

2. SITE SELECTION

2.1 The appraisal assesses the following 8 sites within or adjacent to the settlement boundary of Warton which have been identified for development through the local plan process, or are subject to planning applications or permissions. These include the two parcels of land that make up the application site. A map showing the location of these sites is attached at **Appendix 1** and this also includes the allocations proposed within the Local Plan.

Ref	Site name/ address	Applicant	Size (Ha)	Proposed Allocation	App Ref	Application details
A	Blackfield End Farm (West)	HLM	2.2	Part of H8	13/0774	Application Site- Outline application for erection of up to 360 dwellings following demolition of existing buildings (access applied for with all other matters reserved)
B	Blackfield End Farm (East)	HLM	6.15	Part of H9		
C	Clifton House Farm	HLM	13.4	Part of H8	N/A	N/A
D	Land to East of Warton	Hollins Land	32	Whole of H10	N/A	N/A
E	Riversleigh Farm	Prospect Homes	0.35	Part of H8	13/0526	Erection of 85 residential dwellings with associated access, landscaping and public open space following demolition of existing structures
F	GEC Marconi Site	Barratt Homes	7.82	Whole of H12	13/0786	Application for reserved matters of appearance, landscaping, layout and scale for erection of 258 dwellings and associated access roads pedestrian/cycle link to Mill Lane, open space and landscaping pursuant to outline planning permission 12/0550
G	Harbour Lane Sites	TW/ Warton Devts	3.82	Part of H9	13/0433	Proposed erection of 13 detached dwellings
					13/0759	Proposed erection of 13 additional dwellings on part of public open space and change of use of land to east of harbour lane to provide replacement public open space.
H	Georges Garage	Two Brooks Valley Ltd	0.37	Un-allocated	13/0562	Outline application for residential development for up to 36 dwellings, with access from Lytham Road

APPENDIX 2- COMPARATIVE SUSTAINABILITY APPRAISAL TABLE

Site Name			Blackfield End Farm (West)	Blackfield End Farm (East)	Clifton House Farm	Land to East of Warton	Riversleigh Farm Site	GEC Marconi Site	Harbour Lane Sites	Georges Garage Site	Blackfield End Farm (West)	Blackfield End Farm (East)	Clifton House Farm	Land to East of Warton	Riversleigh Farm Site	GEC Marconi Site	Harbour Lane Sites	Georges Garage Site	
Site Reference			A	B	C	D	E	F	G	H	A	B	C	D	E	F	G	H	
Address			Land West of Church Road Warton	Land east of Church Road Warton	Lytham Road, Warton	Lytham Road, Warton	Riversleigh Farm, 246 Lytham Road, Warton PR4 1AH	Former GEC Marconi, Plastics Factory, Mill Lane Warton, PR4 1AX	Nine Acres Nursery, Harbour Lane, Warton, PR4 1YB	45 Lytham Road, Warton, PR4 1AD									
Ward			Warton and Westby Ward	Warton and Westby Ward	Warton and Westby Ward	Warton and Westby Ward	Warton and Westby Ward	Warton and Westby Ward	Warton and Westby Ward	Warton and Westby Ward									
Location Type (Urban / Urban Edge / Rural)			Urban Edge	Urban Edge	Urban Edge	Urban Edge	Urban Edge	Urban	Urban Edge	Urban									
Size (ha)			12.2	6.15	13.4	32	0.35	7.82	3.82	0.37									
Existing Use			Agricultural land	Agricultural land	Agricultural land	Agricultural land	Agricultural land	Vacant industrial site	Nursery and open space	Vacant car garage									
Adopted Land Use Designation			Part Countryside (SP2) and Green Belt (SP3)	Countryside (SP2)	Part Countryside (SP2) and Green Belt (SP3)	Countryside (SP2)	Countryside (SP2)	Existing Industrial Area (EMP2)	Countryside (SP2)	Within Settlement (SP1)									
Proposed Use			Residential	Residential	Mixed Use (Residential/ Retail/ Community Facilities)	Residential	Residential	Residential	Residential	Residential/ Retail (convenience store)									
Proposed Number of Dwellings			185	165	280	380	85	258	92 (13+13+66)	36									
Sustainability Appraisal											Supporting notes and explanation for scoring								
Sustainability Objective		Sustainability Criteria				Score (-2 to + 2)													
Economy	General	Is the site within top deprived neighbourhood (LSOA) nationally?	2	2	2	2	2	1	1	1	LSOA is ranked 24678 (76th percentile) so well above national average				Ranked 16783 (52nd percentile) - so close to national average				
		Is the site within a top deprived neighbourhood (LSOA) regionally / locally?	1	1	1	1	1	0	0	0	LSOA is ranked 24678 (76th percentile)- Fylde average is 21681 so 67th percentile, so above Fylde average				Ranked 16783 (52nd percentile) - Fylde average is 21681 so 67th percentile, so below Fylde average				
		Is the site within a regeneration area?	0	0	0	0	0	0	0	0	Is proposed to be strategic location for development but is not a regen area								
		Is the site adjacent to an Enterprise Zone?	2	2	2	2	2	2	2	2	All sites are within 1km of the Warton Enterprise Zone								
		Does the development of the site result in job losses?	1	1	1	1	1	0	-1	0	Unused farmland	Unused farmland	Unused farmland	Unused farmland	Unused farm	Was some activity on site (recycling/ hire cars) may have	Was used as nursery	Land to rear of derelict garage	
		Does the development create on site jobs?	0	0	2	0	0	0	0	1	No, purely residential		New retail facilities proposed		No, purely residential				Consent for convenience store
		Does the development create temporary jobs (i.e. construction)?	2	2	2	2	1	2	1	1	2 as over 100 dwellings				1 as under 100 dwellings	2 as over 100 dwellings	1 as under 100 dwellings		
		Will the development increase the local employee pool for employers?	2	2	2	2	1	2	1	1	2 as over 100 dwellings				1 as under 100 dwellings	2 as over 100 dwellings	1 as under 100 dwellings		
	Town Centres	Does the development positively impact directly on an existing town/district/local centre?	0	0	2	0	0	0	0	1	No, purely residential		New retail facilities proposed will add to local centre		No, purely residential				Consent for convenience store will improve local centre
		Will development increase local spending to serve the local economy?	2	2	2	2	1	2	1	1	2 as over 100 dwellings which will greatly increase spending				1 as under 100 dwellings which will increase	2 as over 100 dwellings which will greatly increase spending	1 as under 100 dwellings which will increase spending		
	Rural	Will the development support the rural economy?	1	1	2	1	0	1	0	2	1 as over 100 dwellings will go some way to support rural economy through use of local services		Proposed retail facilities will provide many jobs and support		1 as over 100 dwellings will go some way to support rural	0 as under 100 dwellings which will support local	1 as over 100 dwellings will go some way to support rural	0 as under 100 dwellings which will support local	New convenience store will provide jobs and support local
		Will the development facilitate tourism ?	0	0	0	0	0	0	0	0	No tourism related facilities proposed								
		Will the development support the retention of local services and community facilities?	2	2	2	2	1	2	1	1	2 as over 100 dwellings which will greatly support local services				1 as under 100 dwellings which will give some	2 as over 100 dwellings which will greatly support local	1 as under 100 dwellings which will give some support to local services		
Sustainable Transport / Accessibility to Services	Walking	Without mitigation is the site within reasonable walking distance from a primary school (500m)?	-1	-1	1	1	2	2	-2	2	600m	600m	440m	500m	250m	300m	800m	250m	
		With mitigation is the site within reasonable walking distance from a primary school (500m)?	1	1	1	1	2	2	-2	2	495m	495m	440m	500m	250m	200m	800m	250m	
		Without mitigation is the site within reasonable walking distance from a secondary school (2000m)?	-2	-2	-2	-2	-2	-2	-2	-2	2.3km minimum as the crow flies- to Kirkham Grammar School; 3.5km minimum to St Bedes High School in Lytham								
		With mitigation is the site within reasonable walking distance from a secondary school (2000m)?	-2	-2	-2	-2	-2	-2	-2	-2	2.3km minimum as the crow flies- to Kirkham Grammar School; 3.5km minimum to St Bedes High School in Lytham								
		Without mitigation is the site within reasonable walking distance to a convenience store (800m)?	1	1	1	0	2	1	2	1	700m to Mccolls	700m to Mccolls	*700 to Mccolls (although site will include a supermarket and	850m to Coop	550 to Mccolls	600m to Coop	500m to Coop	*650m to Coop	
		With mitigation is the site within reasonable walking distance to a convenience store (800m)?	1	1	1	2	2	1	2	1	700m to Mccolls	700m to Mccolls	*700 to Mccolls (although site will include a supermarket and	450m to Coop	550 to Mccolls	600m to Coop	500m to Coop	*650m to Coop	
		Without mitigation is the site within reasonable walking distance to a range of employment areas (2000m)?	2	2	2	2	2	2	2	2	Within 1km of Enterprise Zone; and 2km of Land Reg and Employment area to the north east, also near to Freckleton								
	Cycling	Is the site within a 5km cycle ride of a service centre (Freckleton District Centre)?	2	2	2	2	2	2	2	2	All within 1km of Warton centre and 3km of Freckleton Centre								
		Is the site within a 5km cycle ride of a secondary school?	1	1	1	1	1	1	1	1	4.2km to Carr Hill School	4km to Carr Hill school	3.7km to Lytham school	3.3km from Carr Hill,	4km to Lytham school	4.7km to Carr Hill School	3.8km from Carr Hill	4.8km to Carr Hill School	
		Is the site within a 5km cycle ride of a college (Sixth Form)?	1	1	-1	1	1	1	1	1	4.2km to Carr Hill School	4km to Carr Hill school	5.2km to Carr Hill School	3.3km from Carr Hill,	4.9 to Carr Hill School	4.7km to Carr Hill School	3.8km from Carr Hill	4.8km to Carr Hill School	
		Is the site within a 5km cycle ride of a train station?	1	1	1	1	0	-1	1	-1	4km to Moss Side	4km to Moss Side	4.7km to Lytham	4.5km from Moss Side	5km to Lytham	5.2km to Moss Side	4.5km to Moss Side	5.3km to Moss Side	
		Is the area served by dedicated cycle network infrastructure?	2	2	2	2	2	2	2	2	according to Sustrans map both Traffic-free routes and on-road routes in the area								
		If so, is there a safe route to this cycle network from the site?	1	2	2	2	2	1	1	1	V close to on road route	Direct access to on road route	Direct access onto traffic free route	Direct access to on road route	Direct access onto traffic free route	Close to on road route	Close to on road route	Close to on road route	
	Public Transport	Is the settlement/area well served by frequent bus services to larger neighbouring centres?	2	2	2	2	2	2	2	2	6 services an hour running east/west								
		Without mitigation, is the site a reasonable walk to a bus stop (400m) with a frequent bus service <30mins?	-2	-2	2	2	1	2	-2	2	700m	700m	Bus stop directly outside the site	Bus stop on roundabout	250m	within 200m	650m	100m	
		With mitigation, is the site a reasonable walk to a bus stop (400m) with a frequent bus service <30mins?	1	0	2	2	2	2	-2	2	link through Riversleigh Farm and new bus stops outside.	potential to divert buses through site	Bus stop directly outside the site	Bus stop on roundabout	link through Riversleigh Farm and new bus stops outside	within 200m	650m	100m	
Without mitigation, is the site within a reasonable walking distance to a train station?		-2	-2	-2	-2	-2	-2	-2	-2	Between 4 and 5km to get to Moss Side and Lytham.									
With mitigation, is the site within a reasonable walking distance to a train station?		-2	-2	-2	-2	-2	-2	-2	-2										
Housing	Will the development help to address a lack of a 5 year housing supply?	2	2	2	2	1	2	1	1	2 as over 100 dwellings- some applications haven't been submitted yet, but will have to comply with policy				1 as under 100 dwellings	2 as over 100 dwellings	1 as under 100 dwellings			
	Will the development provide affordable homes?	2	2	2	2	1	2	0	1	2 as over 100 dwellings, so signif affordable proposed		2 as over 100 dwellings. There is sufficient capacity in these sites for significant affordable which presumably council will push for		1 as under 100 dwellings with low number of	2 as over 100 dwellings	0 as scheme 13/0433 does not propose any		1 as under 100 dwellings	
Flooding	Is the development a sensitive use?	-1	-1	0	-1	-1	-1	-1	0	housing is classed as more vulnerable (3rd of 4) in NPPF guidance		scheme likely to include retail which is less sensitive		housing is classed as more vulnerable (3rd of 4) in NPPF guidance				scheme likely to include retail which is less sensitive	
	Is the site within an area at risk from flooding?	2	2	0	0	2	2	2	2	All within flood zone 1		part of site is in flood zone 2		All within flood zone 1					
	Is the site within close proximity to European protected site (SAC or SPA)/ SSSI or Ramsar Site?	0	0	-1	1	-1	1	1	1	Ribble Estuary SSSI and Ribble and Alt Estuary Wetland is also an SPA is to the south west of the site so closes to Clifton House Farm and Riversleigh Farm									