, the narrowness of the gap means that it is still performing a significant in preventing merger.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

Although large areas of the parcel have rural uses, the urbanising influence of nearby settlements means that there are no strategically-sized areas of land that have strong distinction from all urban edges.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Prevention of the coalescence of towns (Purpose 2) is likely to be the most

significant consideration when determining the potential for release of land for development within this parcel. Any strategic scale release within the parcel would contribute to effectively merging the two currently distinct settlements.

Parcel N1



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- | | |
|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|  N1 |  Policy BNE3 and G3:
Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
|  Location referenced in
assessment text |  Registered parks and gardens |
|  Policy BNE2: Other open
countryside |  Open access land (CRoW Act) |
| |  Flood zone 3b |

Land to the east of Chorley and the M61, comprising largely of agricultural land. This land is not in the Green Belt but is covered by the Chorley Other Open Countryside designation (BNE2). The settlement of Knowley lies in the northern half of the parcel, but this does not have a significant impact on openness. There is an area of safeguarded land (East of M61, Chorley) adjacent to the M61 in the west of the parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Chorley, which forms part of the Preston-Chorley large built-up area. The M61 to the west provides strong boundary distinction between the parcel and the inset area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land within the parcel lies in a wide gap between Chorley and Darwen to the east, with elevated ground on the West Pennine Moors acting as a significant separating feature.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and steeply sloping land within the parcel and the M61 to the west creates strong distinction from Chorley. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

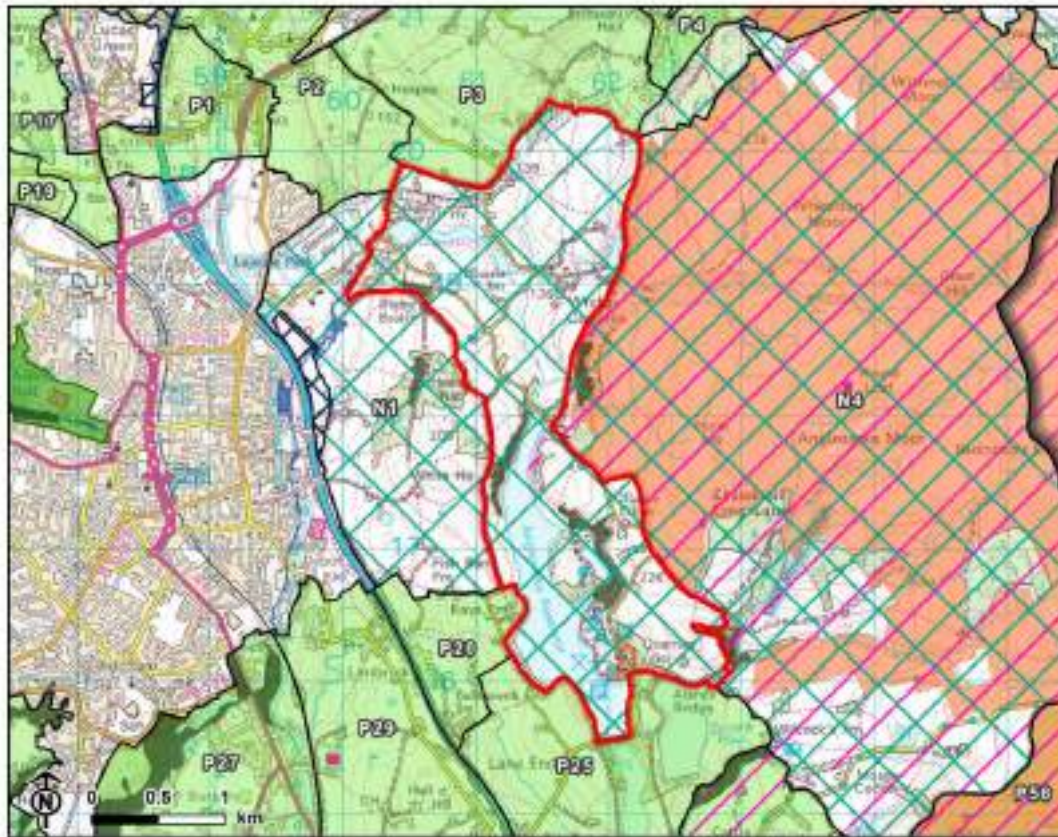
Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of

the countryside from encroachment are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. The M61 forms a strong, consistent boundary between the parcel and Chorley to the west. Any eastward expansion of the settlement would cross this boundary and constitute significant sprawl of the large built-up area and encroachment on the countryside. Similarly, dense tree cover forms a consistent boundary to the south of Great Knowley in the north of the parcel, creating strong boundary distinction between the parcel and this inset area. There is a housing estate adjacent to Black Brook to the northeast of the parcel, but this area is too small to exert any significant urbanising influence over strategically-sized areas of land.

The area of safeguarded land in the west of the parcel (map point A) has some existing development in the form of a small business park, and lies on flatter land compared to the rest of the parcel, but the business park is fairly well screened by tree cover and any strategic urban expansion in this area would still breach the strong, consistent boundary formed by the M61.

Parcel N3



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Land between Chorley and the West Penine Moors, comprising largely of agricultural land in the north and Anglezarke Reservoir in the south. This land is not in the Green Belt but is covered by the Chorley Other Open Countryside designation (BNE2). There is a housing estate in the northwest of the parcel, to the south of Heapey Reservoir, that lacks openness and therefore would make no contribution to the Green Belt purposes .

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Chorley, which forms part of the Preston-Chorley large built-up area, lies over 1km from the majority of the parcel. Intervening land provides strong separation between them, and performs the role of checking sprawl, so the parcel does not contribute to this purpose.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land within the parcel lies in a wide gap between Chorley and Darwen to the east, with elevated ground on the West Pennine Moors acting as a significant separating feature.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The south of the parcel is largely comprised of a large reservoir and the remainder of the parcel generally has rural uses. The sloping landform in the north and water in the south create strong distinction from Chorley to the west. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

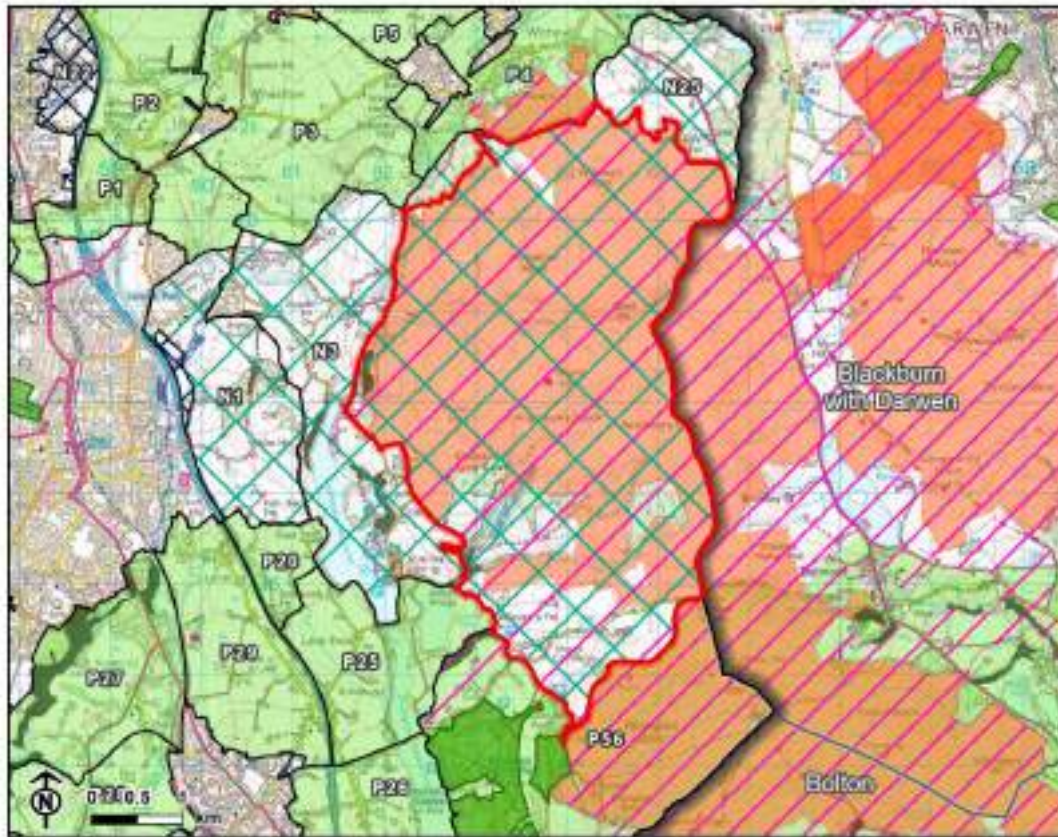
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The parcel lies at some distance from inset areas, away from urbanising influences and development would constitute significant encroachment on the countryside. Although the housing estate south of Heapey Reservoir lacks openness it is too small to exert any significant urbanising influence over strategically-sized areas of land.

Parcel N4



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- | | |
|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  N4 |  Policy BNE3 and G3: Safeguarded land |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
|  Policy BNE2: Other open countryside |  Registered parks and gardens |
| |  Open access land (CRoW Act) |
| |  Flood zone 3b |

Land between Chorley and Darwen comprising entirely of the West Pennine Moors SSSI. This land is not in the Green Belt but is covered by the Chorley Other Open Countryside designation (BNE2).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 2 – Preventing neighbouring towns from merging into one another

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 4 – Preserving the setting and special character of historic towns

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

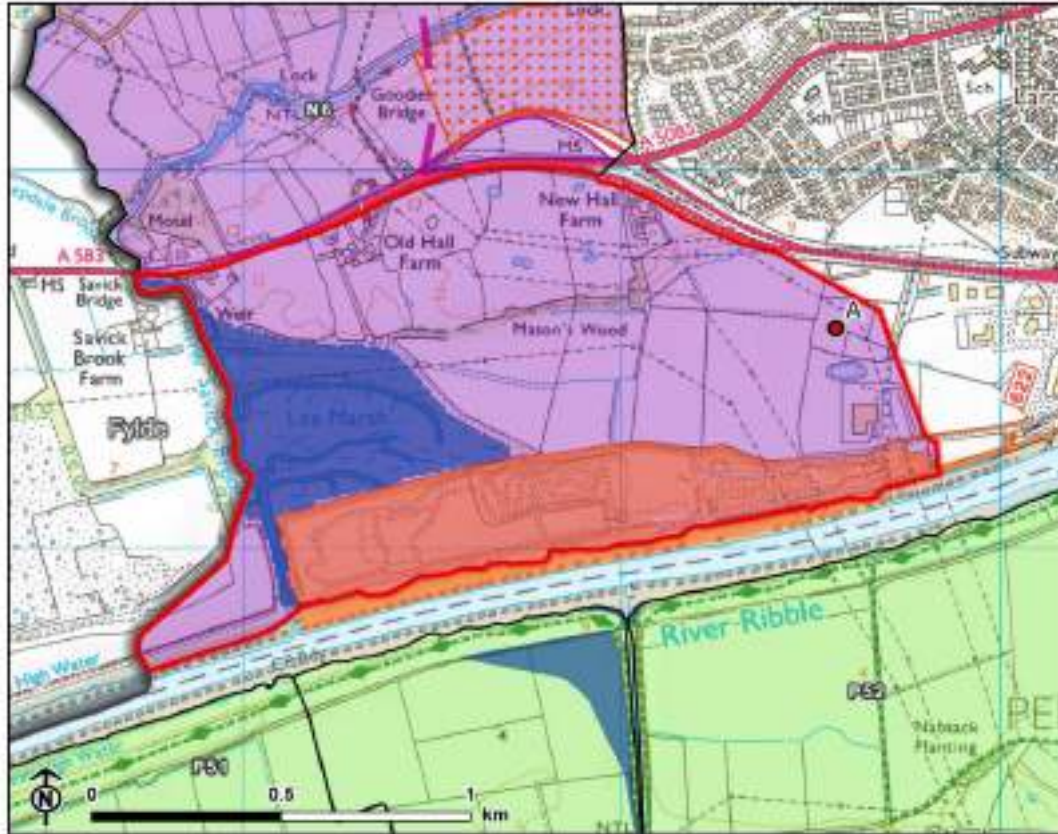
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

The potential for strategic-scale release has not been considered as the entire parcel is constrained by the West Pennine Moors SSSI.

Parcel N5



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- | | |
|----------------------------------------|-------------------------------|
| N5 | Policy EN1: Open countryside |
| Neighbouring parcel | Absolute Constraint(s) |
| Central Lancashire boundary | Open access land (CRoW Act) |
| Neighbouring Local Authority | Flood zone 3b |
| Committed development site | |
| Green Belt | |
| Location referenced in assessment text | |

Land to the west of Preston with the River Ribble lying to the south and the A583 lying to the north. The parcel, which is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1), is comprised of agricultural land. An off-road motorsport leisure area alongside the river is open access land, which constitutes an absolute constraint to development, an area of Flood Zone 3b in the west of the parcel is likewise constrained.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

Land is directly adjacent to Preston to the east, which forms part of the Preston-Chorley large built-up area. The A583 and associated tree cover along the slope that marks the edge of the Ribble Valley creates strong boundary distinction between the parcel and residential development to the northeast. The boundary of the EN1 designation to the east doesn't follow any physical features, and excludes the scrub vegetation and hedgerows which help to screen the industrial estate to the east, but the western reaches of the parcel are far enough from the urban edge for there to be little urbanising influence.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lie in a wide gap between Preston and Freckleton/Warton but there are no significant separating features and the A583 and A584 provide a direct link. It also lies in a slightly wider gap to Kirkham/Wesham but intervening urban development along the A583 reduces perceived separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses. Land in the west of the parcel has strong distinction from Chorley, so development here would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

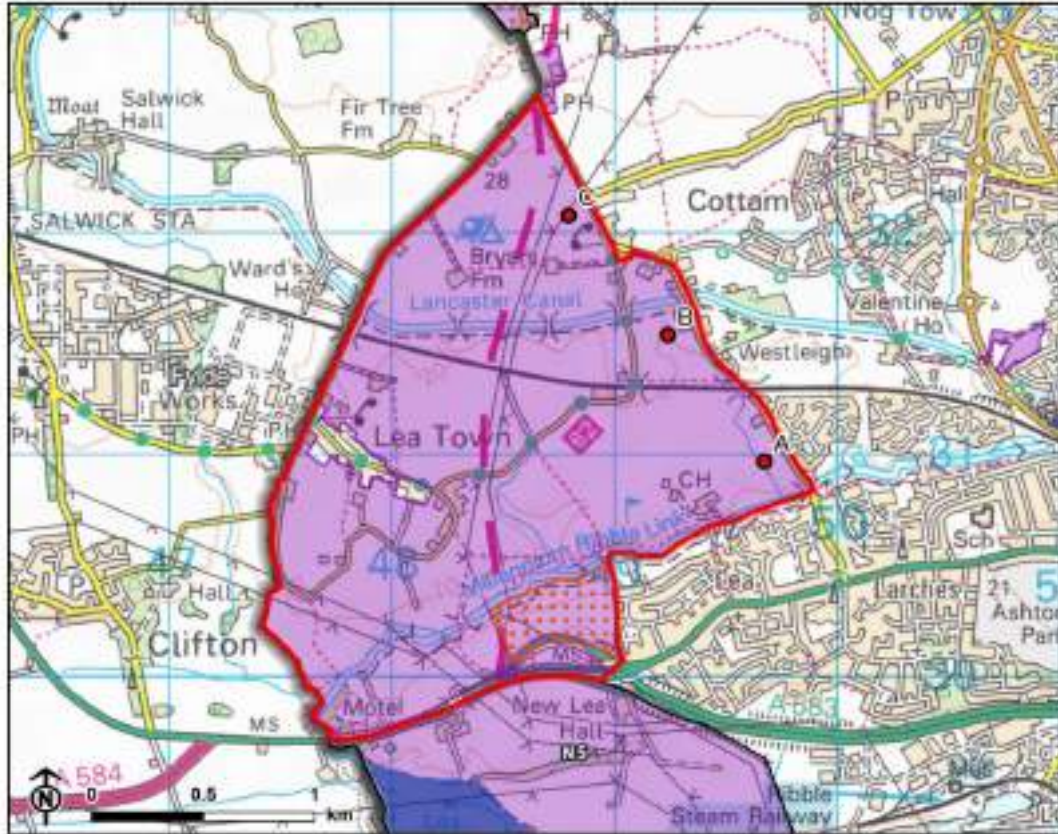
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.





Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within the parcel. The weak boundary along the eastern edge of the EN1 designation, and the urbanising presence of a waster transfer station off Wallend Road within the EN1 area, means that land in this area (map point A) makes a weaker contribution to the Green belt purposes, but any strategic-scale release here would have a knock-on urbanising impact on land to the west due to a lack of alternative strong boundary features.

Parcel N6



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- | | |
|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|  N6 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Open access land (CRoW Act) |
|  Neighbouring Local Authority |  Flood zone 3b |
|  Committed development site | |
|  Location referenced in assessment text | |

Land to the west of Preston, which is bisected north-south by the currently under construction Preston Western Distributor Road (shown by a pink dashed line on the map above). This land is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1). There is linear residential development within Lea Town in the west of the parcel, but this does not have a significant impact on openness. The majority of the parcel is comprised of agricultural land, but Ashton and Lea Golf Course and the Preston North End

training ground at Springfields lie within the east of the parcel. At the southern end of the parcel, land to the west of Dodney Drive is to be developed as a residential area, and will consequently lose openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up

Significant contribution

Land within the parcel is directly adjacent to Preston, which forms part of the Preston-Chorley large built-up area. To the north of Savick Brook (map point A), Lea Road forms a consistent edge between the urban area and most of the parcel, and although it doesn't mark a strong visual barrier some parts of the parcel are far enough from the urban edge to have strong distinction from it.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land lie in a wide gap between Preston and Kirkham/Wesham but intervening urban development along the A583 reduces perceived separation. It also contributes to the separation of Preston from Freckleton/Warton, which lack intervening urban development but which are directly connected by the A583 and A584 and lack significant separating features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and land in the central and western parts of the parcel has strong distinction from Preston. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

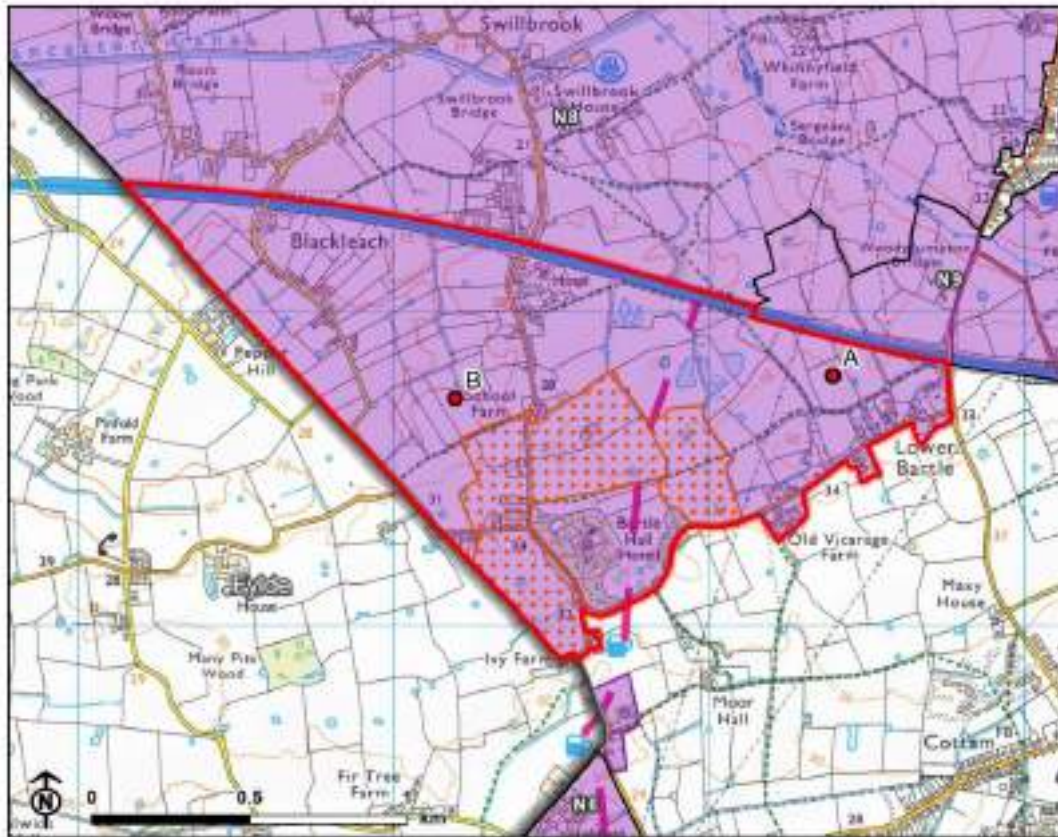
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land





Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. Land in the central and western parts of the parcel lies at some distance from Preston, away from urbanising influences, and development would be considered significant encroachment on the countryside and sprawl of the large built-up area. Development at Lea Town in the west of the parcel is not sufficient to exert any significant urbanising influence over strategically-sized areas of land.

However, there are fields adjacent to Lea Road that have weaker distinction from the urban area due to the lack of strong urban edge boundary features to limit visual urbanising influence. South of the Lancaster Canal (map point B) any release would cause a knock-on increase in urban influence on adjacent land to the west. The railway line would form a strong boundary to the south, but there would still be some urbanising containment of open land beyond it. To the north of the canal (map point C), where the forthcoming Preston Western Distributor Road is relatively close to the current urban edge, the new road would form a boundary that would limit impact on the countryside beyond, although again there would be some urbanising impact on land to the south. As a whole, the impact on the wider countryside of the development of the eastern half of this parcel would be limited by the presence of the Preston Western Distributor Road as a strong alternative urban boundary. Any development beyond this would represent a significant expansion of Preston.

Parcel N7



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- | | |
|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|  N7 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Flood zone 3b |
|  Neighbouring Local Authority | |
|  Committed development site | |
|  Location referenced in assessment text | |

Land to the northwest of the Cottam suburbs of Preston, with the M55 lying to the north, bisected north-south by the currently under construction Preston Western Distributor Road (shown by a pink dashed line on the map above). This land is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1). The parcel is comprised largely of agricultural land, but there is a significant area committed for the development of the Bartle Garden Village that will result in loss of openness. There is some

residential development within Lower Bartle in the southeast of the parcel but this is quite dispersed and does not have a significant impact on openness in the parcel.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up

Significant contribution

Although the parcel does not lie directly adjacent to the current urban area of Preston, it adjoins land allocated for development that is not defined within the EN1 countryside area, and the area in which Bartle Garden Village is to be developed. Treating the EN1 area as Green Belt, this means that the Garden Village will in effect be extending the Preston-Chorley large built-up area beyond the Preston Western Distributor Road.

With only hedgerows to form boundary features, and no landform or land cover to create visual separation, much of the parcel currently lacks strong distinction from unprotected land adjacent to the urban area and/or from the Garden Village site. However, the northwestern part of the parcel retains stronger separation from these areas and so makes a significant contribution to preventing sprawl of the Preston-Chorley large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

Much of the land within the parcel is characterised by rural uses. The absence of EN1 land between the parcel and the urban edge together with the forthcoming Bartle Garden Village development mean that much of the parcel may lack separation from urban development, but the northwestern part of the parcel will retain strong distinction from Preston. Development in the latter area would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

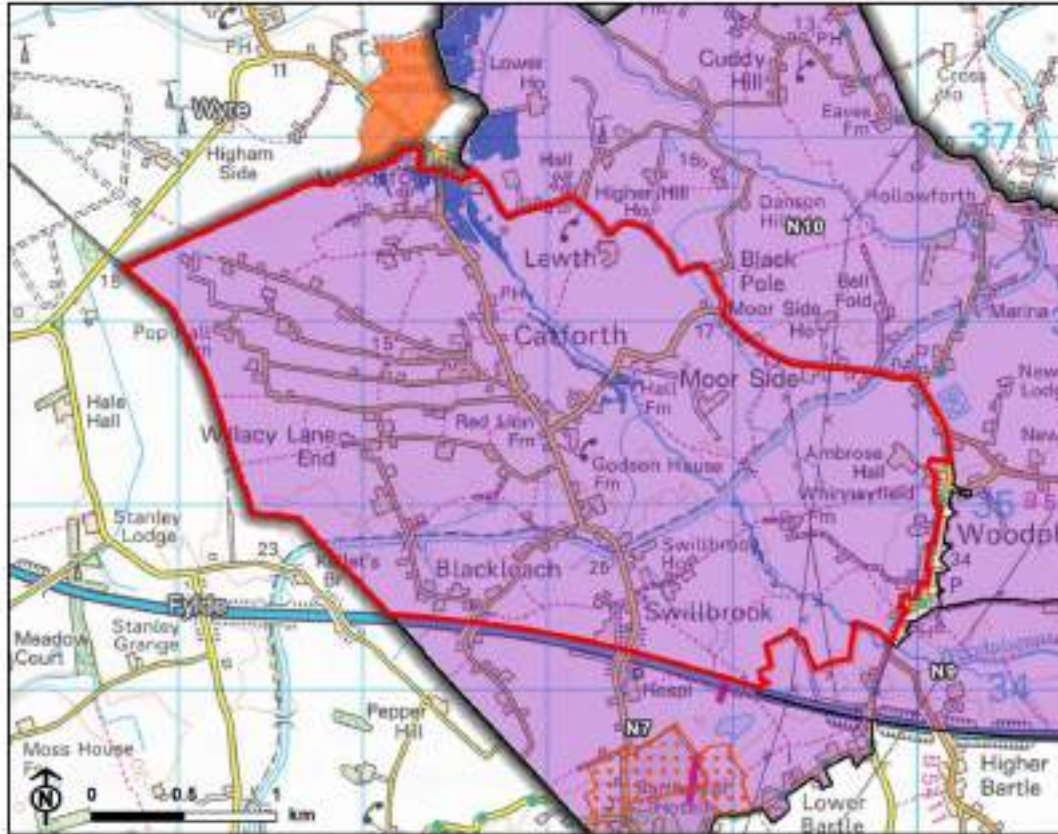
Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel.

Although Lower Bartle is too small to exert any significant urbanising influence over strategically-sized areas of land, it directly adjoins land to the south which has no open land designation, and so in effect marks the potential urban edge. To the west there is a very narrow gap between Lower Bartle and the forthcoming Bartle Garden Village. Taking into consideration the urbanising and containing influence of the M55 and the forthcoming Preston Western Distributor Road, land in the northeast of the parcel (map point A) will be likely to make a more limited contribution to the Green Belt purposes, and its development would have only limited impact on the integrity of the wider countryside. If the forthcoming Bartle Garden Village was already going to constitute an extension of the large built-up area, and this part of parcel was maintaining its separation from the main urban area, then development here would have a more significant impact on Green Belt Purpose 1 than will be the case.

To the west of the route of the Preston Western Distributor Road (map point B), the presence of urban development in Bartle Garden Village will weaken the contribution adjacent open land would make to both Green Belt Purpose 1 and Purpose 3. Any development here would have a knock-on impact on

countryside beyond (potentially including land in Fylde), but this would not be as significant a boundary impact as would be the case if Bartle Garden Village was not already going to be extending the Preston urban area it beyond the Preston Western Distributor Road. The knock-on impact of development on adjacent land will be lowest in the area contained between the Preston Western Distributor Road, Rosemary Lane and the M55.

Parcel N8



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- | | |
|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|  N8 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Open access land (CRoW Act) |
|  Neighbouring Local Authority |  Flood zone 3b |
|  Committed development site | |

Land to the northwest of Preston and to the north of the M55. This land is not in the Green Belt but is designated Open Countryside (EN1), other than the village of Woodplumpton in the southeast of the parcel. The parcel is mostly agricultural land; several smaller settlements, such as Catforth and Swillbrook, lie within the parcel but these include open land and have little urbanising influence.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies to the north of the M55, and this boundary together with intervening land create strong separation from Preston (which forms part of the Preston-Chorley large built-up area). Intervening land rather than this parcel contributes to preventing its expansion.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and is separated from the urban area of Preston by the M55. Woodplumpton has only a localised urbanising influence, so the majority of land in the parcel has little relationship with any urban area. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

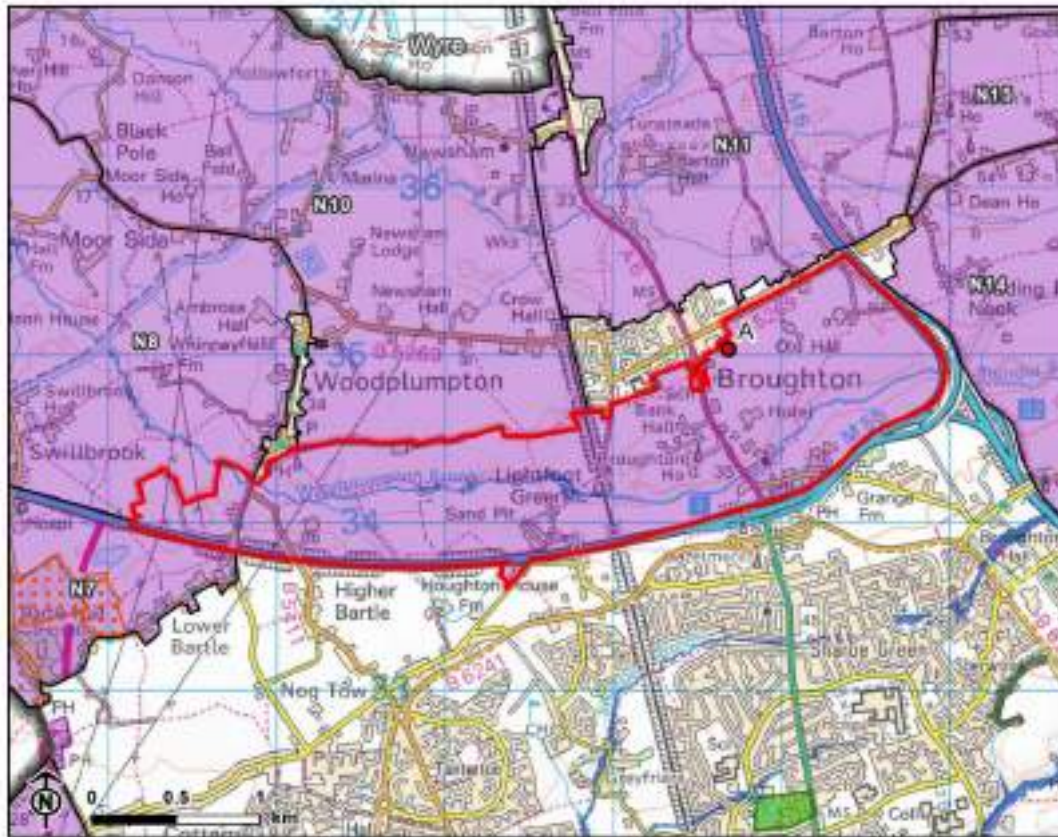
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.












Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Most of the parcel has significant separation from the urban area of Preston, and the inset village of Woodplumpton is too small to exert any significant urbanising influence over strategically sized areas of land, so any development within the parcel would constitute significant encroachment on the countryside and would cause a knock-on urbanising influence on adjacent open land.

Parcel N9



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- | | |
|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|  N9 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Scheduled monument |
|  Neighbouring Local Authority |  Ancient woodland |
|  Committed development site |  Registered parks and gardens |
|  Location referenced in assessment text |  Flood zone 3b |

Land to the north of Preston, with the M55 lying to the south and the settlements of Woodplumpton and Broughton lying to the north. This land is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1). There are a number of mostly commercial developments off Garstang Road, between Preston and Broughton, but these are set within a well-treed area and so do not have a significant impact on openness. The majority of the parcel is comprised of agricultural land.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The M55 marks the current edge of the Preston in the eastern part of the parcel, and the planned urban edge to the western part of the parcel where land to the south of the motorway is allocated as the North West Preston Strategic Location (policy MD2). The M55 is a strong boundary feature beyond which any development would constitute significant sprawl of the Preston-Chorley large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The parcel does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel comprises largely of rural uses. All of the parcel has strong distinction from Preston and much of it is far enough from the villages of Woodplumpton and Broughton to the north (which are inset from the EN1 open countryside designation) to have strong distinction from these also. Development in these areas would be considered a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

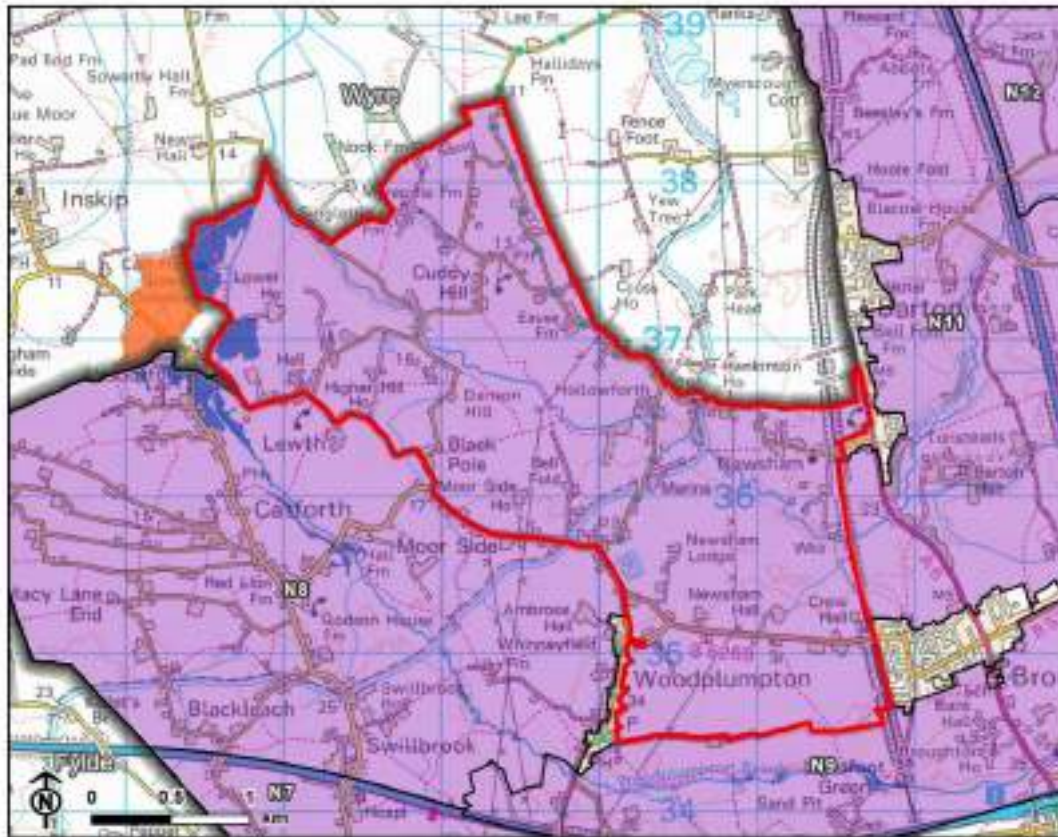
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.








Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. The M55 forms a consistent boundary to the south between the parcel and Preston. Any northward expansion of Preston would constitute significant sprawl of the large built-up area and encroachment on the countryside. There is land to the south of Broughton (map point A) that has weaker distinction from the inset area, but any release here would weaken Broughton's distinction from Preston, threatening its status as a distinct settlement rather than a suburb the large built-up area. Development to the south of Woodplumpton would similarly weaken separation from land allocated for development at Higher and Lower Bartle.

Parcel N10



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|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|  N10 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Open access land (CRoW Act) |
|  Neighbouring Local Authority |  Flood zone 3b |

Land to the north of Preston, west of the B5269, within the Open Countryside designation (EN1). The inset settlements of Woodplumpton and Broughton are adjacent to the south of the parcel. There is some residential development on local roads within the parcel and the village of Cuddy Hill lies in the northeast, but this does not have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The majority of the parcel lies over 2km from Preston, which forms part of the large built-up area that extends from Preston to Chorley, and therefore does not contribute to preventing its expansion. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The parcel does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel general has rural uses and contains land that lies at some distance from the inset areas to the south. Development would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

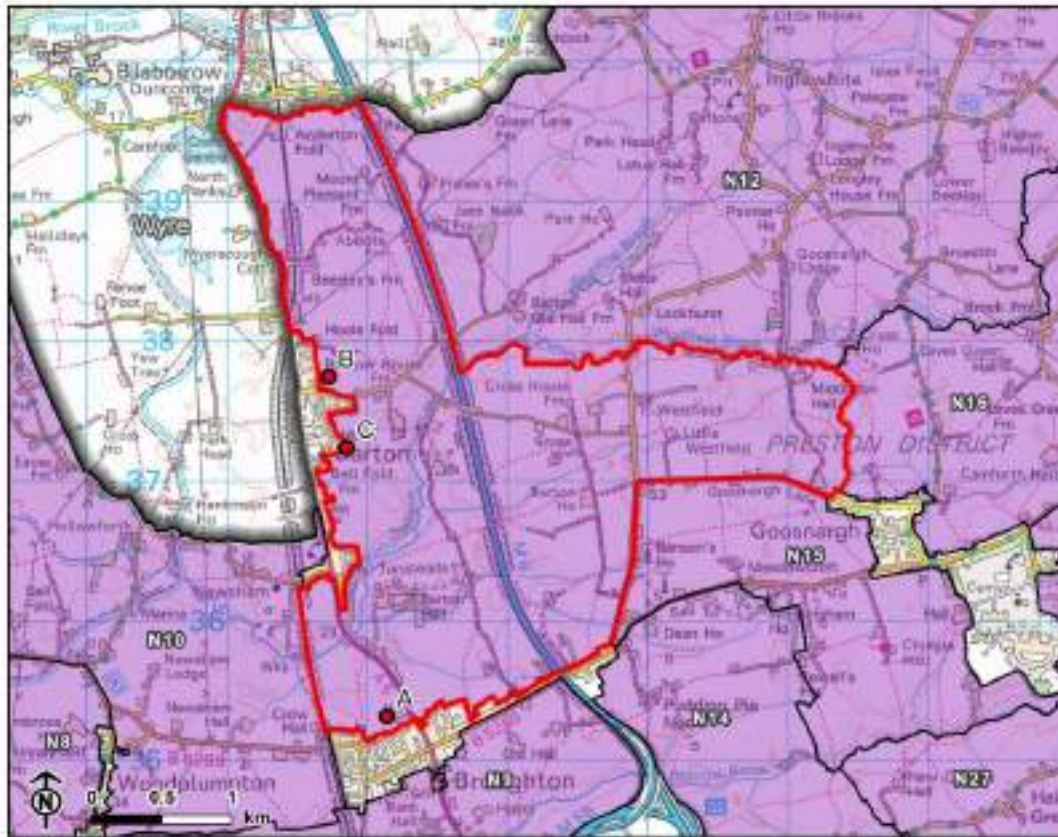
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of

land for development in this parcel. The majority of the parcel lies a significant distance from urban areas. Broughton lies adjacent to the southeast of the parcel but the railway line forms a consistent boundary to this settlement, beyond which any westward expansion would constitute significant encroachment on the countryside. The village of Woodplumpton to the southwest is too small to exert any significant urbanising influence over strategically-sized areas of land.

Parcel N11



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Land to the north of Broughton and south of Bilsborrow. Barton lies on the district boundary, which forms the western edge of the parcel, midway between Broughton and Bilsborrow. This parcel, the majority of which is in agricultural use, is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 1km from Preston, which forms part of the Preston-Chorley large built-up area to the south, and therefore does not contribute to preventing its expansion. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Broughton, Barton and Bilsborrow are too small to be considered towns, so the parcel does not contribute to this purpose.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses. Barton, Broughton and Bilsborrow all lie outside of designated countryside areas (the latter within Wyre), but the parcel contains land that is far enough from these villages to have strong distinction from urban development. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

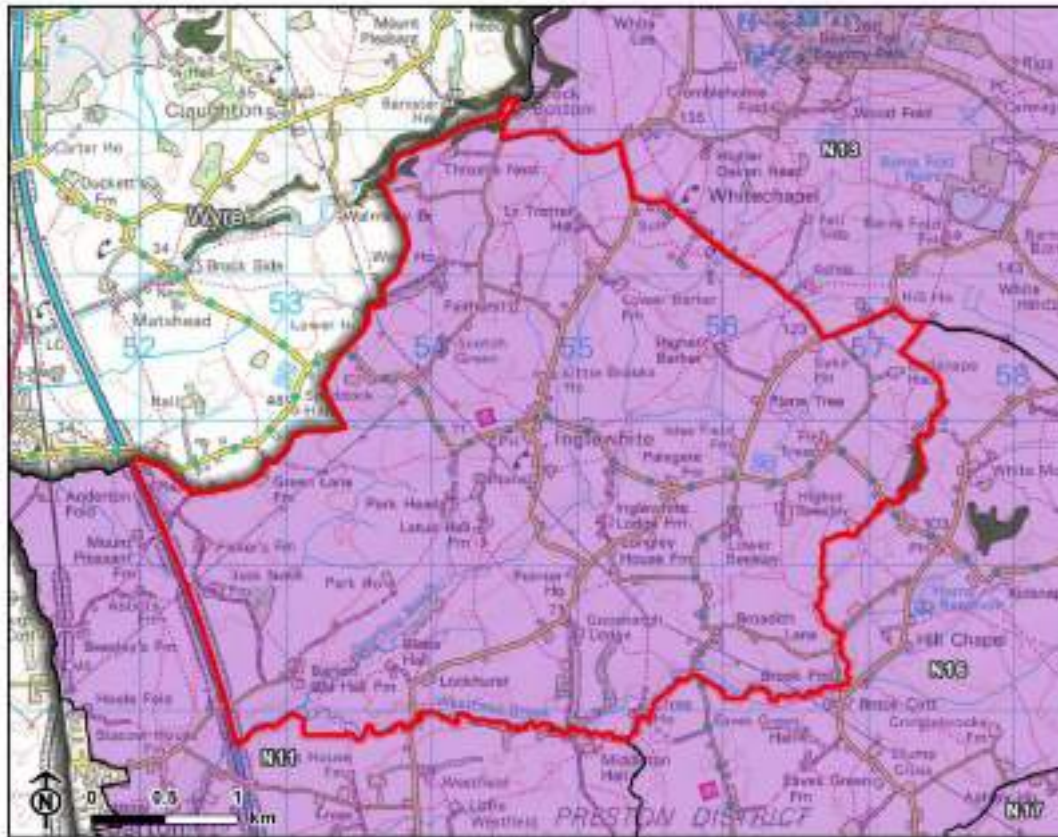
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

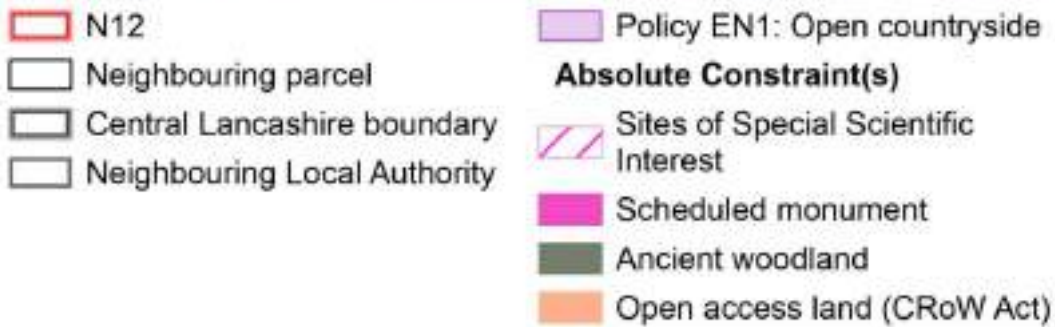
Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land in the east of Barton Brook and the M6 within the parcel has strong distinction from the inset areas, and any development in these areas would constitute significant encroachment on the countryside. Land to the north of Broughton (map point A) has weaker distinction from Broughton where only garden boundaries provide separation from the settlement. The railway line to the west and Garstang Road and adjacent tree cover to the east and northeast provide alternative boundary features that would minimise any urbanising impact on adjacent land in the event of a release of land for development.

Land adjacent to the northeast and southeast of Barton (map points B and C) also makes a weaker contribution to Purpose 3 given that there is a lack of strong boundary features at the inset edge to provide separation. For land to the northeast, there is lack of alternative boundary features to the east and therefore a release of land for development would impact the contribution of adjacent open land. For land to the southeast, Barton Brook valley provides an alternative boundary feature, but strategic-scale development would be likely to weaken the contribution of any remaining open land between the village and the M6.

Parcel N12



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Land to the north of Preston, with the M6 lying to the west and Beacon Fell Country Park lying to the northeast. The village of Inglewhite lies in the centre of the parcel but this does not have a significant impact on openness. The parcel is largely comprised of agricultural land. This land is not in the Green Belt but is all covered by the Preston Open Countryside designation (EN1).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 3km from Preston to the south, which forms part of the Preston-Chorley large built-up area, and therefore does not contribute to its expansion. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The parcel does not lie between neighbouring towns.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and lies on land that is a significant distance from any urban settlements. Development in this parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

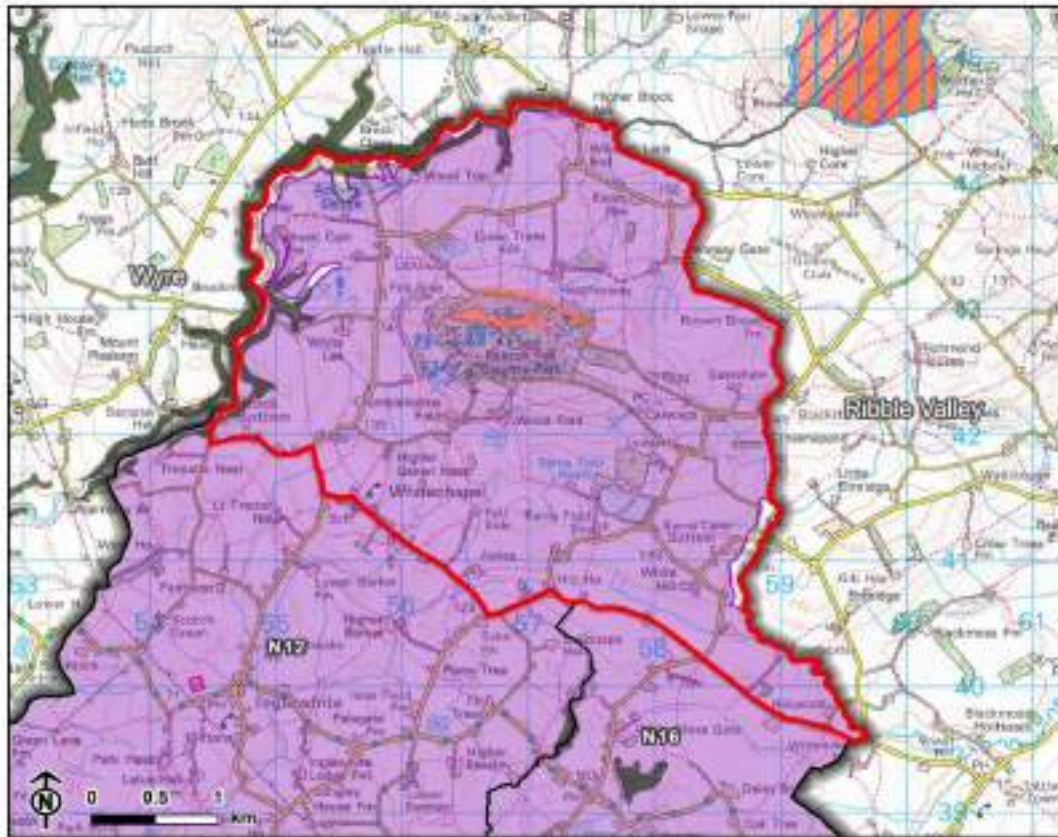
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land







Land to the north of Preston, comprising of Beacon Fell Country Park. The parcel is entirely constrained by the Forest of Bowland AONB. This land is not in the Green Belt but is covered by the Preston Open Countryside designation

(EN1).

Parcel N13



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- | | |
|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  N13 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Special Protection Area |
|  Neighbouring Local Authority |  Sites of Special Scientific Interest |
| |  Scheduled monument |
| |  Ancient woodland |
| |  Open access land (CRoW Act) |

Land to the north of Preston, comprising of Beacon Fell Country Park. The parcel is entirely constrained by the Forest of Bowland AONB. This land is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 2 – Preventing neighbouring towns from merging into one another

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 4 – Preserving the setting and special character of historic towns

Not assessed

The contribution of this parcel has not been assessed as it is entirely constrained.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

The potential for strategic-scale release has not been considered as the entire parcel is constrained by the Forest of Bowland AONB.

Parcel N14



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Land to the north of Preston and to the east of the M6, comprising largely of agricultural land. This land is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1). There is some residential development along Whittingham Lane in the north of the parcel, forming an extension of linear development out from Broughton which is inset from the open countryside .

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel is directly adjacent to Preston, which forms part of the Preston-Chorley large built-up area. The M6 to the west creates strong boundary distinction between the parcel and the urban area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land in the south of the parcel lies in a relatively wide gap between Preston and Longridge, but the intervening inset villages of Grimsargh and Goosnargh diminish perceived separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and the M6 creates strong distinction from Preston. Most of the parcel also has strong distinction from Broughton. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

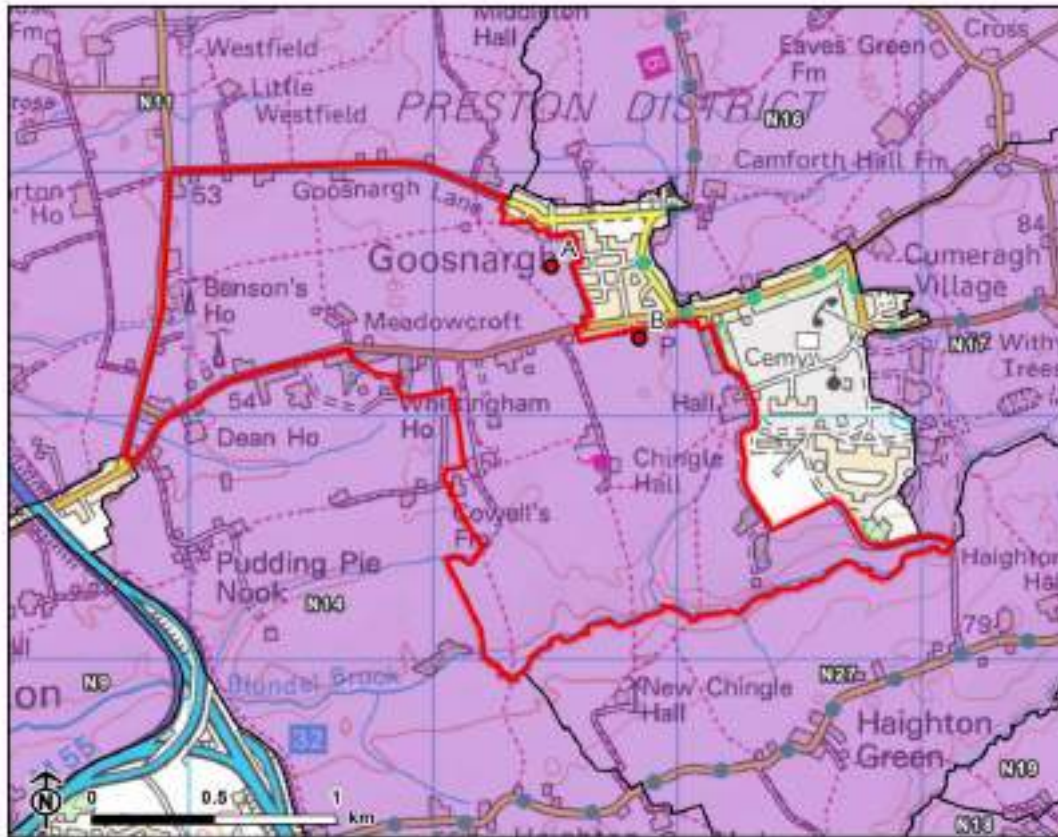
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. The M6 forms a consistent boundary to the west between the parcel and Preston, so any expansion of the city would constitute a significant weakening of the role of the M6 as an urban boundary. At Broughton, where inset development already extends east of the motorway, there is an area of land contained between the inset settlement, the M6 and well-treed field boundaries (map point A) where in the absence of strong boundary features the distinction between the urban area and open land is weaker, and development would have a limited strategic impact on the Green Belt purposes. Any expansion further east, however, would cross strong tree cover into an area which has stronger distinction from the urban area.

Parcel N15



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- N15
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Location referenced in assessment text
- Policy EN1: Open countryside
- Absolute Constraint(s)**
- Scheduled monument

Land to the north of Preston and to the west of the settlement of Goosnargh. There are some residential dwellings along the B5269 within the parcel, but these do not have a significant impact on openness. The parcel, which is comprised of agricultural land, is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel is located over 1km from Preston to the southwest, which forms part of the Preston-Chorley large built-up area, and therefore does not contribute to its expansion. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land within the parcel lies in a wide gap between Preston and Longridge. Development at Goosnargh lies within the gap, but landform and landcover still maintain reasonably strong separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses. The M6 creates strong separation from Preston and tree cover creates strong separation from inset development to the east of Broughton. Most land within the parcel is far enough from Goosnargh to also have strong distinction from that inset settlement. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

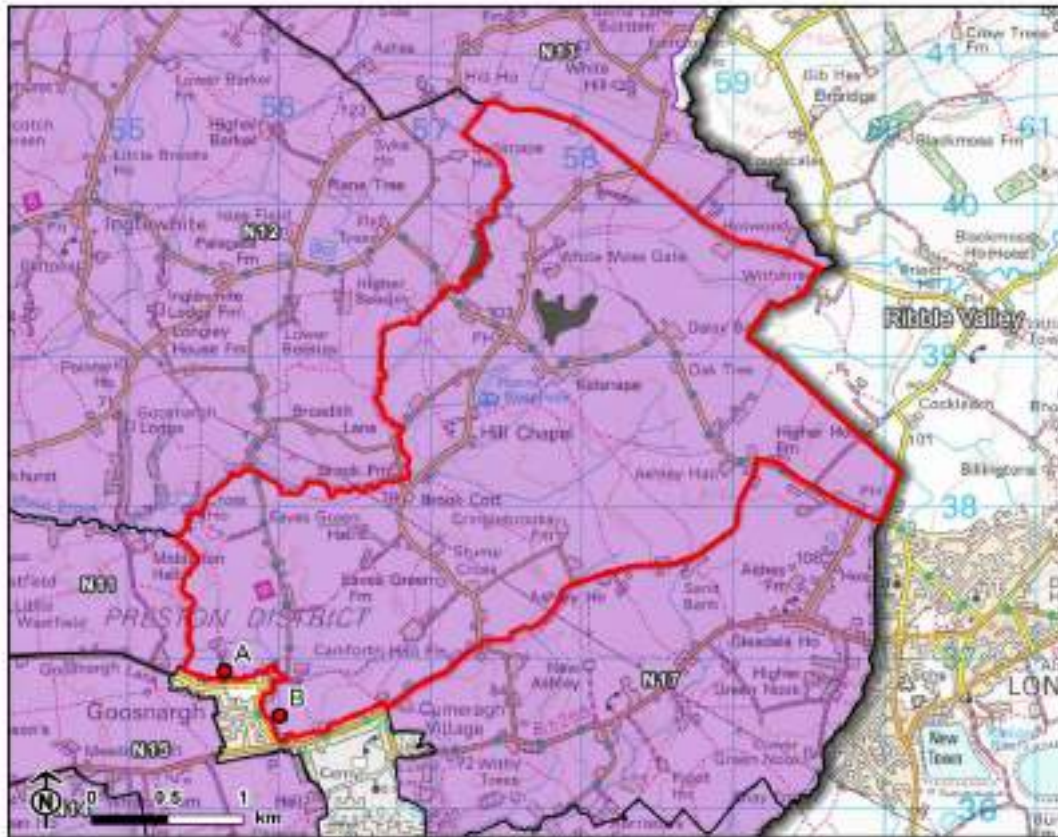
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. Land in the northwest and south of the parcel lies a significant distance from the urban areas of Goosnargh and Preston and development in these areas would therefore be considered significant encroachment on the countryside. Land to the west (map point A) and south (map point B) makes a weaker contribution to Purpose 3 given that these areas have weaker distinction from the adjacent settlement of Goosnargh where there are only garden boundaries at the inset edge. However, in both areas, any release of land for development would have a knock-on impact on the contribution of adjacent land due to a lack of alternative boundary features.

Parcel N16



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- | | |
|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|  N16 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Scheduled monument |
|  Neighbouring Local Authority |  Ancient woodland |
|  Location referenced in assessment text |  Open access land (CRoW Act) |

Land to the northeast of Goosnargh and northwest of Longridge, with the Forest of Bowland AONB lying to the north of the parcel. There are some residential dwellings on local roads within this parcel, but this does not have a significant impact on openness in the parcel. The parcel is comprised largely of agricultural land. This land is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

Land within the parcel lies over 3km from Preston, which forms part of the Preston-Chorley large built-up area. The parcel does not therefore contribute to preventing sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The parcel is too far to the north of Preston to play a role in maintaining the gap between Preston and Longridge.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses, with the majority of land lying at some distance from the urban areas of Goosnargh and Longridge. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

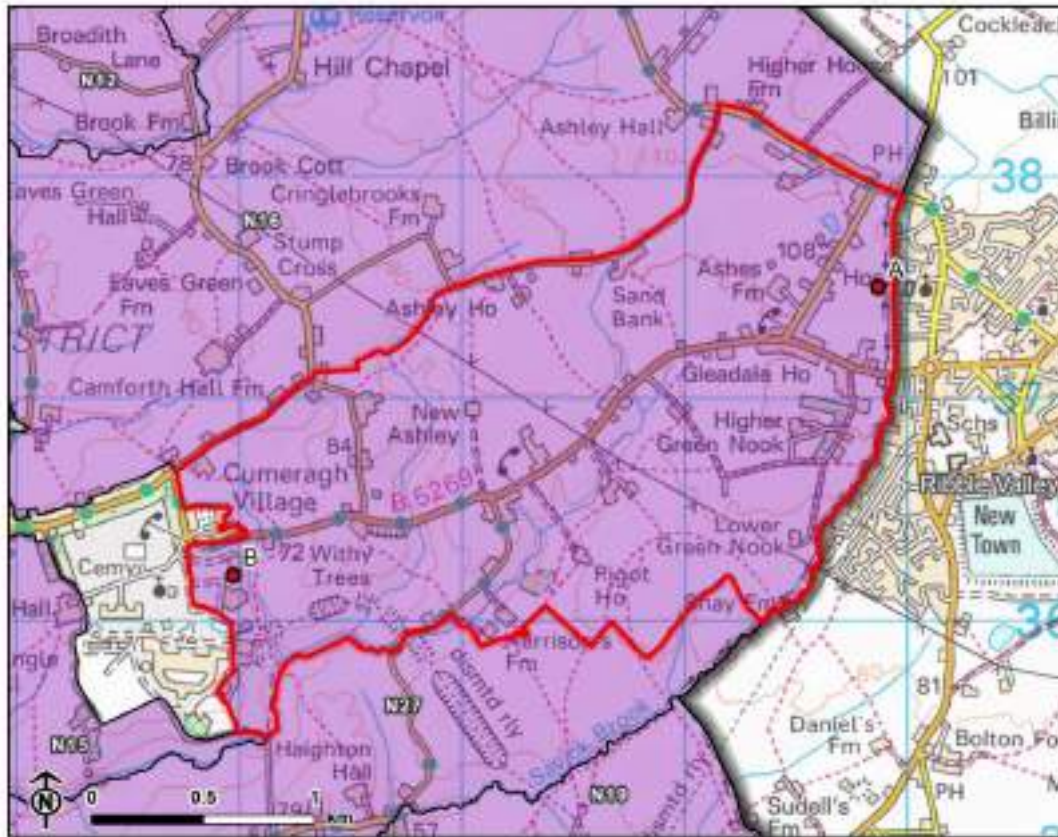
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be a significant consideration when determining the potential for release of land

for development within this parcel. Land within the majority of the parcel lies a significant distance from the urban area, where development would be considered significant encroachment on the countryside. Land to the north (map point A) and east (map point B) of Goosnargh makes a weaker contribution to Purpose 3 given that there is little boundary distinction between the parcel and the urban area where there are only garden boundaries at the urban edge. However, there is a lack of strong alternative boundary features to the north and east and therefore any release of land for strategic-scale development would result in a knock-on weakening of the contribution of adjacent land.

Parcel N17



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- N17
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Location referenced in assessment text
- Policy EN1: Open countryside

Land between Goosnargh/Whittingham and Longridge. This area is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1). The parcel comprises largely of agricultural land, but adjacent to Longridge extensive development has resulted in loss of openness in the triangle of land between Halfpenny Lane, the Preston City Council boundary (map point A) and the south of the B5269 Whittingham Road. Adjacent to Whittingham the Guild Park Hospital campus (map point B) has significantly diminished

openness, but in an area that is too small to be considered strategic in scale.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 3km to the northeast of Preston, which forms part of the Preston-Chorley large built-up area. Therefore, the parcel does not contribute to preventing sprawl. Land closer to the large built-up area performs that role.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

Land within the parcel lies in a wide gap between Preston and Longridge. Development at Goosnargh/Whittingham lies within the gap, but landform and landcover still maintain reasonably strong separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains areas that have strong distinction from the urban areas of both Longridge and Goosnargh. Valley landforms and tree cover in the central part of the parcel, associated with streams which merge to form Blundel Brook, contribute to creating this distinction from the urban area. Development in most of the parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

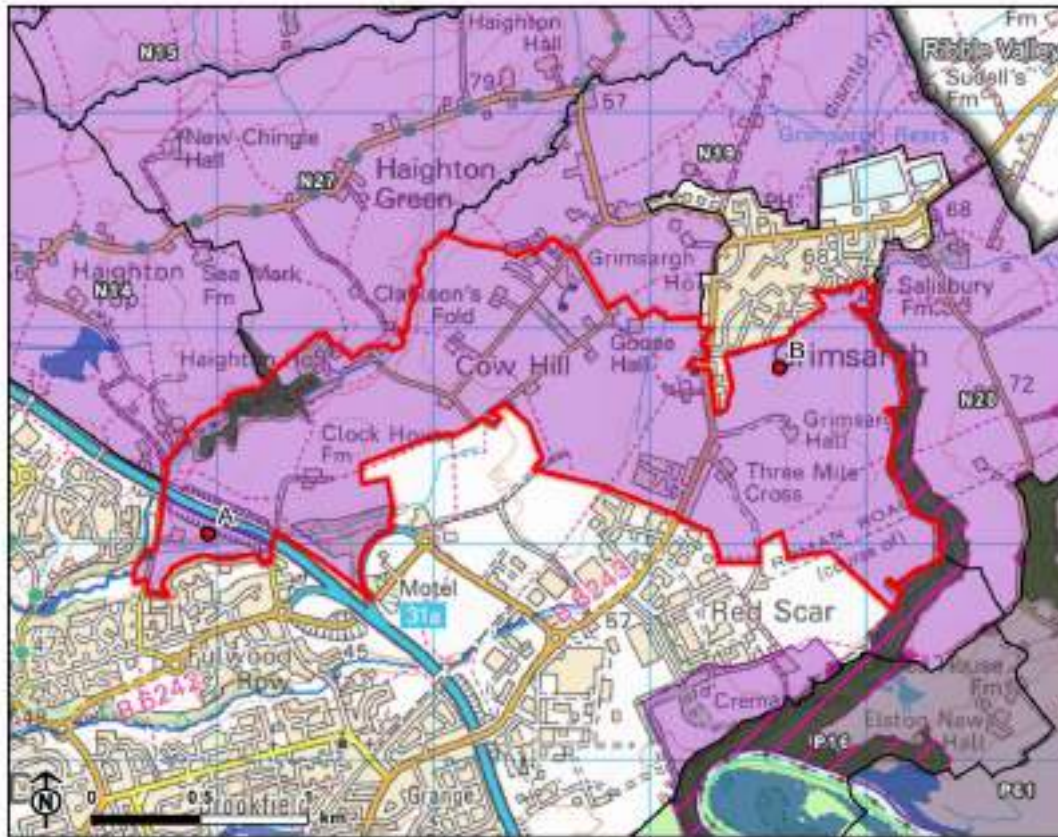
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land











Safeguarding of the countryside from encroachment (Purpose 3) is likely to be a significant consideration when determining the potential for release of land for development within the parcel. Large areas of the parcel are located a significant distance from the urban area, where development would be considered significant encroachment on the countryside. However, remaining open space in the largely developed area adjacent at Longridge (map point A) is too small to be considered strategic in scale, so the area would make very little contribution to the Green Belt purposes. The areas of existing residential development in this area would limit the impact of a strategic release on adjacent land. Land to the west of Halfpenny Lane and south of the B5269 lacks strong distinction from the adjacent developed area, particularly where some residential development has extended west of the northern half of Halfpenny Lane and along Inglewhite Road, but any development in these areas would in turn cause a knock-on weakening of the contribution of adjacent land (if it was designated as Green Belt).

Adjacent to Whittingham, any strategic-scale development would affect land that would make a significant contribution to Purpose 3. The hospital campus is well contained by tree belts, and so has little urbanising influence on the wider countryside, and any expansion of the village would in turn weaken the contribution of adjacent land.

Parcel N18



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|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  N18 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Ancient woodland |
|  Green Belt |  Flood zone 3b |
|  Location referenced in assessment text | |

Land to the northeast of Preston, with the Red Scar industrial area lying to the south and Grimsargh lying to the northeast. The parcel is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1). Although the parcel is largely comprised of agricultural land there is linear residential development along Longridge Road, and more nucleated development at The Hills estate to the west of Longridge Road, which is too small to be defined as strategic for this study but which has caused a loss of openness in those

locations.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel is directly adjacent to the northeast of Preston, which forms part of the large built-up area. There is weaker boundary distinction between the parcel and industrial estates to the south but the M6 provides strong boundary separation between most of the parcel and the main urban area of Preston.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

The parcel lies in a narrow gap between Preston and the edge of the Central Lancashire area, beyond which lies the settlement of Longridge. Development at Grimsargh, the urbanising development within the open countryside area between Grimsargh and Red Scar, and the lack of Green Belt protection for the area south of Longridge in South Ribble District all serve to increase the fragility of this gap.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains some areas that lie far enough from Grimsargh and the industrial estates to the south to have strong distinction from any urban area. Development in some of the parcel would, therefore, be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

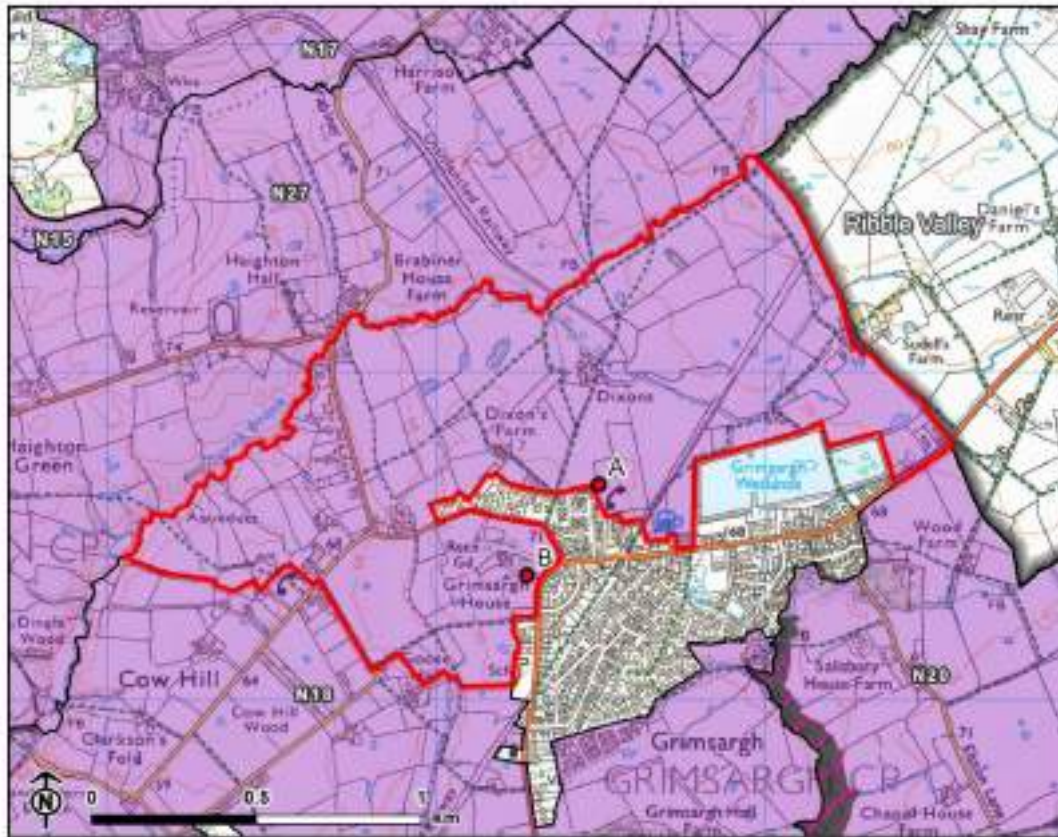
Preventing sprawl of the large built-up area (Purpose 1), prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are all likely to be significant considerations when determining the potential for release of land for development within this parcel. The Red Scar industrial estates have some urbanising influence on adjacent land. Boundary tree cover helps to limit this but there are adjacent open areas lying beyond this which are not protected by the EN1 designation. However, any further expansion northeastwards from Red Scar would further erode the already very fragile gap to Grimsargh, weakening the Purpose 1 function of this land in retaining Grimsargh's distinction as a separate settlement rather than being part of the large built-up area. This would also be a significant impact on Purpose 2 in terms of the separation between Preston and Longridge.

Expansion of Red Scar to the northwest, or expansion of the main urban area of Preston across the M6, would not diminish the gap to Grimsargh but would further weaken the role of the M6 as a significant boundary to the expansion of Preston. The exception to this is the area of open countryside on the western edge of the parcel off Fernyhaigh Lane to the south of the M6 (map point A). Although this area has strong distinction from the urban area because of the well-wooded stream valleys that form its boundaries, its development would cause negligible impact on the wider open countryside area because of its containment by the motorway.









Land to the southeast of Grimsargh in the north of the parcel (map point B) has weaker distinction from the urban area because of the presence of c.3ha of recent residential development that extends south of a well-treed field boundary. Adjacent open land lacks strong distinction from this new development, but any strategic-scale expansion would cause a knock-on weakening of the distinction of adjacent land from the urban edge, which in this location would also have an impact on the strength of separation between

Grimsargh and Preston.

Parcel N19



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- | | | | |
|-------------------------------------------------------------------------------------|----------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------|
|  | N19 |  | Policy EN1: Open countryside |
|  | Neighbouring parcel | Absolute Constraint(s) | |
|  | Central Lancashire boundary |  | Sites of Special Scientific Interest |
|  | Neighbouring Local Authority |  | Ancient woodland |
|  | Location referenced in assessment text | | |

Land to the west and north of the settlement of Grimsargh, comprising largely of agricultural land. This land is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1). There is some low-density residential development along Whittingham Lane in the west of the parcel but this does not have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The majority of the parcel lies over 1.5km from Preston, which forms part of the Preston-Chorley large built-up area to the southwest. Intervening land is, therefore, playing the role of checking sprawl of the large, built-up area. Land in the southwest of the parcel lies closer to the large built-up area, but it is more strongly associated with the settlement of Grimsargh.

Purpose 2 – Preventing neighbouring towns from merging into one another

Significant contribution

The parcel lies in a narrow gap between Preston and the edge of the Central Lancashire area, beyond which lies the settlement of Longridge. Development at Grimsargh, urbanising development within the open countryside area between Grimsargh and Red Scar, and the lack of Green Belt protection for the area south of Longridge in South Ribble District all serve to increase the fragility of this gap.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains some land that lies far enough from Grimsargh to have strong distinction from it. Development in some of the parcel would, therefore, be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

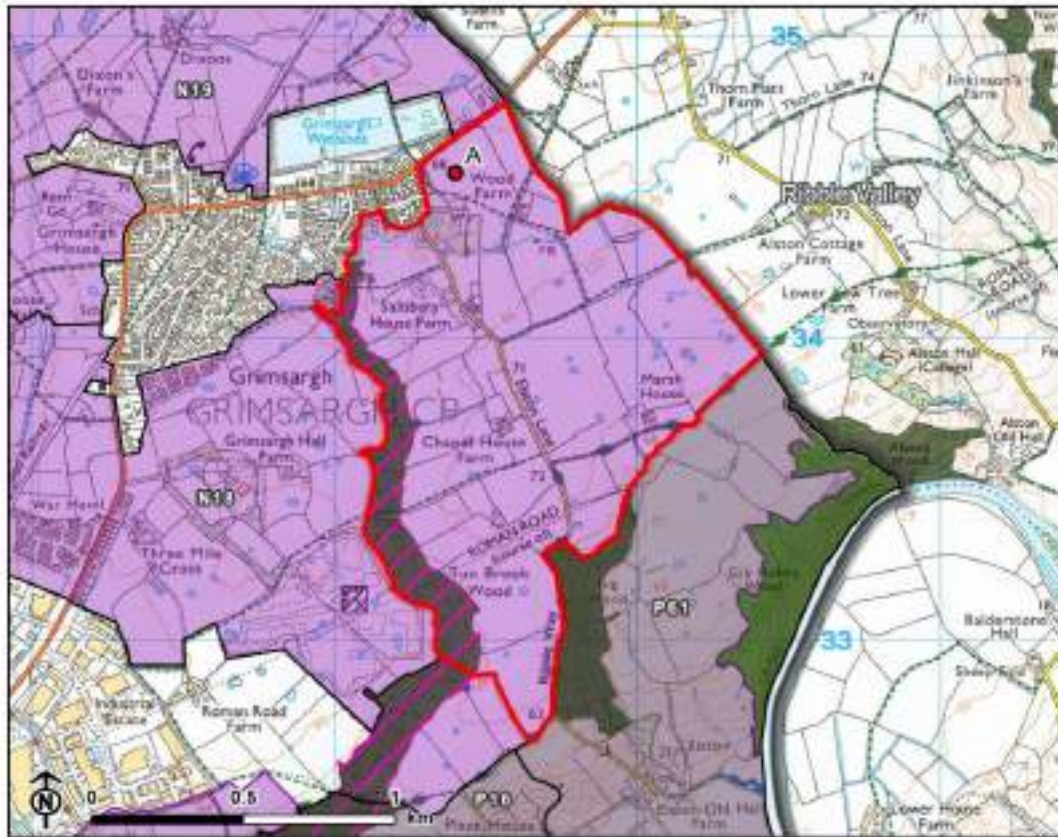
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land










Prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. Land to the north of Grimsargh (map point A) has garden boundaries which weaken distinction from the urban area, but any strategic-scale release in this area would have a knock-on impact on the contribution of land to the north.

Although land to the west of Grimsargh (map point B) has slightly stronger boundary distinction than land to the north, due to the presence of Whittingham Lane and Preston Road at the urban edge, there is a degree of urbanising containment which increases urban influence. However, as with land to the north, a release in this area would result in a knock-on impact on the contribution to the Green Belt purposes of adjacent open land.

Parcel N20



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- | | |
|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  N20 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Ancient woodland |
|  Green Belt |  Flood zone 3b |
|  Location referenced in assessment text | |

Land to the east and southeast of Grimsargh, with the wooded valley of Tun Brook forming the western boundary of the parcel. The parcel is comprised of agricultural land which is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 1km from the edge of Preston, which forms part of the Preston-Chorley large built-up area. Land closer to the large built-up area performs the role of preventing its sprawl. Development in this parcel would be likely to have a stronger association with Grimsargh.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

Land is peripheral to the narrowest part of the gap between Preston and the edge of Central Lancashire. The steep-sided, wooded Tun Brook valley strengthens separation from the edge of Preston at Red Scar.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is comprised of rural uses and dense woodland in the Tun Brook valley creates strong distinction from Red Scar and from most of Grimsargh. Development in most of the parcel would, therefore, be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

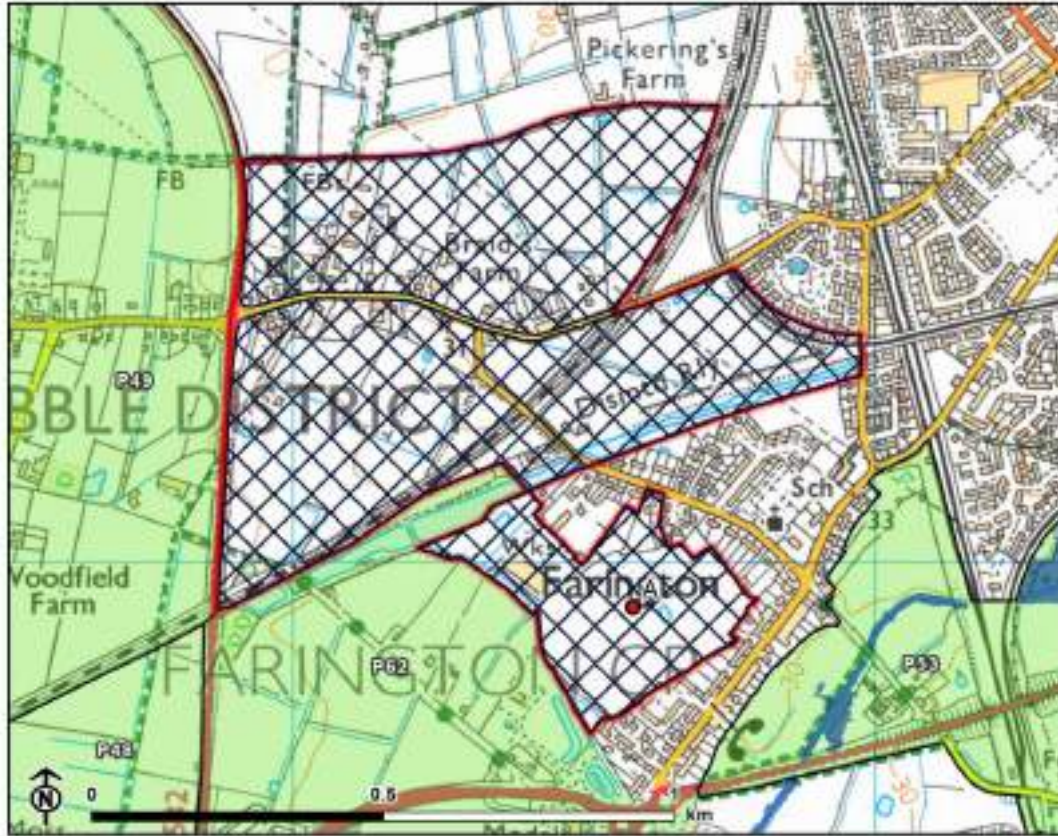
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. A steep, wooded valley forms a consistent boundary feature to the majority of the west of the parcel. This means that in the majority of the parcel there are no strategic-scale areas that can be identified as making a lower contribution. There is an area with weaker distinction to the east of Grimsargh (map point A), where there are only garden boundaries at the inset edge, and where Preston Road to the north and tree cover to the south would provide alternative boundary features. However, there is lack of boundary features to the east, where there is only a narrow gap to the Central Lancashire boundary, so development here would mean that Green Belt, if designated, would not be providing containment of Grimsargh, to the detriment of separation between Preston and Longridge (Purpose 2).

Parcel N21



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- N21
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Green Belt
- Location referenced in assessment text
- Policy BNE3 and G3: Safeguarded land
- Absolute Constraint(s)**
- Flood zone 3b

Land to the west of Lostock Hall, with the railway line passing through the southeast of the parcel and the A582 lying to the west. The whole of the parcel is comprised of safeguarded land (South of Coote Lane and Chain House Lane Farington; Southern Part of Pickerings Farm). There is some development along Chain House Lane within the parcel, but this does not have a significant impact on openness. The parcel is comprised mostly of open fields.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel lies directly adjacent to Lostock Hall to the east, Farington Moss to the south and inset but as yet undeveloped land south of Penwortham to the north. These areas all form part of the Preston-Chorley large built-up area and largely contain the parcel, but there is a clear link to open countryside to the west. The contribution of land here is increased by the presence of washed-over but urbanising development in the Green Belt to the east at Whitestake: development in the parcel would in turn increase the degree to which Whitestake would be perceived as sprawl of the large built-up area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

The parcel is peripheral to a very narrow gap between Lostock Hall and Leyland to the south. The extent of containment between urban areas to the east and southeast, and inset land to the north, together with the presence of some urbanising development within the parcel, limits distinction from urban areas.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Moderate contribution

The parcel is comprised of rural uses and contains land that has strong distinction from existing inset development at Lostock Hall and Farington Moss, due to the boundary separation created by railway lines and tree cover. However, washed-over urbanising development within the parcel, together with an absence of strong boundary separation from the inset but undeveloped land to the north, mean that no strategically sized area have strong distinction from urban development. * Note: this parcel is incorrectly shown with a significant contribution on the overview maps in the main report. To be corrected.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

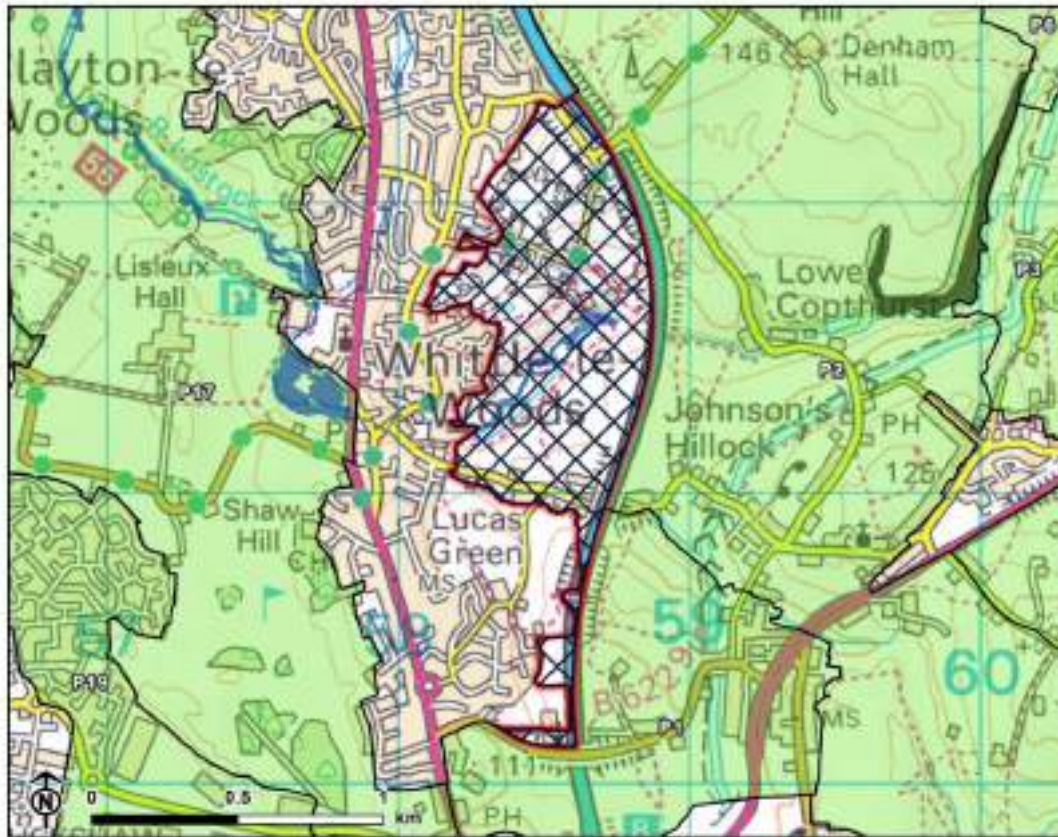
Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1), preventing the coalescence of towns, is likely to be the most significant consideration when determining the potential for release of land for development within this parcel.

The A582 forms the Green Belt edge to the north of the parcel, alongside Penwortham, and also to the south at Farington Moss, so development of the parcel out to here would be consistent with that, but its strength as a boundary here would be weakened by the presence of urbanising development in the Green belt beyond.

The southern section of the parcel (map point A) has weaker distinction from the inset area which contains it on three sides. Given this degree of containment there would also be only limited impact on the integrity of Green Belt land beyond (which in itself is already largely contained by urban or safeguarded land).

Parcel N22



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- | | |
|------------------------------|-----------------------------------------|
| N22 | Policy BNE3 and G3:
Safeguarded land |
| Neighbouring parcel | Absolute Constraint(s) |
| Central Lancashire boundary | Ancient woodland |
| Neighbouring Local Authority | Flood zone 3b |
| Green Belt | |

Safeguarded land to the east of Whittle-le-Woods, with the M61 lying to the east. The majority of the parcel is comprised of agricultural land, but there are areas of tree cover adjacent to the River Lostock within the parcel. There is some residential development on Town Lane in the south of the parcel, but this does not have a significant impact on openness.

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Significant contribution

The parcel is directly adjacent to Whittle-le-Woods, which forms part of the Preston-Chorley large built-up area. Although there is a degree of containment by residential areas, tree cover and the steep slopes of the Whittle Hills create strong distinction from the urban area.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The parcel lies in a wide gap between Whittle-le-Woods and Darwen, with the M61 and elevated land between the two acting as significant separating features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and contains land that has strong distinction from Whittle-le-Woods due to areas of tree cover and steep slopes (land in the north of the parcel slopes up significantly from the urban area, and land in the south slopes down significantly away from the urban area into the valley of the River Lostock).

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

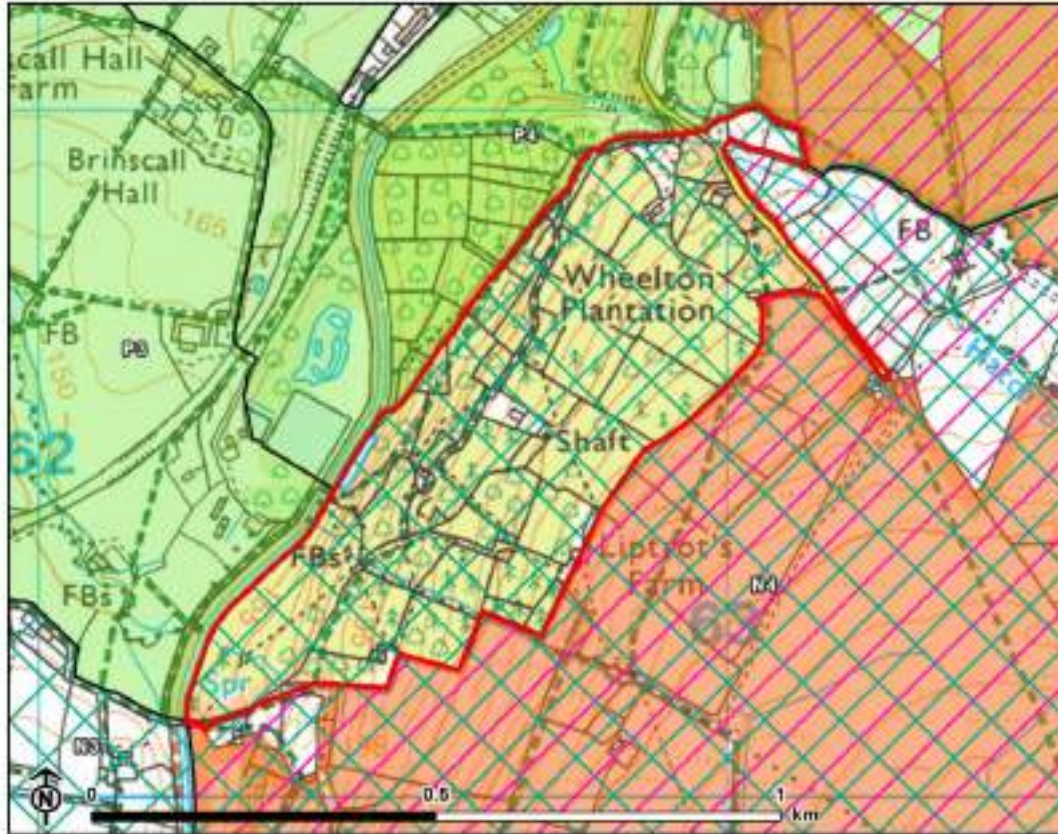
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

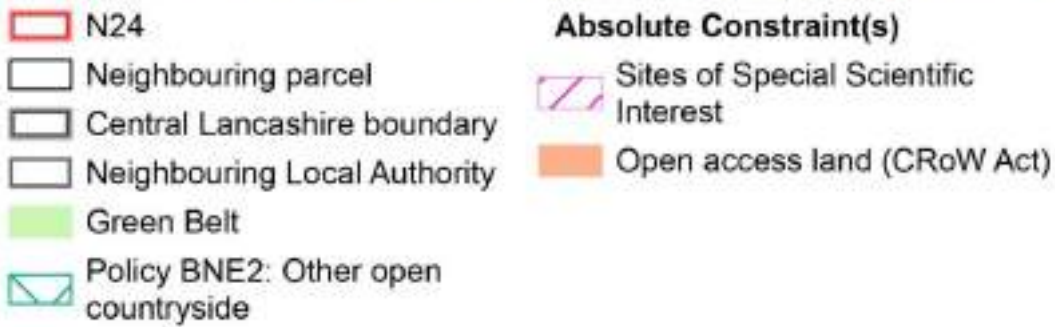
Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Although there are no strategic-scale areas within the parcel that can be identified as making a lower contribution, and release would be contained by the M61 to the east, limiting any impacts on the contribution of adjacent Green Belt to the east.

Parcel N24



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Land between the settlement of Brinscall and the West Pennine Moors SSSI. The parcel is comprised entirely of Wheelton Plantation with The Gait canal lying to the west. The parcel is not in the Green Belt but falls within the Chorley Other Open Countryside designation (BNE2).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 3km from Whittle-le-Woods to the west, which forms part of the Preston-Chorley large built-up area. Intervening land performs the role of preventing urban sprawl.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The parcel lies in a wide gap between Whittle-le-Woods and Darwen and Blackburn, with the M61, woodland and elevated land between the two acting as significant separating features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel is comprised entirely of dense woodland and further woodland within the Green belt to the north creates separation from the nearest inset settlement, Brinscall.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

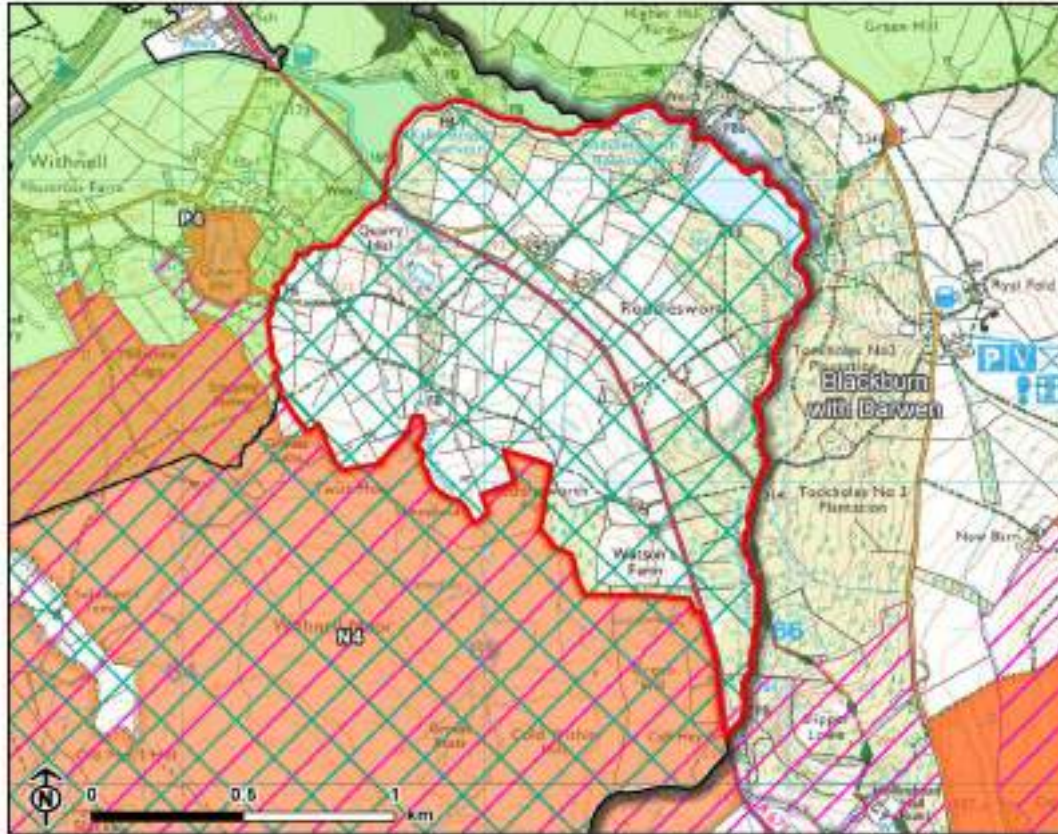
All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be

the most significant consideration when determining the potential for release of land for development within this parcel. The parcel is comprised of Wheelton Plantation and lies a significant distance from urban areas. As a result, there are no areas within the parcel that can be identified as making a lower contribution.

Parcel N25



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Land at the eastern edge of Central Lancashire area with the West Penine Moors SSSI lying to the south and Tockholes Plantation to the east and reservoirs and further woodland to the north. The parcel is covered by the Chorley Other Open Countryside designation (BNE2).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 2km from Darwen, which together with Blackburn forms a large built-up area, and woodlands, moorland and SSSI-designated commonland create very strong separation from it. Land close to the large, built-up area prevents its sprawl.

Purpose 2 – Preventing neighbouring towns from merging into one another

Limited / no contribution

The parcel lies in a wide gap between Whittle-le-Woods and Darwen and Blackburn, with the M61, woodland and elevated land between the two acting as significant separating features.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel has rural uses and occupies steeply sloping land. The sloping landform within the parcel, as well as tree cover on the western boundary, creates strong very distinction from the villages of Withnell and Abbey Village to the northwest.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

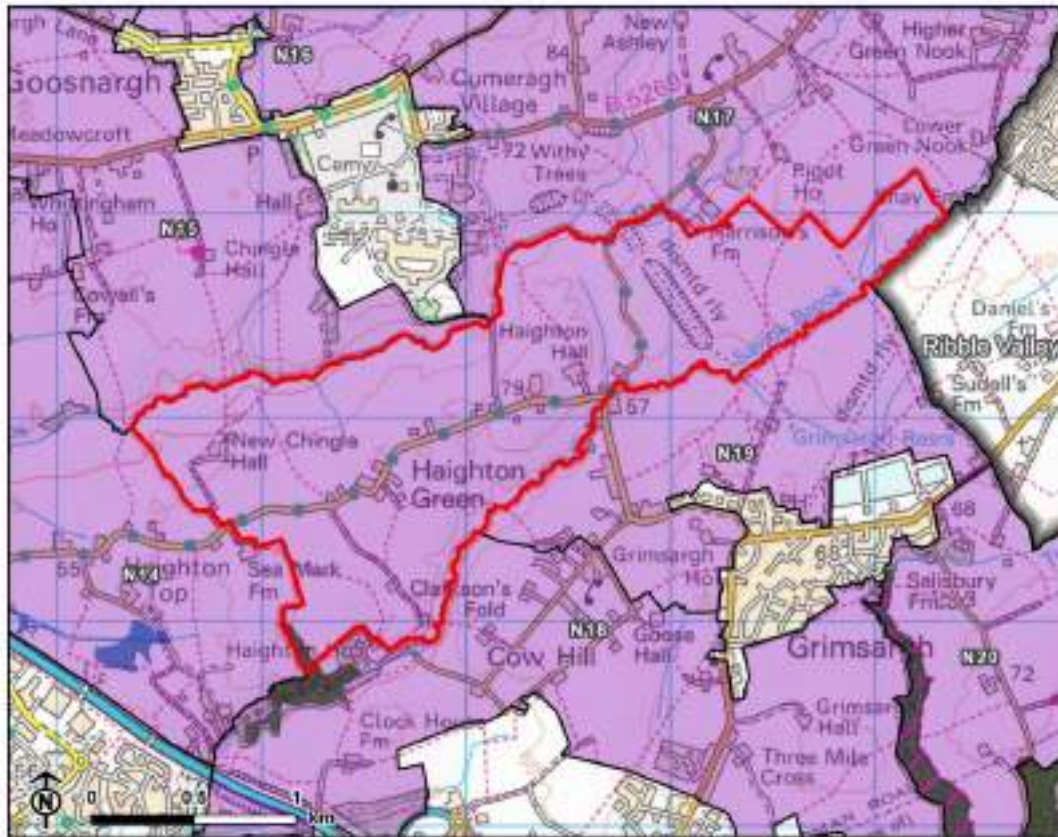
Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.





Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. The parcel occupies steeply sloping land to the north of the West Penine Moors SSSI and is surrounded by tree cover to the west, north and east. As such, there are no strategic-scale areas within the parcel that can be identified as making a lower contribution.

Parcel N27



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- | | |
|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  N27 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Scheduled monument |
|  Green Belt |  Ancient woodland |
| |  Flood zone 3b |

Land between Longridge and the northeast of Preston, comprising largely of agricultural land. There are some individual residential dwellings along Haighton Green Lane within the parcel, but this does not have a significant impact on openness. This land is not in the Green Belt but is covered by the Preston Open Countryside designation (EN1).

Strategic contribution to the Green Belt purposes

Purpose 1 – Checking the unrestricted sprawl of large built-up areas

Limited / no contribution

The parcel lies over 1km from the Preston-Chorley large built-up area to the west and therefore does not contribute to preventing its sprawl.

Purpose 2 – Preventing neighbouring towns from merging into one another

Moderate contribution

The parcel forms a relatively wide gap between Preston and Longridge, but the intervening inset villages of Grimsargh and Goosnargh diminish perceived separation. Elevated ground around Haighton Hall in the central region of the parcel contributes to separation.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

Significant contribution

The parcel generally has rural uses and all of it is far enough from the surrounding urban areas of Longridge, Preston, Goosnargh and Grimsargh to have strong distinction. Sloping land around the valleys of Blundel Brook to the north and Savick Brook to the south, and the M6 to the west, contribute to this distinction. Development in this parcel would be a significant encroachment on the countryside.

Purpose 4 – Preserving the setting and special character of historic towns

Limited / no contribution

The parcel does not contain land that contributes to the setting or special character of any historic town.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

Equal contribution

All Green Belt land is considered to make an equal contribution to this purpose.

Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

Safeguarding of the countryside from encroachment (Purpose 3) is likely to be the most significant consideration when determining the potential for release of land for development within this parcel. There are no strategic-scale areas within the parcel that can be identified as making a lower contribution.

References

- 1 Central Lancashire Open Land Designations: Strategic Assessment of Landscape Value
- 2 Section 110 of the Localism Act (2011)
- 3 North East Lancashire Structure Plan (1979)
- 4 Lancashire Structure Plan (1989)
- 5 Local Planning Authority National Green Belt Statistics 2019/20, Ministry of Housing, Communities and Local Government.
- 6 Entec for the Manchester Airport Group (2010) Local Development Framework Evidence Base.
- 7 Local Government Act 1972.
- 8 Entec for the Manchester Airport Group (2010) Local Development Framework Evidence Base.
- 9 Local Government Act 1985.
- 10 Bury Council (2013) Bury Local Plan Environment Topic Paper.
- 11 Former Ministry of Housing and Local Government (1955) Circular 42/55.
- 12 GMC (1981) Greater Manchester Structure Plan: Approved Written Statement.
- 13 GMC (1982) The Greater Manchester Green Belt Local Plan Report of the Inspector.
- 14 Ministry of Housing, Communities and Local Government published an edited version of the National Planning Policy Framework for consultation on the 30th of January 2021 with minor edits. Available at: <https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code-consultation-proposals>
- 15 Two important Planning Appeal judgements (Heath & Hampstead Society v Camden LBC & Vlachos (2008) and Turner v Secretary of State for Communities and Local Government & East Dorset District Council (2016)) define openness as having both a spatial aspect and a visual

References

aspect. However, in February 2020 the Supreme Court overturned the Court of Appeal Ruling on the case of Sam Smith v North Yorkshire County Council and Darrington Quarries Ltd (2018), and in doing so asserted that openness does not imply freedom from all forms of potential development and that visual impact is not an obligatory consideration when assessing Green Belt openness. Further details are set out in Chapter 2 and in the case law section below.

- 16** Planning on the Doorstep: The Big Issues – Green Belt. Available at: <https://www.local.gov.uk/sites/default/files/documents/green-belt-244.pdf>
- 17** Central Lancashire Core Strategy, 2012. Available at: <https://centrallocalplan.lancashire.gov.uk/media/1032/central-lancashire-core-strategy-july-2012-v1.pdf>
- 18** Preston City Council Local Plan, 2015. Available at: <https://www.preston.gov.uk/article/1050/Preston-s-Local-Plan->
- 19** South Ribble Local Plan, 2015. Available at: <https://www.southribble.gov.uk/article/1134/Current-policies-and-guidance#South%20Ribble%20Local%20Plan%202015>
- 20** Chorley Local Plan, 2015. Available at: <https://chorley.gov.uk/localplan>
- 21** Blackburn with Darwen Green Belt Assessment, 2019. Available at: <http://blackburn-darwen.org.uk/wp-content/uploads/Green-Belt-Assessment.pdf>
- 22** Lancashire Landscape Character Assessment – A Landscape Strategy for Lancashire, 2000. Available at: <https://www.lancashire.gov.uk/media/152746/characterassessment.pdf>
- 23** Fylde Local Plan To 2032, 2018. Available at: <https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/adopted-local-plan-to-2032/>
- 24** Greater Manchester Green Belt Assessments, 2016-2021: <https://www.greetermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/supporting-documents//?folder=\07%20Greener%20Places#fList>

References

- 25** Ribble Valley Borough Council Preliminary Review Paper Key Green Belt Issues, 2016. Available at:
https://www.ribblevalley.gov.uk/coreConsultation/supportingDocs/Green_Belt_background_paper.pdf
- 26** West Lancashire Green Belt Study, 2011-2012. Available at:
<https://www.westlancs.gov.uk/planning/planning-policy/the-local-plan/the-local-plan-2023-2040/evidence-base/green-belt-study-2011.aspx>
- 27** Wyre Green Belt Study, 2016-2018. Available at:
<https://www.wyre.gov.uk/downloads/download/114/environment-evidence>
- 28** The term ‘inset settlement’ is used throughout this report to refer to any settlement that is surrounded or partially enveloped by Green Belt land.
- 29** The term ‘washed over’ refers to development which lies within the Green Belt, rather than being inset from it.
- 30** This is set out in case law where the Court of Appeal addressed the proper interpretation of Green Belt policy in R (Lee Valley Regional Park Authority) v Epping Forest DC [2016] EWCA Civ 404.
- 31** National Planning Practice Guidance
<https://www.gov.uk/government/collections/planning-practice-guidance>
- 32** Hansard HC Deb 08 November 1988 vol 140 c148W 148W; referenced in Historic England (2018) response to the Welwyn Hatfield Local Plan – Green Belt Review – Stage 3.
- 33** Lancashire Landscape Character Assessment – A Landscape Strategy for Lancashire, 2000. Available at:
<https://www.lancashire.gov.uk/media/152746/characterassessment.pdf>

Appendix A Parcel Assessment Outputs

Report produced by LUC

Report produced by LUC

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Development Planning / Urban Design & Masterplanning
Environmental Impact Assessment / Landscape Planning & Assessment
Landscape Management / Ecology / Historic Environment / GIS & Visualisation