



Open Land Designations Study

Green Belt Assessment - Appendix A2

Preston City Council, South Ribble Borough Council and Chorley Council

Final report

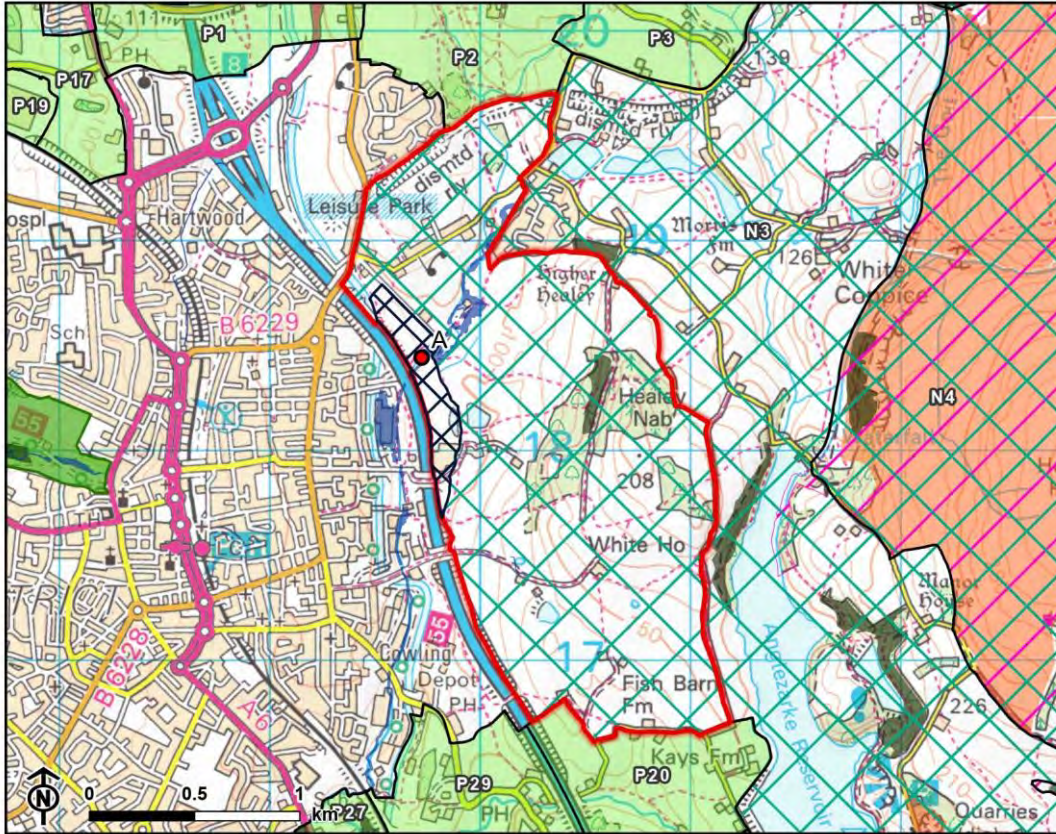
Prepared by LUC

October 2022

Appendix A

Parcel Assessment Outputs - N Sites

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 Central Lancashire 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.

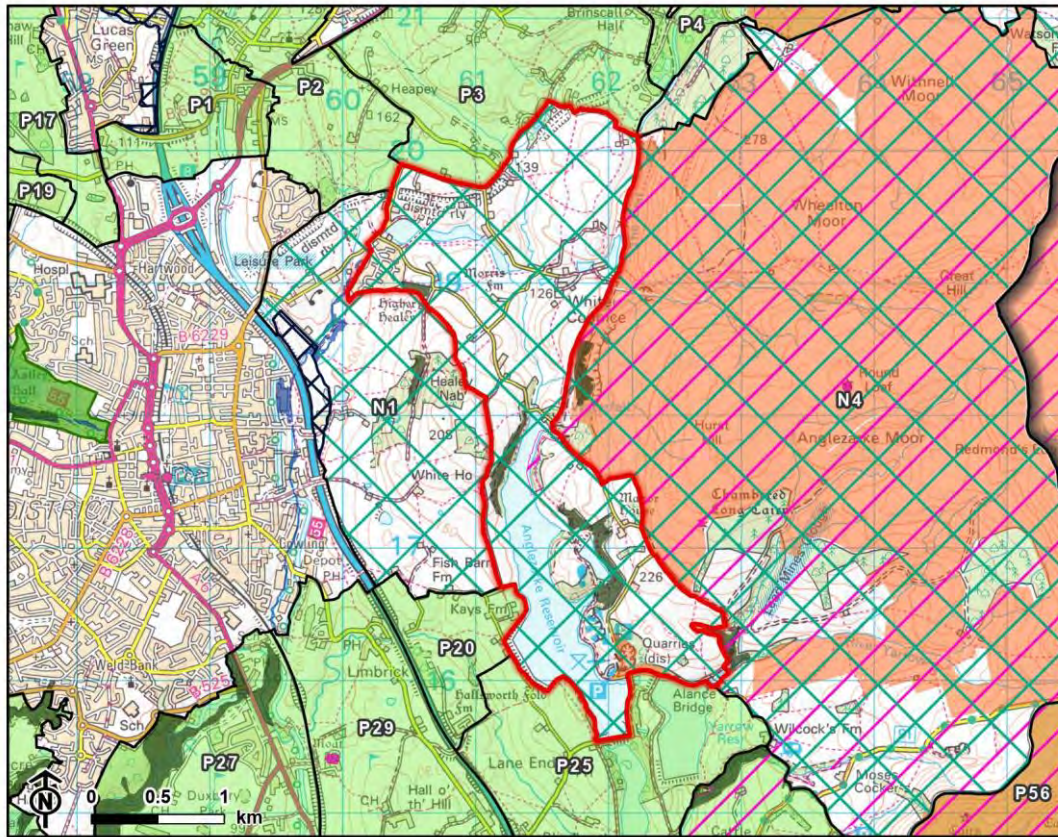
Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

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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- N3
- 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 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 Central Lancashire 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

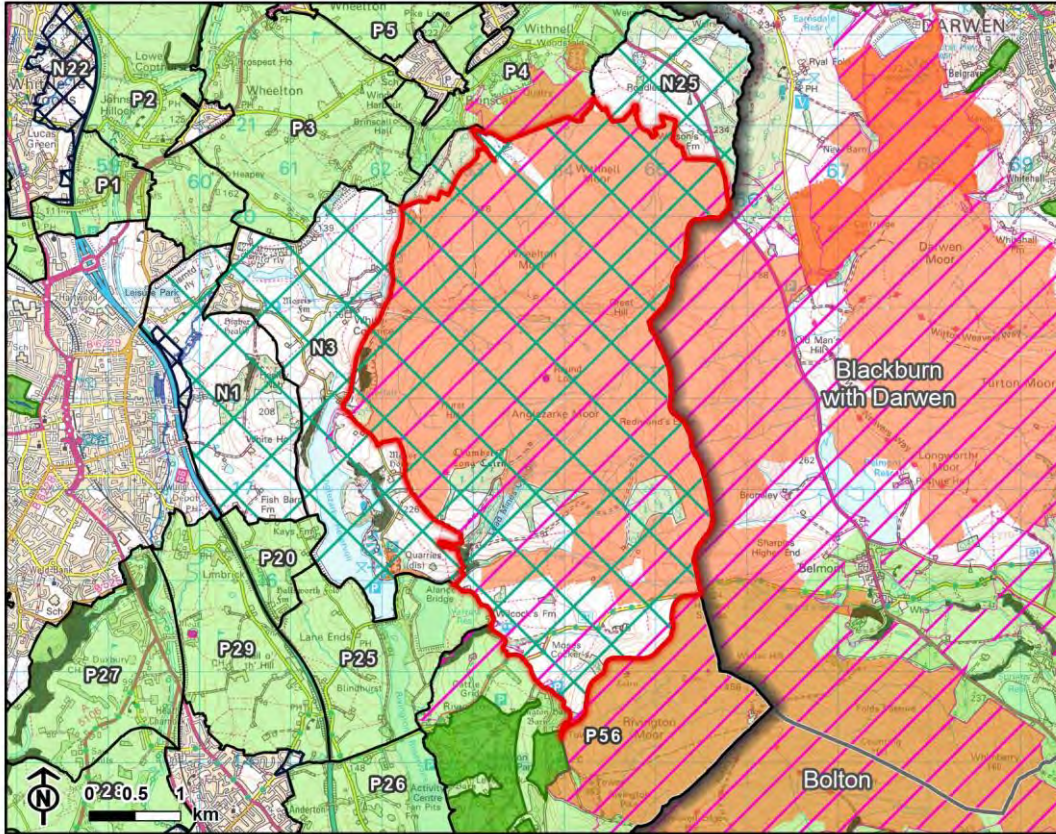
Equal contribution

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
-  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 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

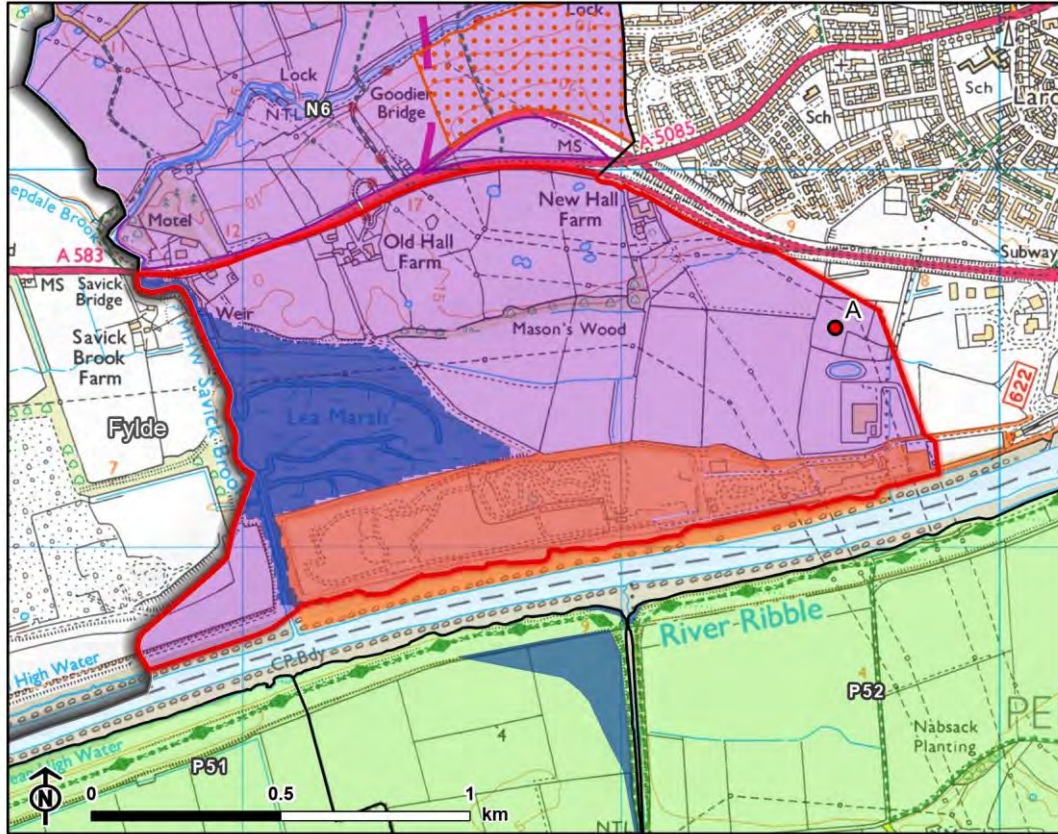
Equal contribution

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 Central Lancashire 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

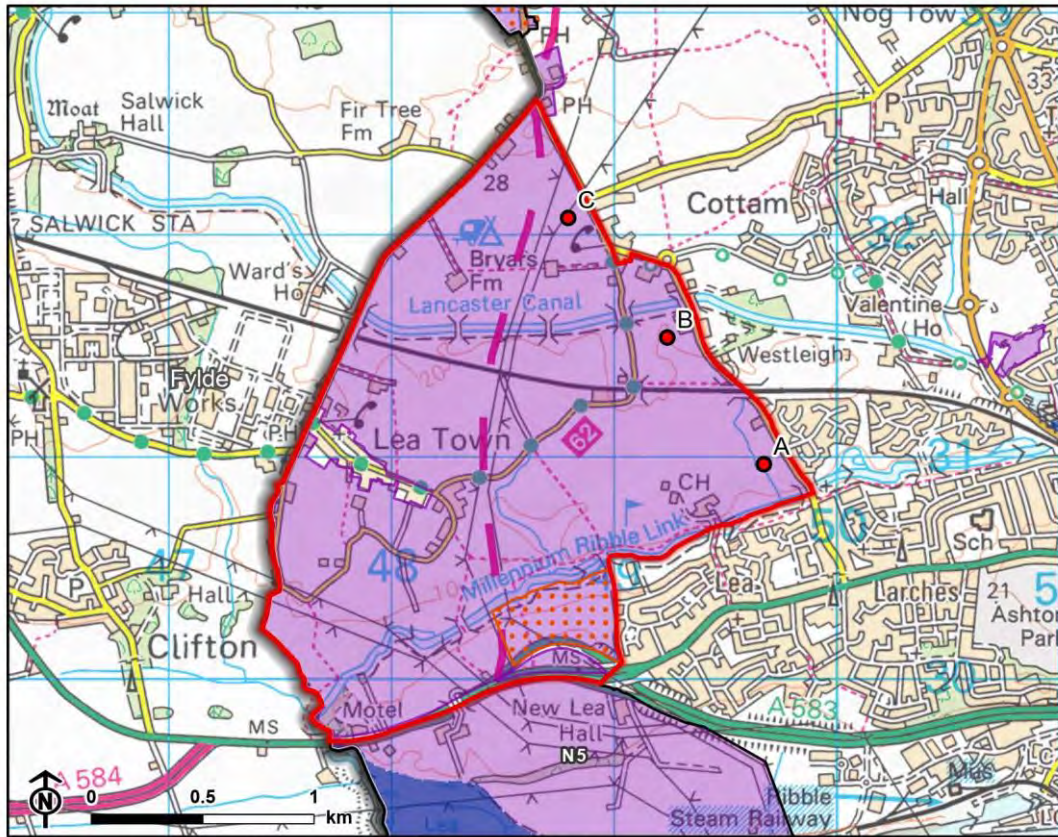
Equal contribution

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
 - Neighbouring parcel
 - Central Lancashire boundary
 - Neighbouring Local Authority
 - Committed development site
 - Location referenced in assessment text
 - Policy EN1: Open countryside
- Absolute Constraint(s)**
- Open access land (CRoW Act)
 - Flood zone 3b

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 Central Lancashire 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

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

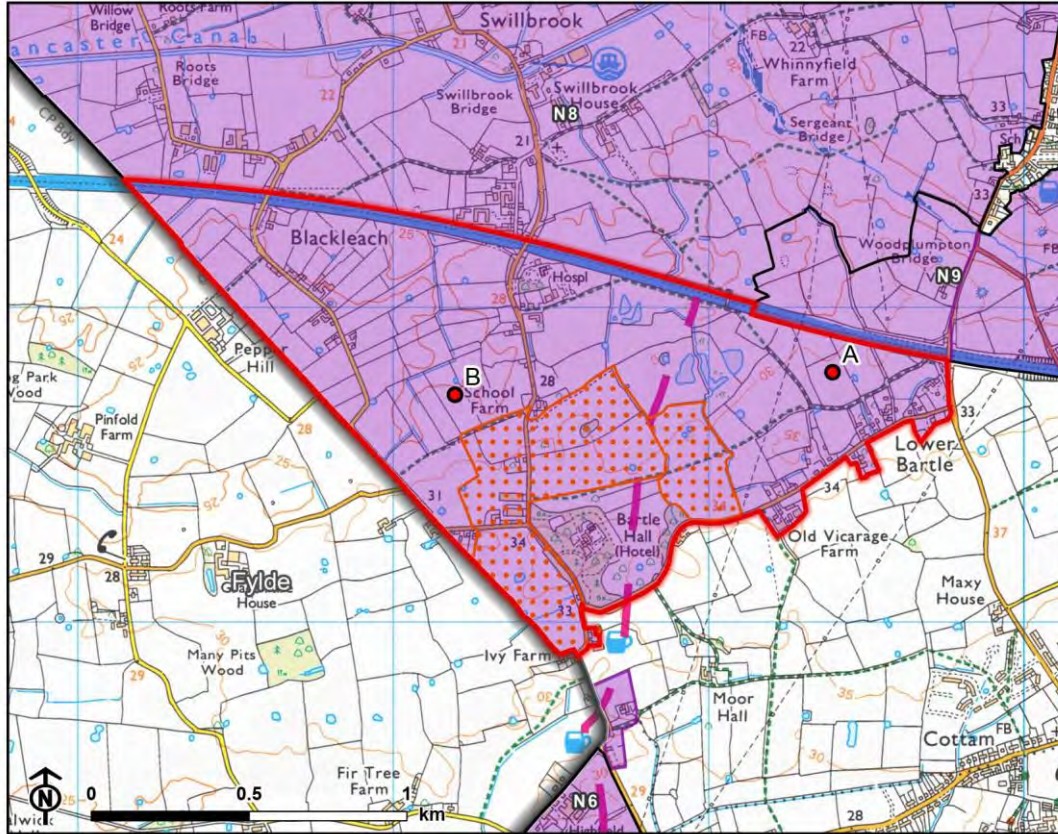
All Green Belt land is considered to make an equal contribution to this purpose.

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
- Neighbouring parcel
- Central Lancashire boundary
- Neighbouring Local Authority
- Committed development site
- Location referenced in assessment text
- Policy EN1: Open countryside
- Absolute Constraint(s)**
- Flood zone 3b

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

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 Central Lancashire 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 Central Lancashire 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

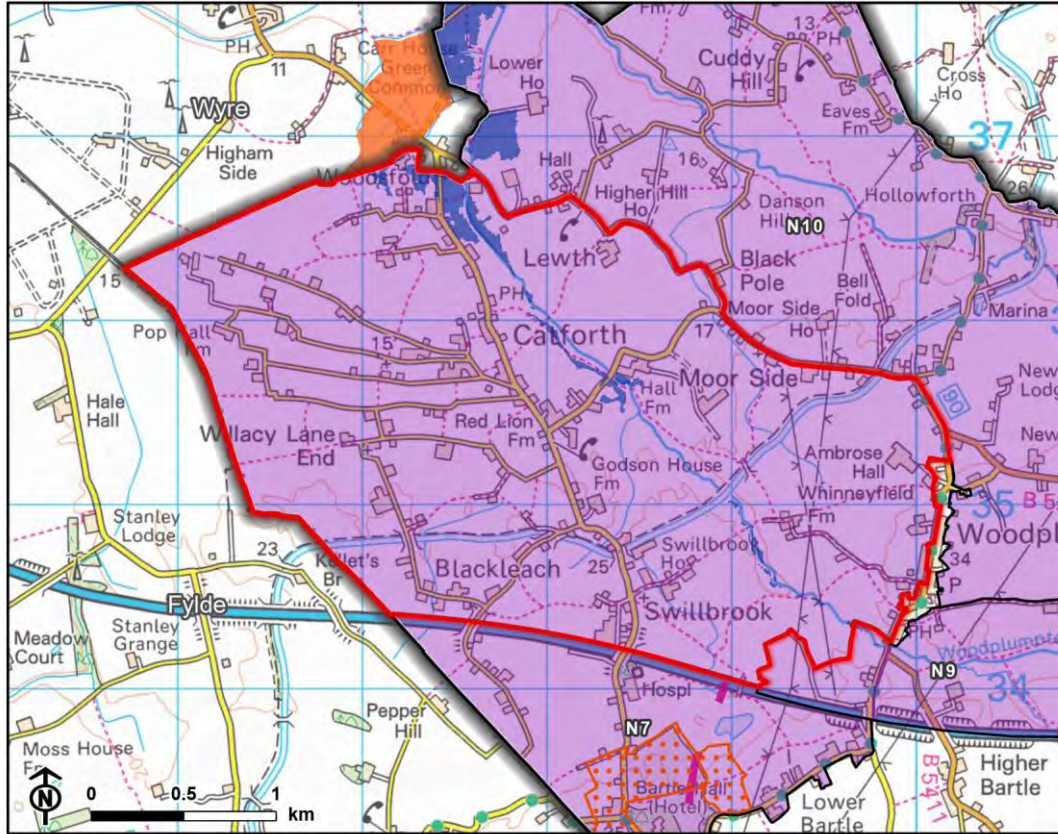
Preventing sprawl of the large built-up area (Purpose 1) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel.

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 Central Lancashire 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

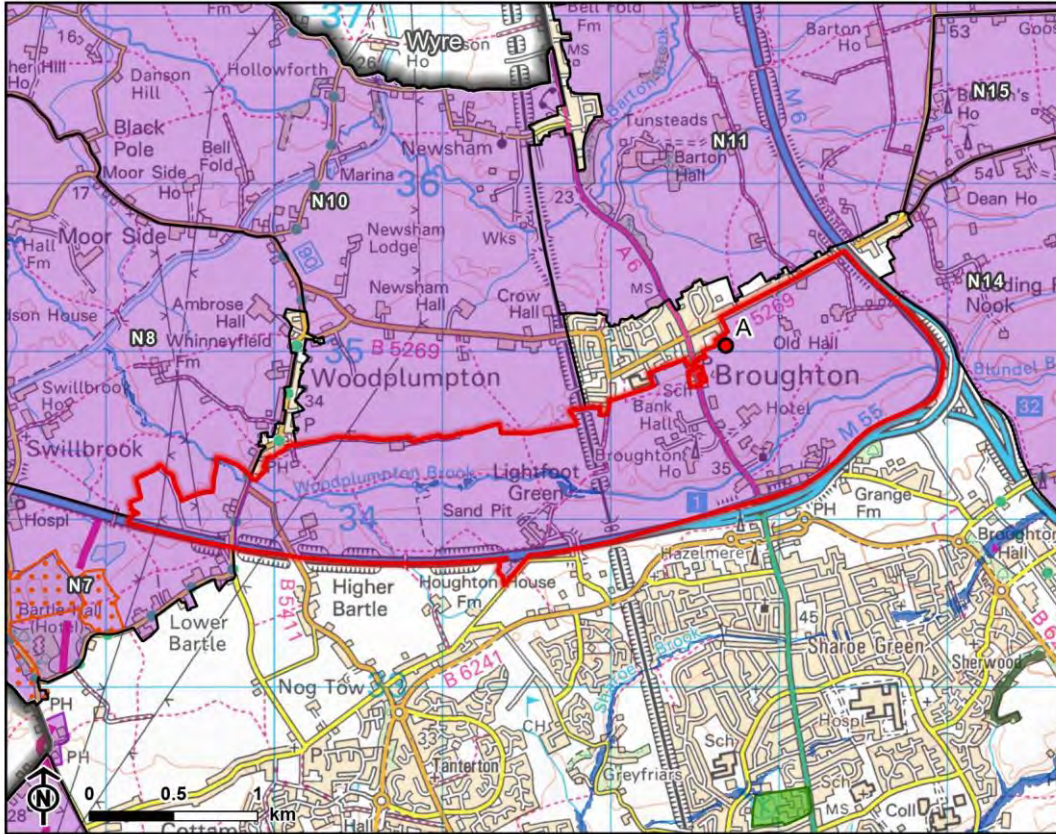
Equal contribution

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 Central Lancashire 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

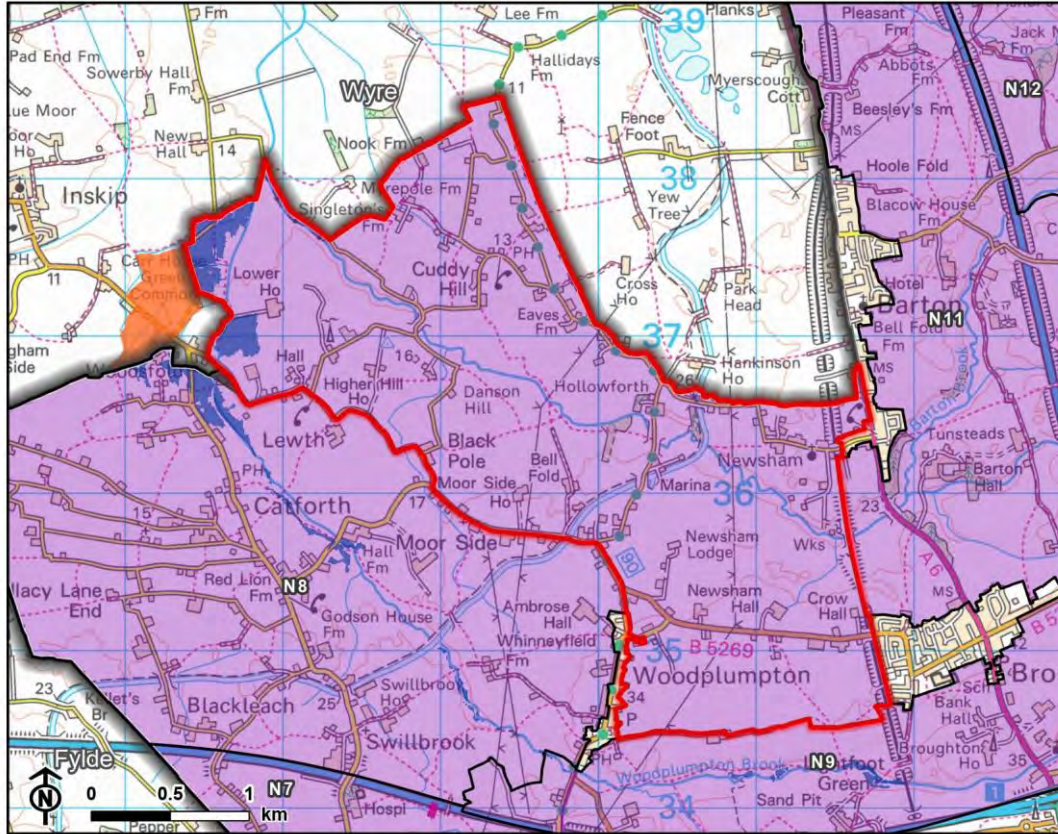
Equal contribution

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

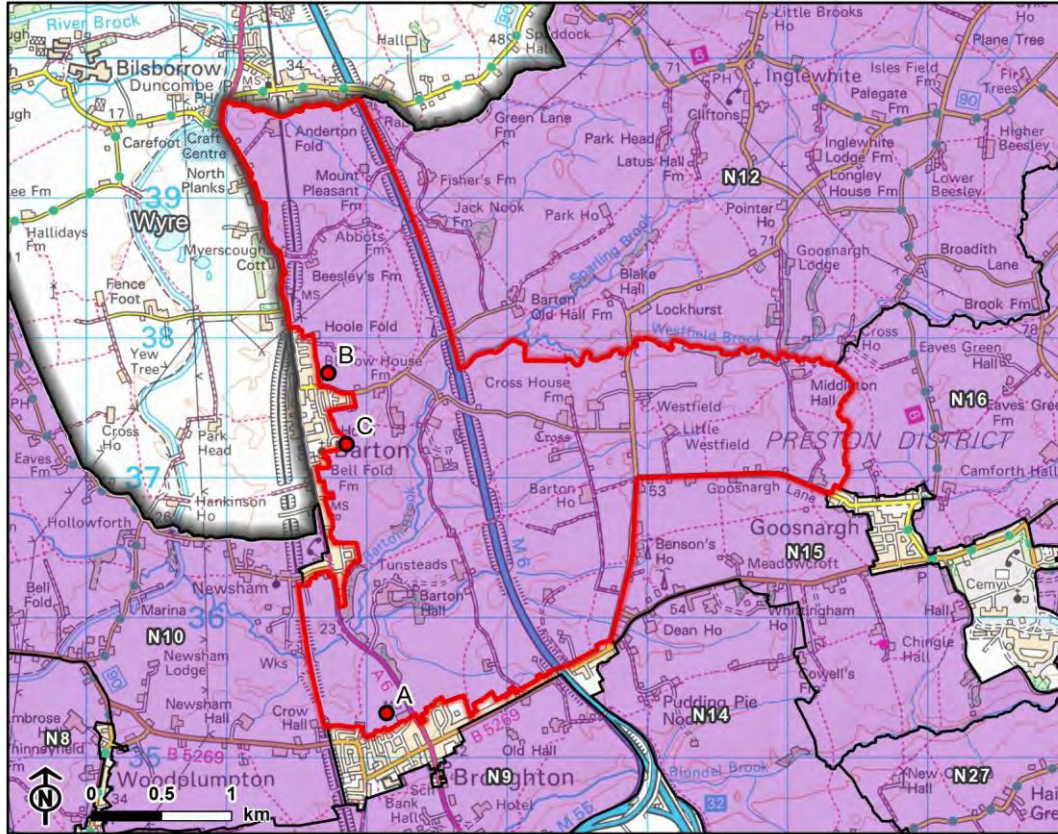
All Green Belt land is considered to make an equal contribution to this purpose.

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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- | | | | |
|---|--|---|------------------------------|
|  | N11 |  | Policy EN1: Open countryside |
|  | Neighbouring parcel | Absolute Constraint(s) | |
|  | Central Lancashire boundary |  | Scheduled monument |
|  | Neighbouring Local Authority |  | Open access land (CRoW Act) |
|  | Location referenced in assessment text |  | Flood zone 3b |

Land to the north of Broughton and south of Bilborough. Barton lies on the district boundary, which forms the western edge of the parcel, midway between Broughton and Bilborough. 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 Central Lancashire 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

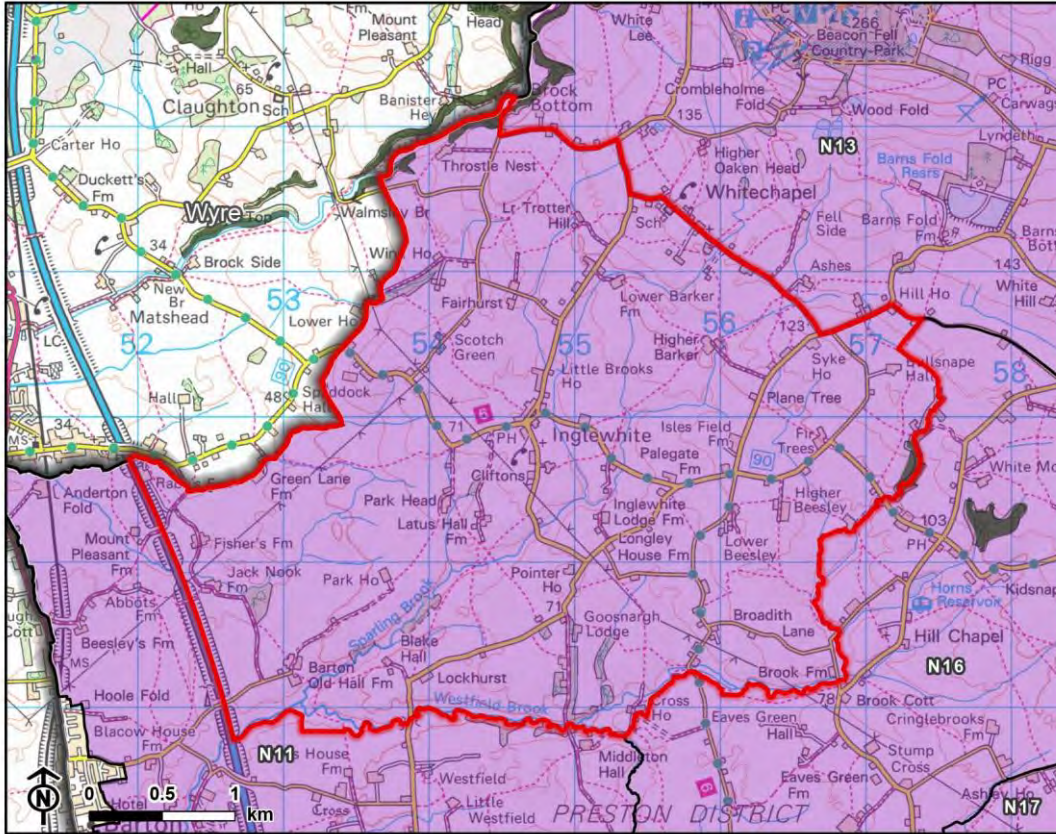
All Green Belt land is considered to make an equal contribution to this purpose.

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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- | | |
|--|--|
|  N12 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Sites of Special Scientific Interest |
|  Neighbouring Local Authority |  Scheduled monument |
| |  Ancient woodland |
| |  Open access land (CRoW Act) |

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 Central Lancashire 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

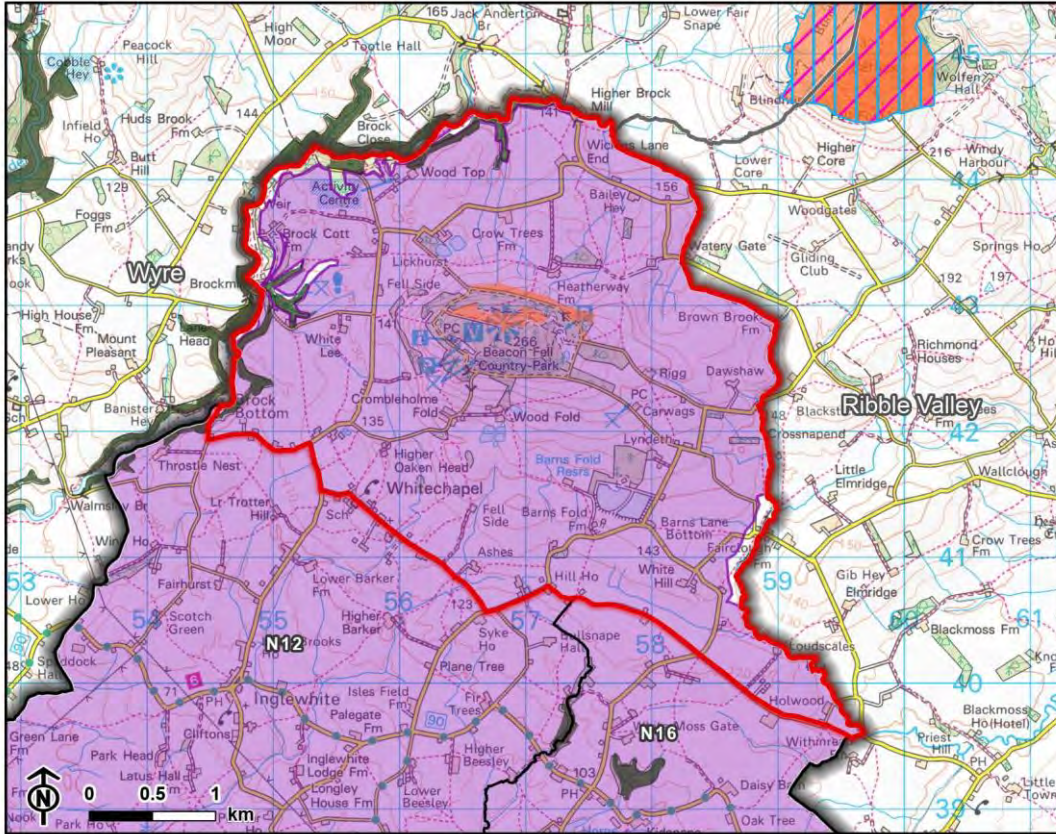
All Green Belt land is considered to make an equal contribution to this purpose.

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

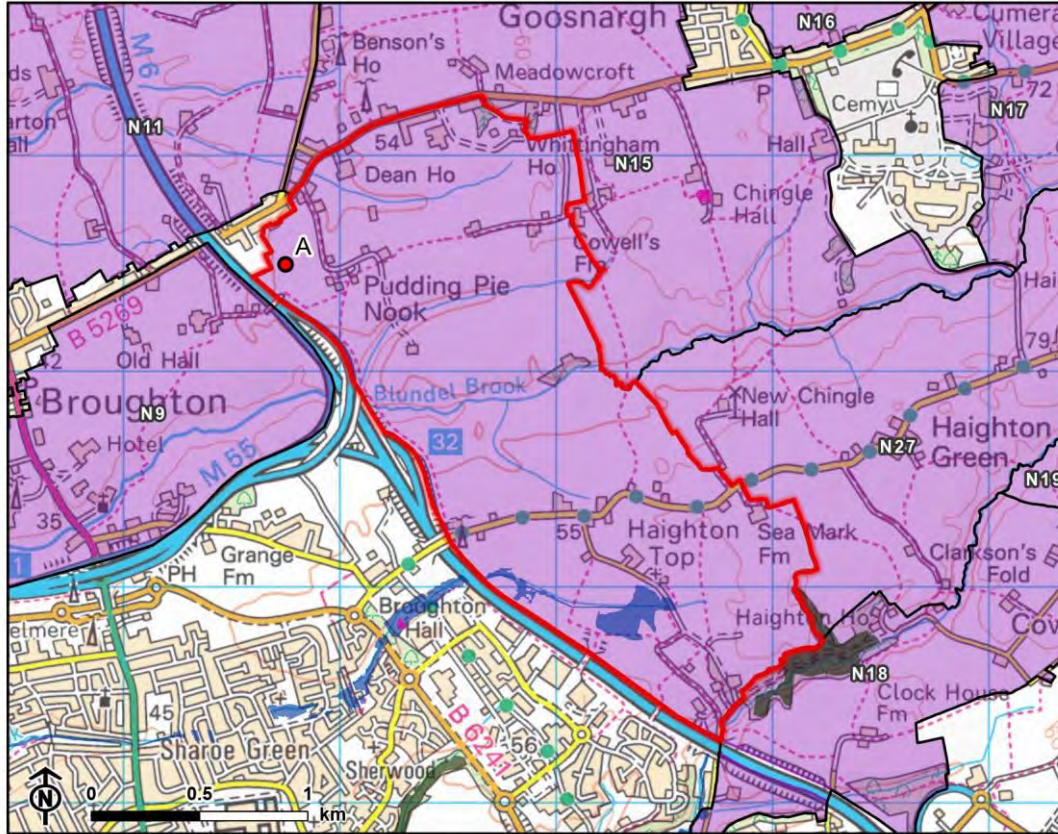
Equal contribution

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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- | | | | |
|---|--|---|------------------------------|
|  | N14 |  | Policy EN1: Open countryside |
|  | Neighbouring parcel | Absolute Constraint(s) | |
|  | Central Lancashire boundary |  | Scheduled monument |
|  | Neighbouring Local Authority |  | Ancient woodland |
|  | Location referenced in assessment text |  | Flood zone 3b |

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 Central Lancashire 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

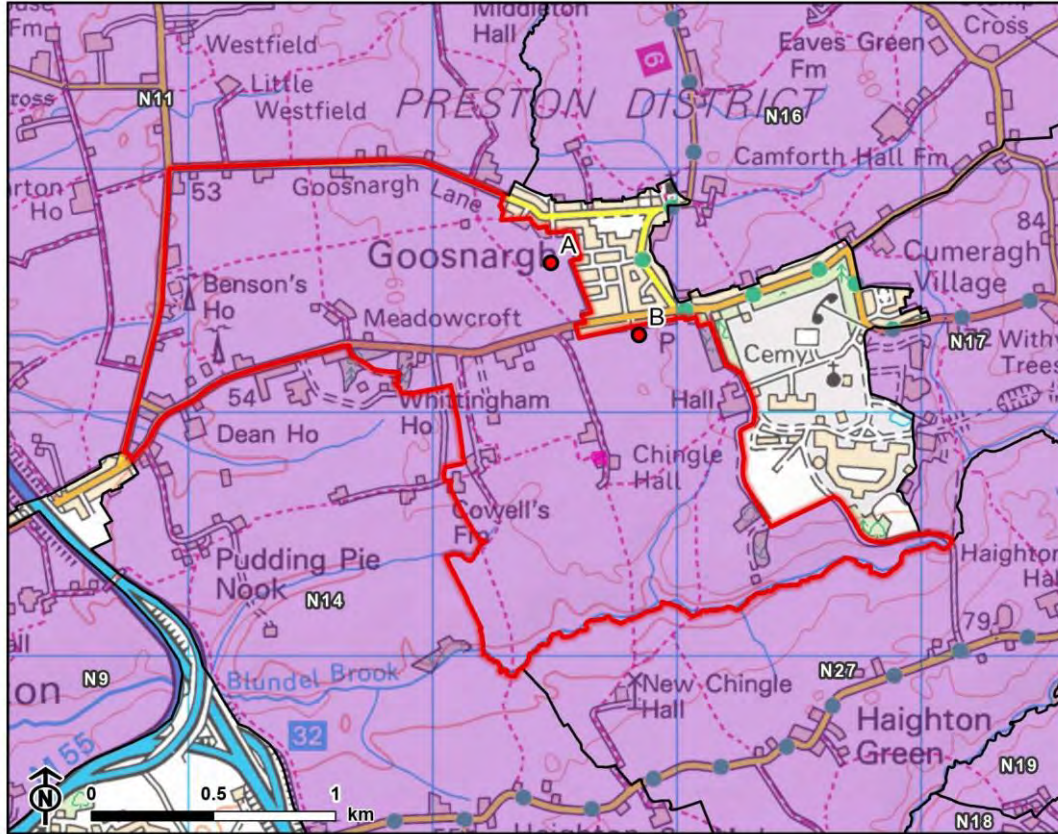
Equal contribution

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 |  Policy EN1: Open countryside |
|  Neighbouring parcel | Absolute Constraint(s) |
|  Central Lancashire boundary |  Scheduled monument |
|  Neighbouring Local Authority | |
|  Location referenced in assessment text | |

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

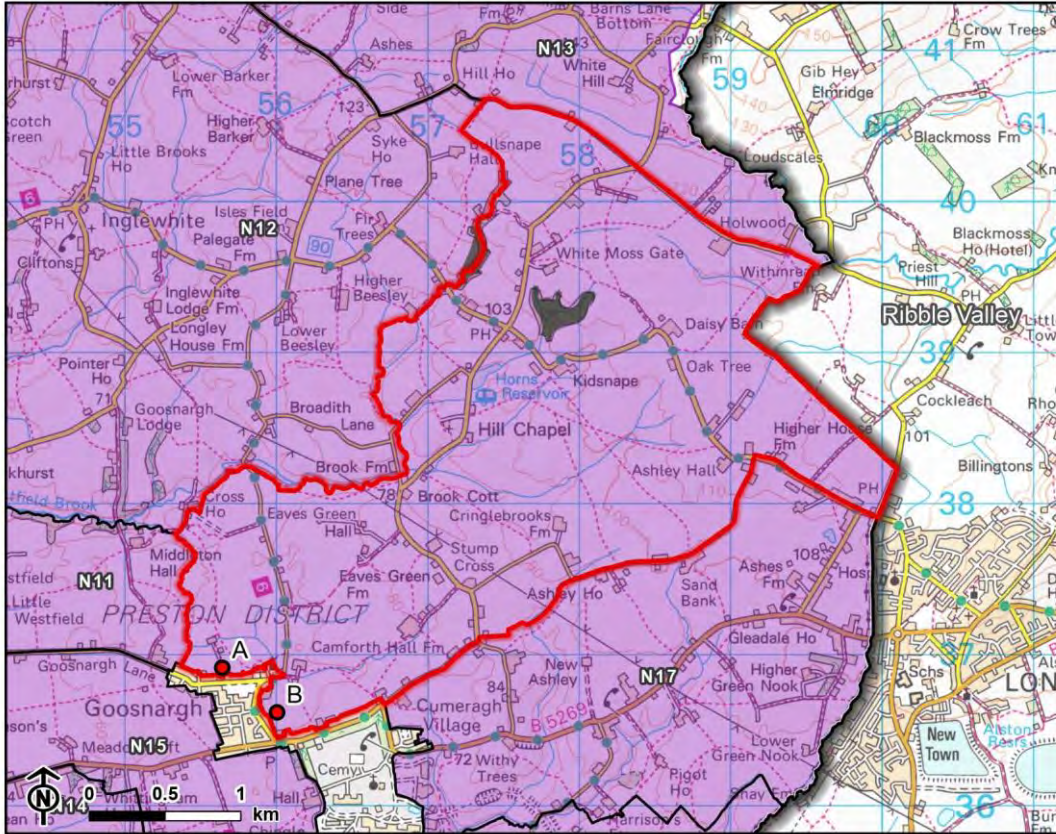
Equal contribution

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 Central Lancashire 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

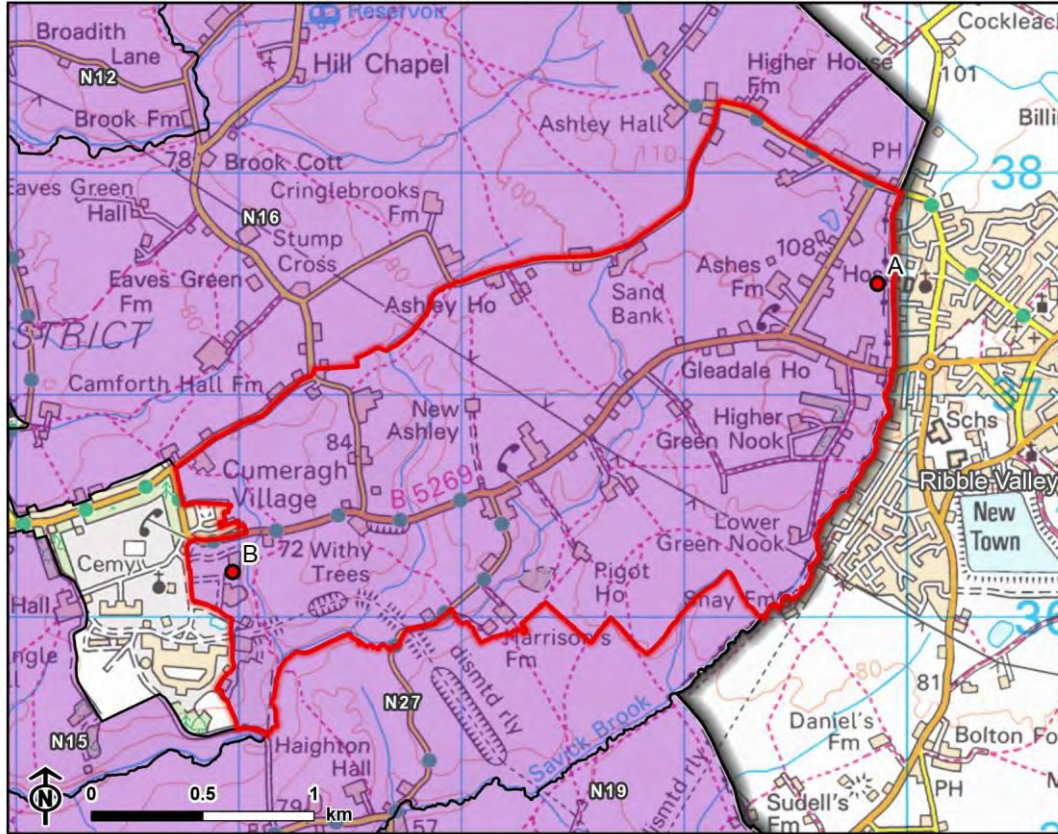
All Green Belt land is considered to make an equal contribution to this purpose.

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 Central Lancashire 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

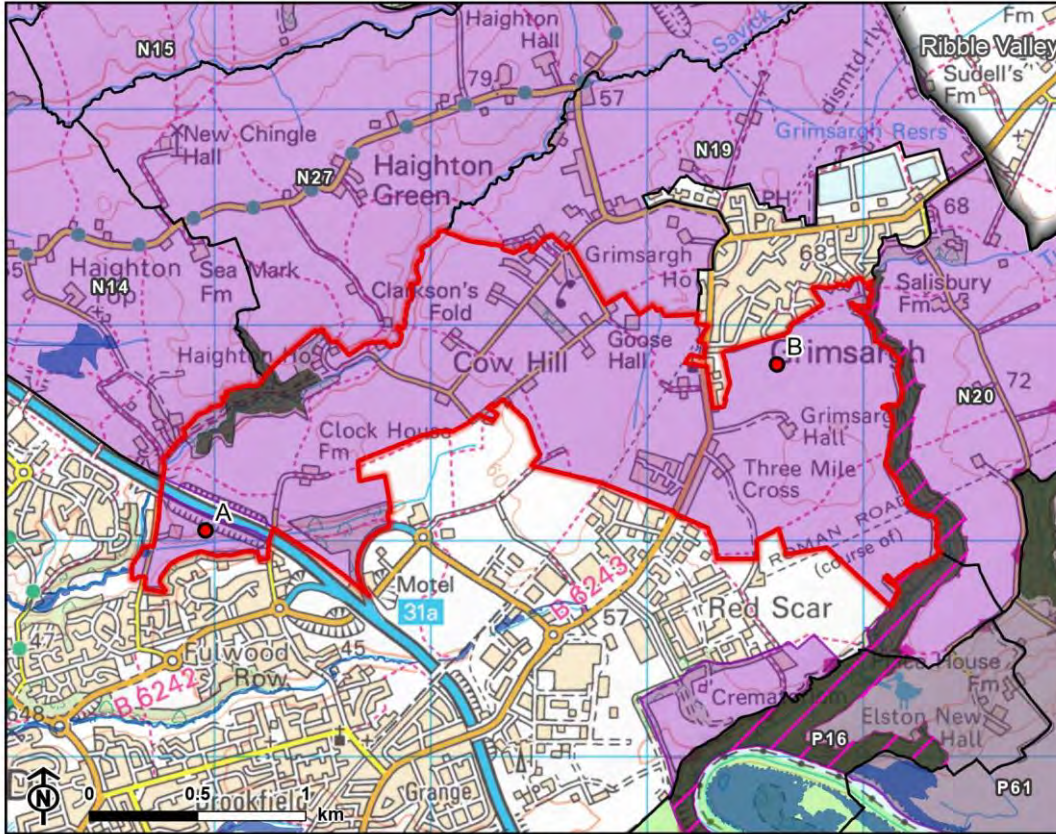
All Green Belt land is considered to make an equal contribution to this purpose.

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

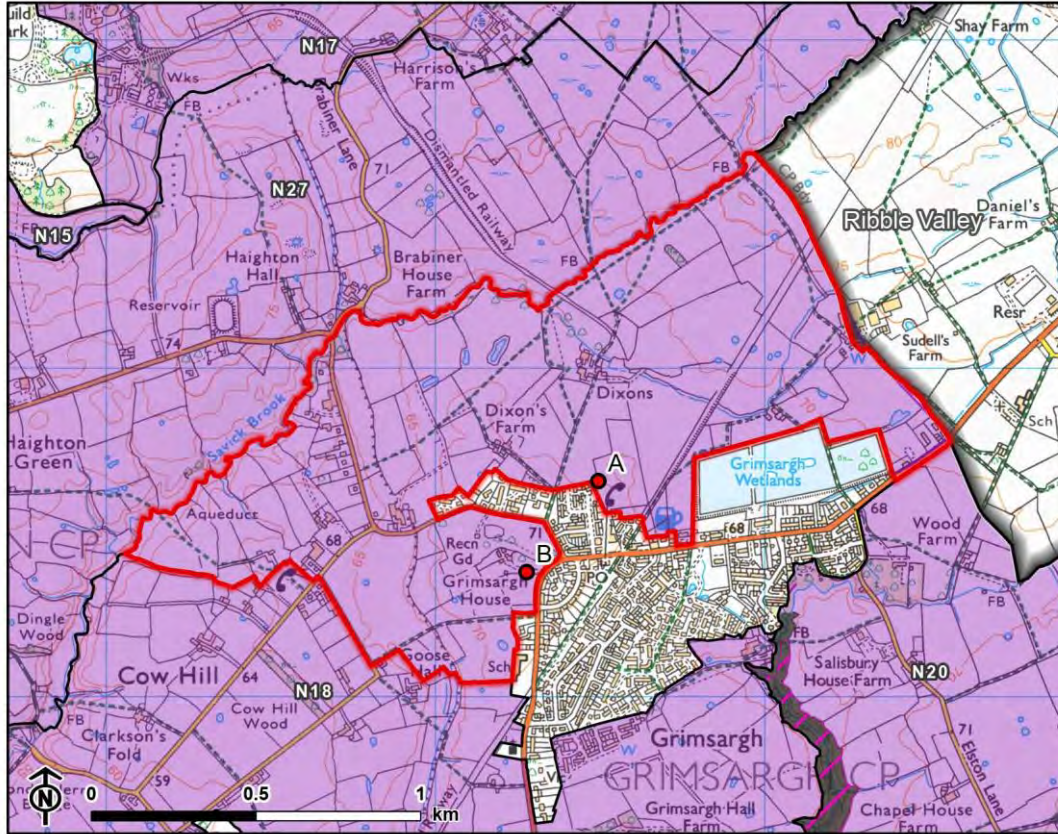
Preventing sprawl of the large built-up area (Purpose 1), prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are all likely to be significant considerations when determining the potential for release of land for development within this 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 Central Lancashire 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

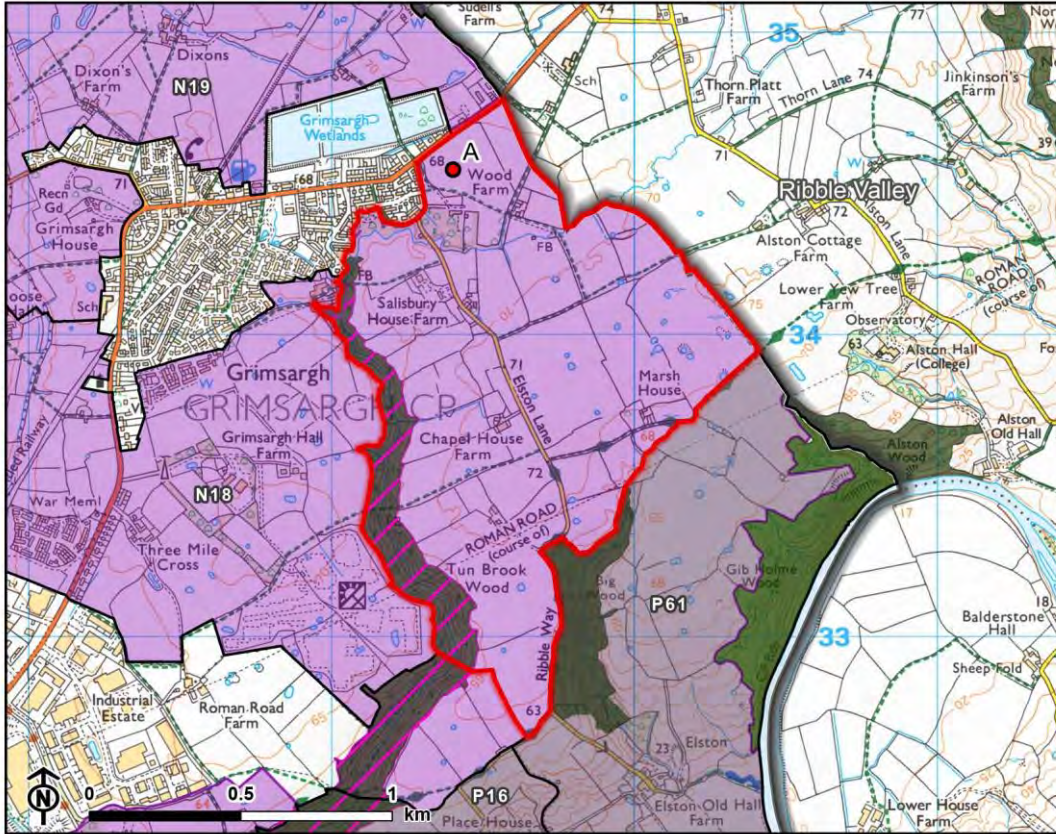
All Green Belt land is considered to make an equal contribution to this purpose.

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 Central Lancashire 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

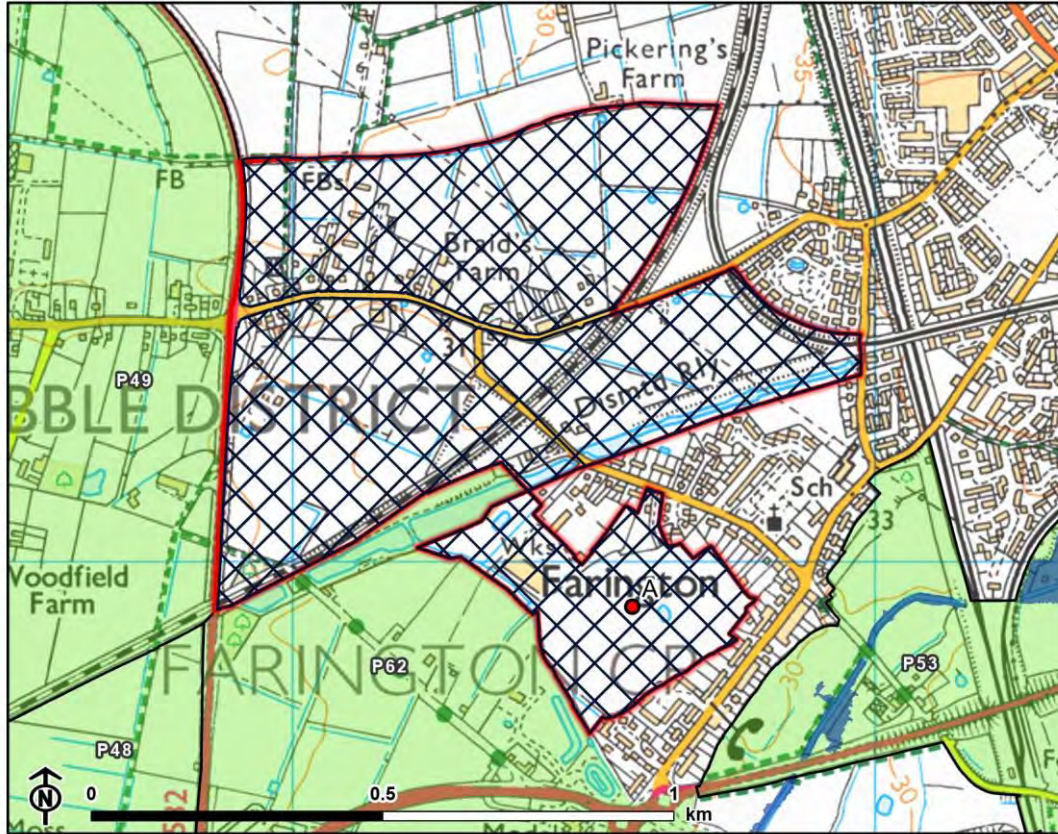
Equal contribution

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 Pickering's 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 Central Lancashire 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.

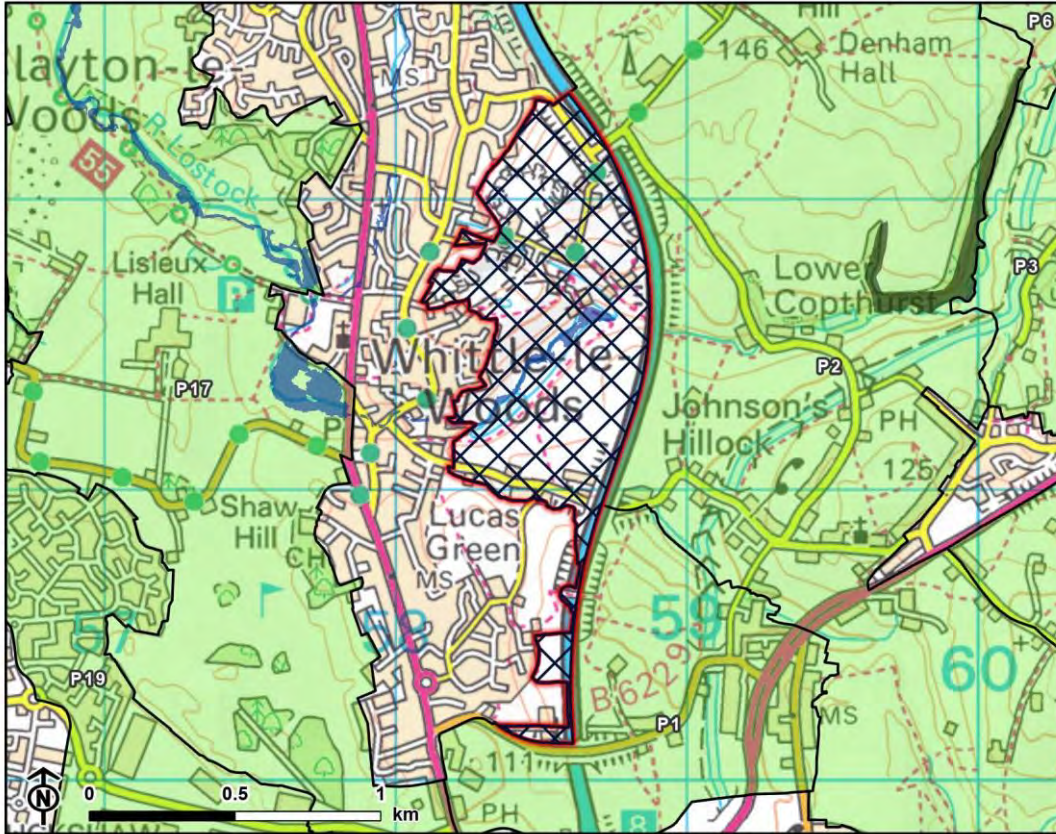
Key considerations with regard to potential harm to Green Belt purposes from substantial release of land

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

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 Central Lancashire 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

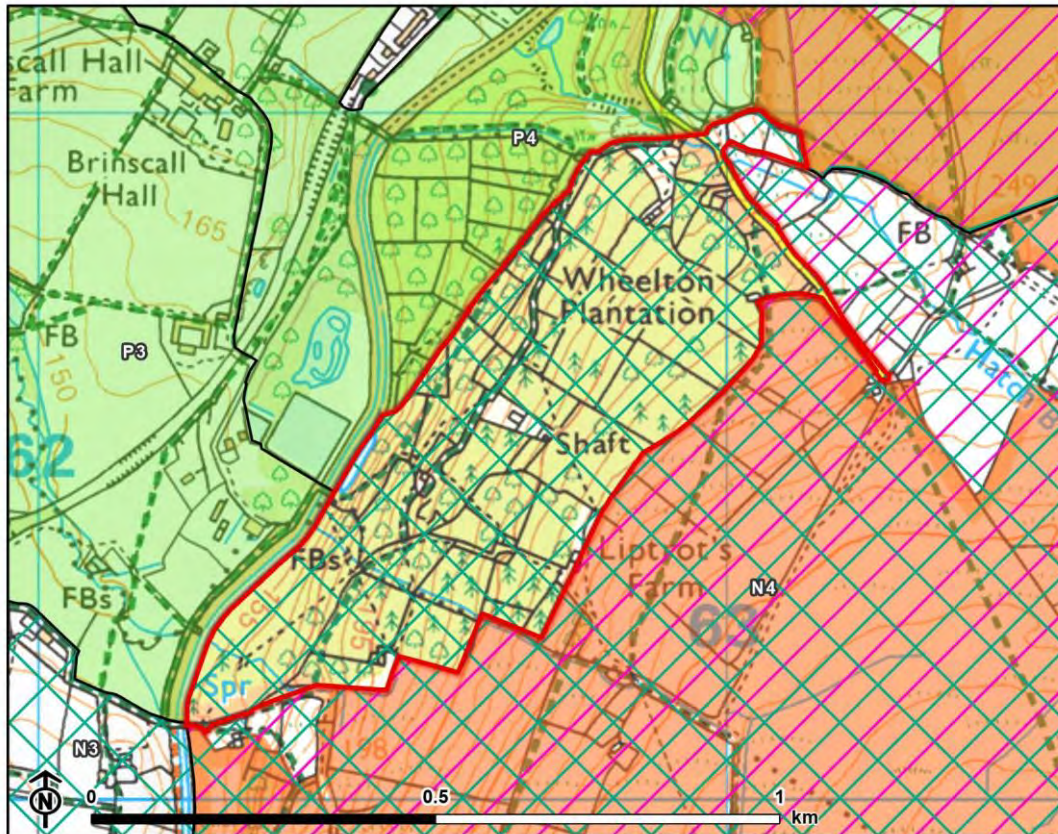
Equal contribution

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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- | | |
|---|--|
|  N24 | Absolute Constraint(s) |
|  Neighbouring parcel |  Sites of Special Scientific Interest |
|  Central Lancashire boundary |  Open access land (CRoW Act) |
|  Neighbouring Local Authority | |
|  Green Belt | |
|  Policy BNE2: Other open countryside | |

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 Central Lancashire 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

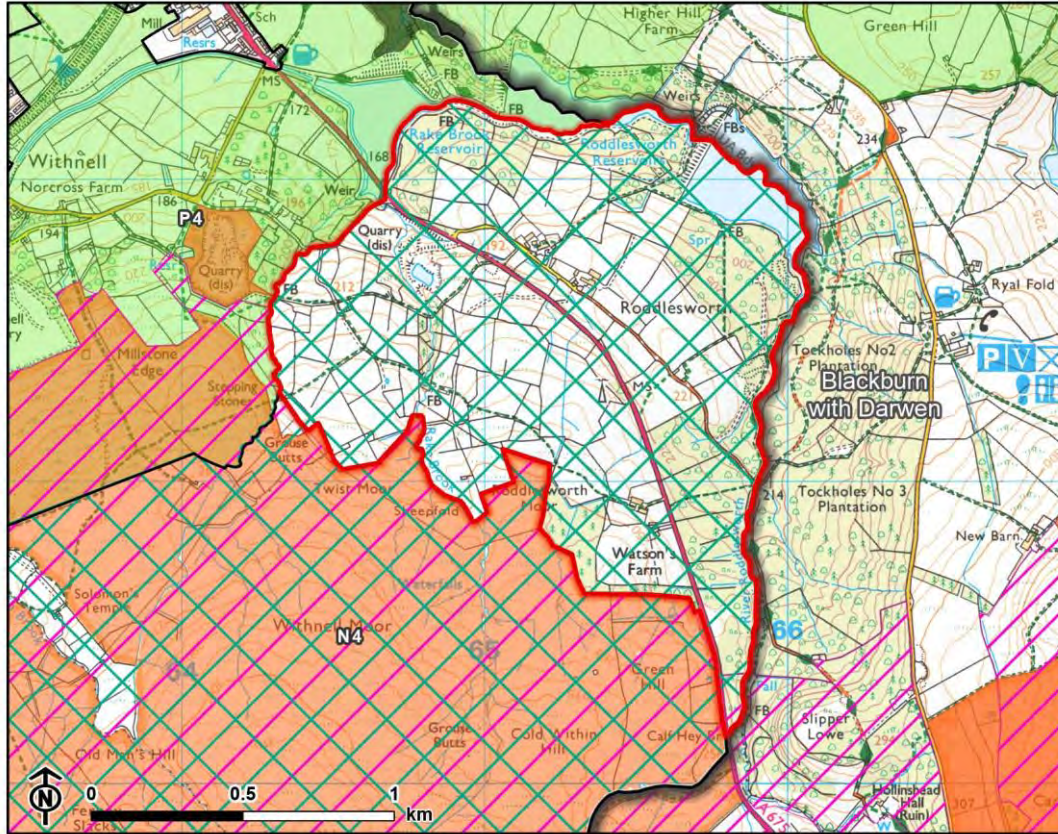
All Green Belt land is considered to make an equal contribution to this purpose.

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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- | | | | |
|---|-------------------------------------|---|--------------------------------------|
|  | N25 | Absolute Constraint(s) | |
|  | Neighbouring parcel |  | Sites of Special Scientific Interest |
|  | Central Lancashire boundary |  | Ancient woodland |
|  | Neighbouring Local Authority |  | Registered parks and gardens |
|  | Green Belt |  | Open access land (CRoW Act) |
|  | Policy BNE2: Other open countryside | | |

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

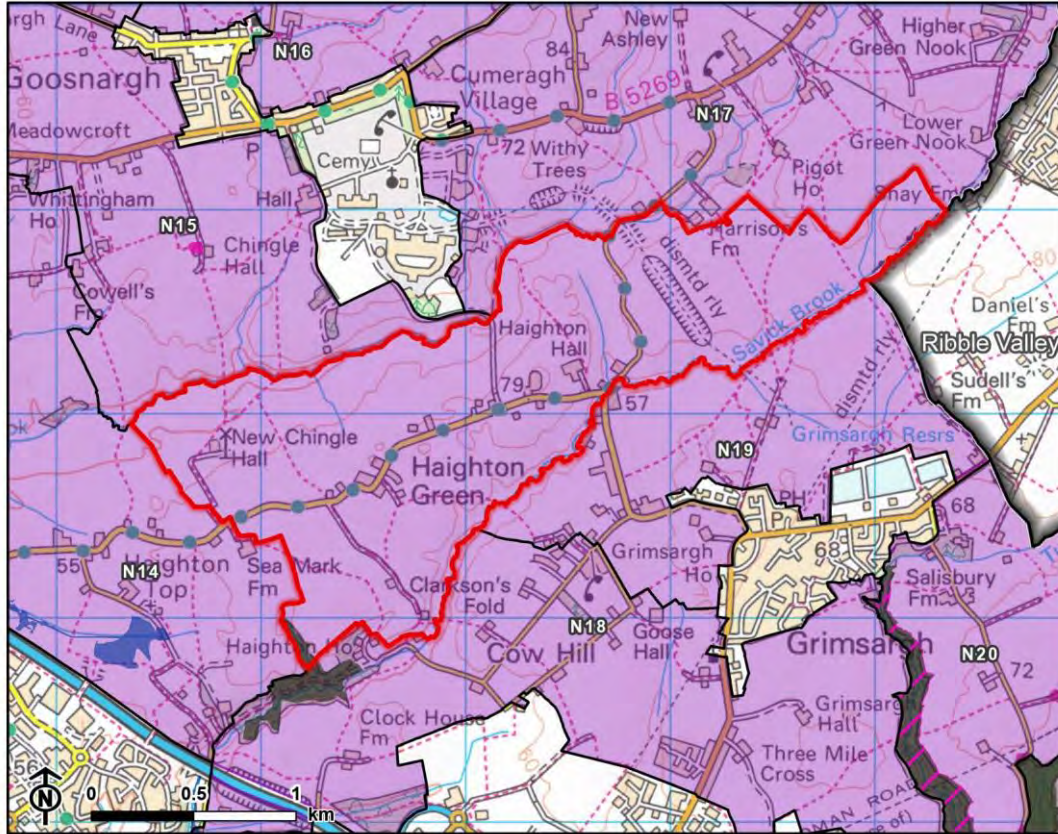
Equal contribution

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 Central Lancashire 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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Landscape Design / Strategic Planning & Assessment
Development Planning / Urban Design & Masterplanning
Environmental Impact Assessment / Landscape Planning & Assessment
Landscape Management / Ecology / Historic Environment / GIS & Visualisation