

Proposed Minor Modifications for the West Lancashire Local Plan 2012-2027

Post-hearings - March 2013

Reference number	Representation No.	Representor	Comment made	Modification proposed
Min01	N/A	WLBC	Correction	Update Preface following receipt of Inspector's Report and prior to Adoption.
Min02	N/A	WLBC	Correction	Amend second sentence of paragraph 1.1 to read: <i>"This Development Plan Document will supersedes the current West Lancashire Replacement Local Plan 2001-16 ..."</i>
Min03	N/A	WLBC	Correction	Amend first sentence of paragraph 1.4 to read: <i>"The West Lancashire Local Plan 2012-2027 contains a vision and strategy that will sets out how the Council wants West Lancashire to develop over the period to 2027."</i>
Min04	N/A	WLBC	Correction	Delete paragraphs 1.5 – 1.7 and amend subsequent paragraph numbers in Chapter 1 accordingly.
Min05	N/A	WLBC	Correction	Amend paragraphs 1.17 and 1.18 to update references following receipt of Inspector's Report and prior to Adoption.
Min06	156 / 132 / ch2 / 1	Mr David Dunlop	Incorrect reference to Wildlife Trust reserves in paragraph 2.6.	Amend first sentence of paragraph 2.6 to read: <i>"The Borough contains a large proportion of the best and most versatile agricultural land in Lancashire and the highest total area of Wildlife Trust reserves local wildlife sites in the County."</i>

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Min07	137 / 241 / ch2 / 4	The National Trust	Concern about the way the Environment / Heritage issue is expressed in Table 2.1.	Amend Environment / Heritage issue in Table 2.1 to read: <i>"The need for development should be balanced with the protection and conservation pursued in tandem with the protection, conservation and enhancement of the environment. This includes protection of landscape the safeguarding and enhancement of West Lancashire's distinctive landscapes, its nature conservation and heritage assets, historic places and the public realm."</i>
Min08	325 / 50 / ch3 / 3	The Jean and Leslie Connor Charitable Foundation	Reference to PPS12 in paragraphs 3.3 and 3.8.	Amend first sentence of paragraph 3.3 to read: <i>"Government guidance, contained within Planning Policy Statement 12 (PPS12), requires the key objectives to be linked with indicators and targets."</i> Amend first sentence of paragraph 3.8 to read: <i>"PPS12 states that each Local Planning Authority (LPA) should produce It is important that a Local Plan which includes ..."</i>
Min09	N/A	WLBC	Correction	Amend Objective 8 – Climate Change to read: <i>"To mitigate against and adapt to climate change ..."</i>
Min10	N/A	WLBC	Correction of typographical error	Amend 2 nd bullet point of 10 th paragraph of Policy SP1 to read: <i>"Grove Farm, High Lane, Ormskirk - for at least 250 dwellings (see Policy RS1), Ormskirk — for at least 250 dwellings (see Policy RS1)"</i>

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Min11	N/A	WLBC	Correction	Amend second sentence of paragraph 4.6 to read: <i>"... without substantial efforts to mitigate against the impacts of climate change ..."</i>
Min12	N/A	WLBC	Clarification	Amend Justification of Policy SP2 (paragraphs 4.33 to 4.39) to read: <i>"4.33 The Strategic Development Site set out as the preferred option is larger than that previously outlined within both the West Lancashire Replacement Local Plan and the SPD / Masterplan. This is to allow for more housing to increase the ability of the scheme to deliver the public facilities and the high quality open spaces and public realm that are required. The housing is also being delivered in a sustainable location close to the Town Centre and helps meet the Council's housing target. In addition the provision of new housing improves the confidence of investors, such as new retailers.</i> <u>4.34 In terms of the Firbeck Estate, this will need to be regenerated through environmental initiatives and by improving the housing stock, either through redevelopment or through remodelling if widespread demolition is shown not to be viable. Appropriate links will need to be made with the adjacent Findon site to ensure that the sites are integrated.</u> <i>4.34 4.35 The differences between the <u>Replacement</u> Local Plan <u>town centre</u> boundary (<u>Policy DE11</u>) and the SPD 'Project Area' boundary will be have been rectified so that the Strategic Development Site will accords with the SPD boundary in all respects, other than the extension of inclusion of additional</i>

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				<p>housing sites in the Tawd Valley area. This means that the site of St John's RC School will be removed from the Town Centre area and that certain areas of the Tawd Valley, land at Delf Clough and land at Westheads Clough will be included within the Strategic Development Site. The Firbeck Estate will need to be regenerated through environmental initiatives and improving the housing stock either through redevelopment, or remodelling if widespread demolition is shown to not be viable. Appropriate links will need to be made with the adjacent Findon site to ensure that the sites are integrated.</p> <p>4.35 4.36 <i>In terms of the actual proposals for the Town Centre core, these have also been amended since the production of the SPD / Masterplan. The key reasons for this are:</i></p> <ul style="list-style-type: none"> • <i>To improve the deliverability and viability of the scheme – there is a need to link the new College building and Asda to the Concourse through new development and a new supermarket in this area could be the key to delivering this.;</i> • <i>The new College building has had to be been moved slightly from its previously anticipated position. This necessitates a review of the land uses in this area of the Town Centre.;</i> • <i>To facilitate the relocation of the Co-operative Bank within new office accommodation within the Town Centre should they wish to relocate from Delf House.;</i> and • <i>The need to introduce additional housing land in, and close to, the Town Centre to enhance the viability and</i>

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				<p><i>deliverability of the scheme.</i></p> <p>4.36 4.37 <i>As a consequence the following amendments are put forward to the Strategic Development Site proposes the following which are different to that proposed by the SPD / Masterplan:</i></p> <ul style="list-style-type: none"> • <i>The Asda overflow car park is shown as the preferred location for the wet and dry leisure centre, with a relocation of car parking spaces nearer to the Asda building. Development on this site should provide easy pedestrian links between the College and the Town Centre, and should improve the vehicular access to the College site.;</i> • <i>A site is identified for either major office or retail uses.;</i> • <i>Proposals are included for the Delf House and Whelmar House area should development opportunities arise.;</i> • <i>There is more flexibility given in terms of the site for a new supermarket.;</i> • <i>The housing areas to the north west of the Town Centre, adjacent to the Tawd Valley, are extended to allow for the delivery of more housing units.;</i> and • <i>The remodelling or redevelopment of the Firbeck estate including the development of new housing where appropriate and viable.</i> <p>4.37 4.38 <i>The SPD is still considered up-to-date in most respects, and will continue to be used for considering applications on an interim basis, but it will be updated to bring it in line with the new</i></p>

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				<p data-bbox="1184 346 2049 411"><i>Strategic Development Site within Policy Area SP2 once the Local Plan has been adopted.</i></p> <p data-bbox="1184 427 2049 662"><i>4.38 4.39 Proposals for new retail in the town centre are to be in accordance with the most up to date retail evidence relating to retail capacity within the Borough and to take account of the impact of the scheme on the retail centres within the sub-region <u>neighbouring authority areas and in particular, in relation to Skelmersdale, the impact on both Kirby and Wigan town centres should be considered.</u></i></p> <p data-bbox="1184 678 2049 1085"><i>4.39 4.40 The West Lancashire Retail Study Update (December 2011) suggests that the Council should work towards a requirement for up to 7,500 sq.m of additional comparison sales area floorspace in the 2011 to 2021 period rising to 11,000 sq.m in the period up to 2027. In terms of convenience goods, the study suggests that there is a requirement for up to 2,800 sq.m of convenience sales area floorspace in the period 2011 to 2021, in addition to the commitment for a new Booths store in Burscough. In the longer term period to 2027, there is scope for between approximately 2,700 sq.m of additional convenience sales area floorspace under the rising retention scenario, and 3,300 sq.m when an allowance for over-trading is also taken into account.</i></p> <p data-bbox="1184 1101 2049 1337"><i>4.41 These figures are Borough wide and all retail should be focused on the main towns within the Borough to ensure their future vitality and viability. However, the report identifies Skelmersdale as the priority for retail development given the existing under-provision of both comparison and convenience retail floorspace. Policy SP2 aims to address this shortfall through specific regeneration plans, focused on</i></p>

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				<u>delivering a mixed use town centre scheme.</u>
Min13	N/A	WLBC	Clarification	Amend final sentence of 2 nd paragraph of Policy SP3 to read: <i>“Development of the site will be required to conform to this masterplan <u>and shall not begin until the comprehensive masterplanning exercise has taken place.</u>”</i>
Min14	119 / 579 / ch1 / S	Natural England	Concern that Policy SP3 does not include reference to conserving and enhancing biodiversity, landscape, recreation opportunities and access to green spaces.	Add following wording to the end of Policy SP3: <u>“Development in the Strategic Development Site should seek to conserve and enhance biodiversity and landscape value wherever possible, including delivering appropriate mitigation identified by a specific Habitat Regulations Assessment / Appropriate Assessment for the site, and consider how the design of development within the site can actively enhance biodiversity through habitat creation. Development should also improve access to recreation opportunities and green spaces so as to integrate the development with the local and wider Green Infrastructure network, particularly through the inclusion of the Ormskirk to Burscough Linear Park within the site and the new, maintained town park for Burscough.”</u>
Min15	N/A	WLBC	Correction	Amend Paragraphs 5.1 and 5.3 to read: <i>“5.1 Strategic Policy SP1 provides an overarching strategy for development, setting out the general levels and types of development that will be permitted in the different settlements in West Lancashire. However, it does not specify the precise extent of these settlements. The most recent settlement boundaries were</i>

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				<p>set in the West Lancashire Replacement Local Plan 2006 (WLRLP). It is likely that these boundaries will, in <u>In</u> the majority of cases, <u>these boundaries</u> continue to be the most appropriate for the Borough's settlements. However, where Green Belt sites are proposed to be allocated for development or safeguarded for possible longer-term development, the settlement boundaries will require alteration <u>have been altered</u>.”</p> <p>...</p> <p>“5.3 Whilst the majority of Open Land should remain outside settlement boundaries, there are a few sites that it would be more appropriate to consider as being within settlements. Open Land that is incorporated within settlements will be <u>has been</u> safeguarded under Policy GN2: Safeguarded Land. Open Land that remains outside settlement boundaries is marked on the Proposals Map as 'Protected Land', and will be subject to similar constraints to WLRLP Policy DS4, as set out in Policy GN1 below.”</p>
Min16	N/A	WLBC	Correction	<p>Amend first sentence of Paragraph 5.29 to read:</p> <p>“The Ministerial Statement which emerged at the end of March 2011, along with the draft National Planning Policy Framework (NPPF, July 2011) <u>(March 2012)</u> have made it clear ...”</p>
Min17	N/A	WLBC	Correction	<p>Amend second sentence of Paragraph 5.46 to read:</p> <p>“Suitability considerations may include policy designations or physical constraints which may mitigate against the development of sequentially preferable sites, ...”</p>

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Min18	N/A	WLBC	Correction	Policy EC2 – remove numbering from fourth, fifth and sixth paragraphs
Min19	N/A	WLBC	Clarification	<p>Amend 4th paragraph of Policy RS1, part a) to read:</p> <p><i>“Within Small Rural Villages, the appropriate re-use of an existing building, and very limited infill development (i.e. up to 4 units) will be permitted for market housing. <u>For the purposes of this policy, infill development refers to development within the settlement boundary of the village.</u></i></p> <p><i>Infill developments of 5 or more units may also be permitted where proposals provide the minimum amount of market housing to make the scheme financially viable, with the remainder of the housing being made available as affordable housing. On such sites, it will be expected that the affordable housing provision should be not less than 50% of all housing on the site. “</i></p>
Min20	N/A	WLBC	Clarification	<p>Amend 3rd paragraph of Policy RS1, part e) to read:</p> <p><i>“New <u>All new</u> homes will be expected to meet the Lifetime Homes Standard, ...”</i></p> <p>Amend paragraph 7.17 to read:</p> <p><i>“In addition, the Council will expect <u>all</u> new residential units to be designed to Lifetime Homes Standard ...”</i></p>

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Min21	N/A	WLBC	Clarification of Policy RS3.	Amend last sentence of paragraph 7.49 to read: <i>“Given one of the main objectives of this policy is to protect residential amenity, only residential units <u>(excluding those used specifically for the accommodation of older people or in a C2 use)</u> should be considered when calculating percentages of HMOs in a particular street.”</i>
Min22	N/A	WLBC	Correction	Paragraph 7.42 <i>“An Article 4 Direction covering Ormskirk, Aughton and Westhead is intended to take <u>took</u> effect in December 2011. This should give <u>has given</u> the Council some control over the number and distribution of further HMOs in these areas, although it will <u>does</u> not affect any HMOs already in place at the time the Direction comes <u>came</u> into force.”</i>
Min23	N/A	WLBC	Clarification	Amend paragraph 8.14, second sentence to read: <i>“In the case of any multi-storey shopping centres (e.g. the Concourse, Skelmersdale), the area to be assessed should be restricted to <u>will comprise the whole of</u> the storey on which the retail unit is located.”</i>
Min24	120 / 310 / IF2 / S	Lancashire County Council Strategic Planning Group	Minor alterations to Policy IF2 suggested.	Paragraph 8.25 – LTP3 adopted in May 2011 not March 2011 Paragraph 8.26 – Add bullet point to refer to the “ <u>West Lancashire Highways and Transport Masterplanning exercise</u> ” Amend paragraph 8.35 to read:

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				<p>“Although Burscough is currently served by two rail stations, one on each of the Southport to Wigan and Ormskirk to Preston lines, connectivity between these two routes is poor. The proposed reinstatement of aspiration to reinstate the Burscough Curves and electrification to electrify the line from Ormskirk would allow connectivity between lines and improve accessibility of Burscough to Liverpool and Ormskirk to Southport and Wigan. This would be likely to It is hoped that this would increase rail usage, therefore reducing dependency upon the car. Merseytravel are in the process of conducting work to assess the viability of reinstating these links. However, it is recognised that the reopening of the Burscough Curves in particular is, at this time, only an aspiration.”</p> <p>Paragraph 8.36 – Refer to LTP3 regarding Ormskirk Bus Station.</p>
Min25	N/A	WLBC	Clarification	<p>Amend Policy IF2, part (a), second sentence to read:</p> <p>“Over the Local Plan period the Council will <u>Therefore, development proposals should, where appropriate,</u> seek to:</p> <p>...</p> <p>ii. reducing reduce the environmental impact of transport through suitable mitigation and design;</p> <p>...</p> <p>v. preparing prepare and actively promoting promote travel plans</p> <p>...”</p>
Min26	N/A	WLBC	Min26 replaced by MM30	-

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Min27	N/A	WLBC	Min27 replaced by MM37	-
Min28	N/A	WLBC	Correction	Amend first sentence of Policy EN1, part 1 to read: <i>“The Council will mitigate against and adapt to climate change by requiring all development to: ...”</i>
Min29	N/A	WLBC	Clarification	Insert footnote against “major developments” in Policy EN1, part 2, i to read: <u>“Major Development is defined in the Town and Country Planning (General Development Procedure) Order 1995 and includes:</u> <ul style="list-style-type: none"> • <u>provision of 10 or more flats or houses, and</u> • <u>provision of over 1,000 square metres of floorspace.”</u>
Min30	242 / 543 / EN1 / 3	RenewableUK	Suggests minor changes to wording of Policy EN1.	Amend Policy EN1, part 3, ii to read: <i>“impact on local residents (including flicker noise and shadow flicker)”</i> Add the following documents to the ‘supporting documents’ list at the end of the justification: <u>National Policy Statements for Energy (EN-1, EN-3)</u>
Min31	120 / 312 / EN1 / S	Lancashire County Council	The Lancashire Sustainable Energy Study is now	Amend first sentence of paragraph 9.9 to read: <i>“When finalised, the The Lancashire Sustainable Energy Study will set sets out a target for the expected amount of renewable</i>

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		Strategic Planning Group	finalised.	<i>energy that is may be deployable within the Borough.</i>
Min32	N/A	WLBC	Correction	Amend first sentence of paragraph 9.10 to read: <i>“ ... and guidance on how developments can adapt to and mitigate against climate change.”</i>
Min33	N/A	WLBC	Min33 replaced by MM39	-
Min34	N/A	WLBC	Min34 replaced by MM42	-
Min35	N/A	WLBC	Clarification	Amend Policy EN3, part 1 to read: “1. Green Infrastructure <i>The Council will:</i> <i>i. The Council will provide a green infrastructure strategy which supports the provision of a network of multi-functional green space including open space, sports facilities, recreational and play opportunities, allotments, flood storage, habitat creation, footpaths, bridleways and cycleways, food growing and climate change mitigation. The network will facilitate active lifestyles by providing leisure spaces within walking distance of people’s homes, schools and work;</i> <i>In order to support this green infrastructure strategy, all</i>

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				<p><u>development, where appropriate, should:</u></p> <p>ii. require development to contribute <u>i. Contribute</u> to the green infrastructure strategy and enhance, as well as protect <u>by enhancing</u> and <u>safeguarding</u> the existing network of green links, open spaces and sports facilities, and secure <u>securing</u> additional areas where deficiencies are identified – this will be achieved through contributions to open space as outlined within Policy IF4;</p> <p>iii. provide <u>ii. Provide</u> open space and sports facilities in line with an appraisal of local context and community need, with particular regard to the impact of site development on biodiversity;</p> <p>iv. seek <u>iii. Seek</u> to deliver new recreational opportunities, including the proposed linear parks between Ormskirk and Skelmersdale, between Ormskirk and Burscough, along the River Douglas at Tarleton and Hesketh Bank and along the former railway line in Banks;</p> <p>v. support <u>iv. Support</u> the development of new allotments and protect existing allotments from development; and</p> <p>vi. support <u>v. Support</u> the Ribble Coast and Wetlands Regional Park and associated infrastructure.”</p>
Min36	N/A	WLBC	Min36 replaced by MM44	-
Min37	N/A	WLBC	Correction	Delete Chapter 11 – Next Steps
Min38	N/A	WLBC	Correction	Glossary

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				<p>Delete:</p> <p><i>“Previously Developed Land (PDL) and Buildings: As defined in Annex C of PPS3: “previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure.”</i></p> <p>Replace with:</p> <p><u>“Previously Developed Land (PDL): Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.”</u></p>
Min39	N/A	WLBC	Correction	<p>Amend Appendix B, Objective 8 to read:</p> <p><i>“To mitigate against and adapt to climate change ...”</i></p>
	N/A	WLBC	Correction	<p>Amend Appendix E, Policy EN3, Contingencies for the Risks, fourth sentence to read:</p>

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				<i>"In order to mitigate against the effects of additional pressure ..."</i>
Min40	N/A	WLBC	Correction	Proposals Map 4 – correct error relating to Green Belt boundary at 9-19 Broadhurst Lane, Wrightington
Min41	N/A	WLBC	Correction of Printing Error	Proposals Map 5 – Pilkington Laboratories employment site designation
Min42	N/A	WLBC	Correction of Printing Error	Proposals Map 5 – EN3 Open Recreation Space on Delph Common Road, Aughton
Min43	N/A	WLBC	Correction	Proposals Map 5 – correct error of EN3 Open Recreation Space allocation at Edge Hill University
Min44	N/A	WLBC	Correction	Proposals Map 6 – correct error of EN3 Open Recreation Space allocation at Digmaor Sports Centre
Min45	N/A	WLBC	Correction	Proposals Map 5 – correct error relating to Green Belt boundary at 35-37 Moss Nook, Burscough
Min46	120 / 307 / EC1 / S	Lancashire County Council	Reference to Mineral Safeguarding Areas should be made in relation to relevant sites allocated in Policy EC1, part 2 (a) and (b).	<p>Insert * against sites (a)(ii), (a)(iv), (a)(vi), (b)(iii) and (b)(xii) in Policy EC1 and insert associated footnote at end of Policy EC1 which states:</p> <p><u>"sites marked with a * in Policy EC1(a) and (b) are affected by Mineral Safeguarding Areas under Policy M2 of the Lancashire Minerals and Waste Local Plan and regard should be had to Policy M2 by applicants and in the decision-making process."</u></p>

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Min47	120 / 309 / RS1 / S	Lancashire County Council	Reference to Mineral Safeguarding Areas should be made in relation to relevant sites allocated in Policy RS1(a).	Insert * against sites (ii), (iv), (v) and (vi) in Policy RS1(a) and insert associated footnote at end of Policy RS1 which states: <u>“sites marked with a * in Policy RS1(a) are affected by Mineral Safeguarding Areas under Policy M2 of the Lancashire Minerals and Waste Local Plan and regard should be had to Policy M2 by applicants and in the decision-making process.”</u>
Min48	N/A	WLBC	Clarification of Paragraph 7.6 of justification to Policy RS1	Amend Justification of Policy RS1, paragraphs 7.6 and 7.7 to read: <i>“The phasing of sites in Skelmersdale needs to be planned in order to facilitate the regeneration of Skelmersdale Town Centre and the wider town and to ensure delivery of the benefits associated with the Strategic Development Site, and also to take account of infrastructure constraints. As set out in Policy SP1, Skelmersdale will be promoted for development during the first half of the Local Plan period because of the priority for regeneration, and infrastructure constraints elsewhere in the Borough. In certain cases, housing will function as enabling development, with some of the profits from residential development used, for example, to procure major benefits for the local area and / or to help deliver important elements of the Local Plan as a whole, for example, <u>This is particularly the case for the regeneration of Skelmersdale Town Centre.</u>”</i>
Min49	N/A	WLBC	Clarification of Policy GN3 (1)(ii)	Amend Policy GN3 (1)(ii) to read: <i>“Respect <u>Have regard</u> to the historic character of the local landscape and <u>or</u> townscape;”</i>

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Min50	N/A	WLBC	Clarification of Policy GN3 (1)(iii)	Amend Policy GN3 (1)(iii) to read: <i>“Retain or create reasonable levels of privacy, amenity and sufficient garden / outdoor space for occupiers of the neighbouring proposed and proposed neighbouring properties;”</i>
Min51	N/A	WLBC	Clarification of Policy GN3 (1)(iv)	Amend Policy GN3 (1)(iv) to read: <i>“Respect Have regard to visual amenity ... where appropriate;”</i>
Min52	N/A	WLBC	Clarification of Policy GN3 (1)(vi)	Amend Policy GN3 (1)(vi) to read: <i>“In the case of extensions, conversions or alterations to existing buildings, the proposal should relate to the existing building, in terms of design and materials, and should not detract from the character of the street scene; and”</i>
Min53	N/A	WLBC	Clarification of Policy GN3 (2)(iii)	Amend Policy GN3 (2)(iii) to read: <i>“Ensure that parking provision is made in line with the thresholds standards set out in Local Plan Policy IF2 and Appendix F;”</i>
Min54	N/A	WLBC	Clarification of Policy GN3 (2)(vi)	Amend Policy GN3 (2)(vi) to read: <i>“Provide, where appropriate, suitable provision infrastructure for public transport, including bus stops and shelters; and”</i>
Min55	N/A	WLBC	Clarification of Policy GN3 (2)(vii)	Amend Policy GN3 (2)(vii) to read: <i>“Incorporate suitable and safe access and road layout design in line with the latest standards.”</i>

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Min56	N/A	WLBC	Inclusion of viability / feasibility clause gives the policy greater flexibility in Policy GN3 (3)(vi)	Amend Policy GN3 (3)(vi) to read: <i>“Achieve a reduction in surface water run-off of at least 30% on previously developed land, rising to a minimum of 50% in Critical Drainage Areas <u>unless this is demonstrated to be unfeasible or unviable.</u>”</i>
Min57	N/A	WLBC	Correction of Policy GN3 (4)(i)	Amend Policy GN3 (4)(i) to read: <i>“Maintain or enhance the distinctive character and visual quality of any Landscape Character Areas in which it is <u>they are</u> located;”</i>
Min58	N/A	WLBC	Correction of Policy GN3 (4)(ii)	Amend Policy GN3 (4)(ii) to read: <i>“Provide sufficient landscaped buffer zones and appropriate levels of public open space / green space to limit the impact of development on <u>any</u> adjoining sensitive uses and <u>or</u> the open countryside;”</i>
Min59	N/A	WLBC	Correction of Policy GN3 (4)(iii)	Amend Policy GN3 (4)(iii) to read: <i>“Minimise the loss <u>removal</u> of trees, hedgerows, and areas of ecological value, or, where loss <u>removal</u> is unavoidable, provide for their like for like replacement , or <u>provide</u> enhancement of features of ecological value;”</i>
Min60	N/A	WLBC	Correction of Policy GN3 (5)(iii)	Amend Policy GN3 (5)(iii) to read: <i>“Provide <u>Where floodlights are proposed, provide</u> minimum levels of lighting for proposed floodlights whilst having regard to any potential adverse impacts and ensuring any light spillage is</i>

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				<i>minimal;</i> "
Min61	N/A	WLBC	Clarification of paragraph 5.22	Amendment to second sentence of paragraph 5.22 to read: <i>"Sustainable development incorporates many aspects which should be considered at the earliest possible stage of the planning process when designing a scheme."</i>
Min62	N/A	WLBC	Clarification of paragraph 5.39	Amend first sentence of paragraph 5.39 to read: <i>"The extent of the area of search will depend on the size and nature of the proposed development, but will usually be the settlement, ward or parish in which the proposed development site lies."</i>
Min63	N/A	WLBC	Correction of paragraph 5.41	Amend paragraph 5.41 to read: <i>"The area of search for any development proposal can should be agreed with Council officers prior to the commencement of any sequential testing work."</i>
Min64	N/A	WLBC	Removal of repetition within paragraphs 5.44 and 5.45	Replace paragraphs 5.44 and 5.45 with: <u>"5.44 When considering the availability, viability or deliverability of sequentially preferable sites, the Council will expect written evidence to demonstrate that landowners / site occupiers or their agents have been contacted regarding the sale or development of the sites in question. A letter from the landowner or agent will usually suffice.</u> <u>5.45 Where sites are rejected as being unviable for the proposed development, financial information should be</u>

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				<u>provided to show on what basis it would be unviable to proceed with the scheme. The level of detail should be proportionate to the scale or significance of the proposed development. The Council will expect clear, unambiguous information, but will not impose unreasonable burdens on applicants.</u>
Min65	N/A	WLBC	Correction of last sentence of paragraph 5.46	Amend paragraph 5.46, line 5 to read: “... development proposals should not preclude the development of larger areas <u>of</u> land or render ...”
Min66	N/A	WLBC	Clarification of paragraph 5.48 to provide a link between Policy GN1 and GN5	Add sentence to the beginning of paragraph 5.48 to read: <u>“Policy GN1 requires a sequential test for affordable housing proposals on Protected Land, including the consideration of Protected Land sites closest to the village centre. The town, village and local centres ...”</u>
Min67	N/A	WLBC	Clarification of Paragraph 6.41 of justification to Policy EC4	Amend first sentence of paragraph 6.41 to read: “Policy EC4 seeks to address this issue by allowing for growth the expansion of the campus into 10 ha of land released from the Green Belt during the Local Plan period, where necessary , whilst ensuring that existing and potential future problems are addressed.”
Min68	N/A	WLBC	Clarification of Paragraph 7.32 of justification to Policy	Amend Justification of Policy RS2, paragraph 7.32 to read: “Exceptionally, and where it is deemed appropriate <u>robustly justified</u> , off-site provision of affordable housing ...”

Reference number	Representation No.	Representor	Comment made	Modification proposed
			RS2	
Min69	N/A	WLBC	Clarification	Add wording to the end of footnote 13 to Policy RS3 (p104-105) to read: <i>“... then Policy RS3 will apply, <u>just as it applies to HMOs with between three and six people.</u>”</i>
Min70	N/A	WLBC	Correction	Amend sentence after the table in Policy RS3(b) as follows: <i>“Figure 7.1 below shows the above streets <u>the streets in Categories A and B listed in the table above.</u>”</i>
Min71	N/A	WLBC	Correction	Amend Figure 7.1 (p106) to show the full extent of Wigan Road, Ruff Lane and St Helens Road up to the settlement boundary.
Min72	N/A	WLBC	Correction	Correction made to paragraph 7.55 (second sentence) to read: <i>“However, until recently there where <u>were</u> two established unauthorised sites ...”</i>
Min73	N/A	WLBC	Correction	Amend Policy RS4 (3)(b)(ii) to read: <i>“The site must be located within 1 mile (or 20minute walk) of public transport facilities and services in order to access GP’s and other health services, education, jobs and training and local services”</i>
Min74	N/A	WLBC	Correction	Amend Policy RS4 (3)(b)(iii) to read: <i>“The location will not cause a significant nuisance or impact upon”</i>

Reference number	Representation No.	Representor	Comment made	Modification proposed
				<i>the amenity of neighbouring properties”</i>
Min75	N/A	WLBC	Correction	Amend Policy RS4 (3)(b)(iv) to read: <i>“Proposals for Gypsy and Traveller and Travelling Showpeople sites should be well-planned appropriately designed and include soft landscaping and play areas for children where suitable”</i>
Min76	N/A	WLBC	Correction	Amend paragraph 7.57, second sentence to read: <i>“The preferred option policy also meets the requirement of the ...”</i>
Min77	N/A	WLBC	Clarification	Change the first sentence under the table on p118 in Policy IF1, to read: <i>“The Proposals Map shows the location defines the extent of all town, village and local centres, and defines the primary shopping areas of town centres.”</i>
Min78	N/A	WLBC	Amendment to better reflect the relationship between Policy IF1 and Policy GN4.	Replace final sentence of paragraph 8.19 as follows: <i>“The Council would expect written evidence of the marketing to be provided before granting permission for a change away from retail use, especially where the proportion of units in the centre in question was close to the 70% target. Marketing of a vacant retail unit should be undertaken in accordance with the requirements of Policy GN4 (Demonstrating Viability).”</i>
Min79	N/A	WLBC	Clarification of context of Policy IF2	Amend paragraphs 8.25 – 8.28 to read: <i>“8.25 West Lancashire is a two tier authority with Lancashire County Council being responsible for transport. The current Local</i>

Reference number	Representation No.	Representor	Comment made	Modification proposed
				<p>Transport Plan Local Transport Plan 3 was adopted in March 2011 and runs from 2011-2021. Transport Policies contained within the Local Plan will aim to support and enhance this LTP <u>or subsequent LTPs</u>.</p> <p>8.26 Transport policies within the Local Plan will seek to support the strategic transport priorities for West Lancashire, as well as more minor local priorities and specific local issues. These include:</p> <ul style="list-style-type: none"> • Assisting in the ongoing regeneration of Skelmersdale through the delivery of a modern, fit for purpose, public transport system; • Improving the accessibility of public transport in rural areas; • Tackling congestion in the Key Service Centres of Ormskirk and Burscough; • Improving the rail linkages across West Lancashire through the delivery of new rail infrastructure; • Encouraging sustainable forms of transport; and • Improving road safety for users and pedestrians <u>all road users, especially pedestrians and cyclists</u>. <p>8.27 Government policy allows local authorities to set their own parking standards and Lancashire County Council have indicated that they do not intend to provide future parking standards at the County level. The standards applying to West Lancashire were previously set out in a Supplementary Planning Document to the</p>

Reference number	Representation No.	Representor	Comment made	Modification proposed
				<p><i>Joint Lancashire Structure Plan 2005. However, the adoption of the North West Regional Spatial Strategy in 2008 (RSS) rendered the Structure Plan obsolete. RSS Policy TR2 contained parking standards of its own, although they did not cover every type of development. The RSS is intended to be abolished in the near future.</i></p> <p><i>8.28 The National Planning Policy Framework encourages local authorities to set local parking standards for residential and non residential development.”</i></p>
Min80	N/A	WLBC		<p>Amend Policy IF2 (1)(d) to read:</p> <p><u>“Decisions relating to</u> development adjacent to, or affecting, rail lines (including resulting in a material increase or change of character of the traffic using a rail crossing of a railway) will only be permitted with the agreement of) <u>will have regard to the views of</u> Network Rail.”</p>
Min81	N/A	WLBC	Correction	<p>Amend last sentence of para. 8.40 to read:</p> <p><i>“This Policy approach will make a contribution to meeting the priorities of the sustainable communities’ strategy <u>Sustainable Community Strategy</u> with emphasis on safety, economic performance, environmental sustainability and health and wellbeing.”</i></p>
Min82	N/A	WLBC	Clarification to Context of Policy IF3	<p>Following paragraph 8.55 insert a new paragraph to read:</p> <p><u>“8.56 In the Northern Parishes, there is significant use of water by the market garden industry. This places a strain on</u></p>

Reference number	Representation No.	Representor	Comment made	Modification proposed
				<u>existing water supply infrastructure and contributes to low water pressure. A solution to this problem will need to be delivered by the statutory undertaker for water supply.</u>
Min83	N/A	WLBC	Clarification	Amend criteria (iii) and (v) of Policy IF3 to read: <i>“iii. where appropriate, contribute towards improvements to existing infrastructure and provision of new infrastructure, as required to support meet the needs of the development;</i> ... <i>v. where appropriate, demonstrate how the range of local social and community services and facilities available will be suitable and accessible for the intended user(s) occupiers or users of the development.”</i>
Min84	N/A	WLBC	Clarification	Amend third sentence of paragraph 8.57 to read: <i>“In addition, the rural nature of West Lancashire means that isolation access to services can be common limited in some locations and is a particular concern which requires consideration through the Local Plan.”</i>
Min85	N/A	WLBC	Correction	Amend second sentence of paragraph 8.65 to read: <i>“The Localism Bill Act has confirmed ...”</i>
Min86	N/A	WLBC	Clarification	Amend first sentence of Policy EN1 (2)(iv) to read: <i>“supporting proposals for renewable, low carbon or decentralised energy schemes, including community-led energy schemes,</i>

Reference number	Representation No.	Representor	Comment made	Modification proposed
				<i>provided they can demonstrate that they will not result in unacceptable harm to the local environment, having regard to Policy <u>Policies EN2 and EN4</u>, which cannot be satisfactorily addressed and which is not outweighed by the benefits of such proposals.”</i>
Min87	N/A	WLBC	Clarification	Amend the final sentence of paragraph 9.11 to read: <i>“However, the NPPF suggests such <u>very</u> special circumstances could include the wider environmental benefits associated with the production of renewable energy. Therefore, the Green Belt designation is a consideration but does not entirely rule out renewable energy <u>generation projects</u>.”</i>
Min88	N/A	WLBC	Clarification	Amend paragraph 9.13 to read: <i>“... the planning authority <u>Council</u> will monitor all energy projects ...”</i>
Min89	N/A	WLBC	Re-numbering of sections of Policy EN2	Amend section numbering for parts (2) (c), (d), (e) and (f) of Policy EN2 to (3), (4), (5) and (6) respectively
Min90	N/A	WLBC	Clarification	Amend title of Policy EN2, part (2)(c) (now Policy EN2, Part (3)) to read: <i>“Trees and Hedgerows <u>Landscaping</u>”</i>
Min91	N/A	WLBC	Clarification and reference to Figure showing map of peat	Delete paragraphs 9.23 and 9.24 and replace with the following: <u>“9.23 West Lancashire’s land resources include deep peat deposits and some of the country’s best and most versatile</u>

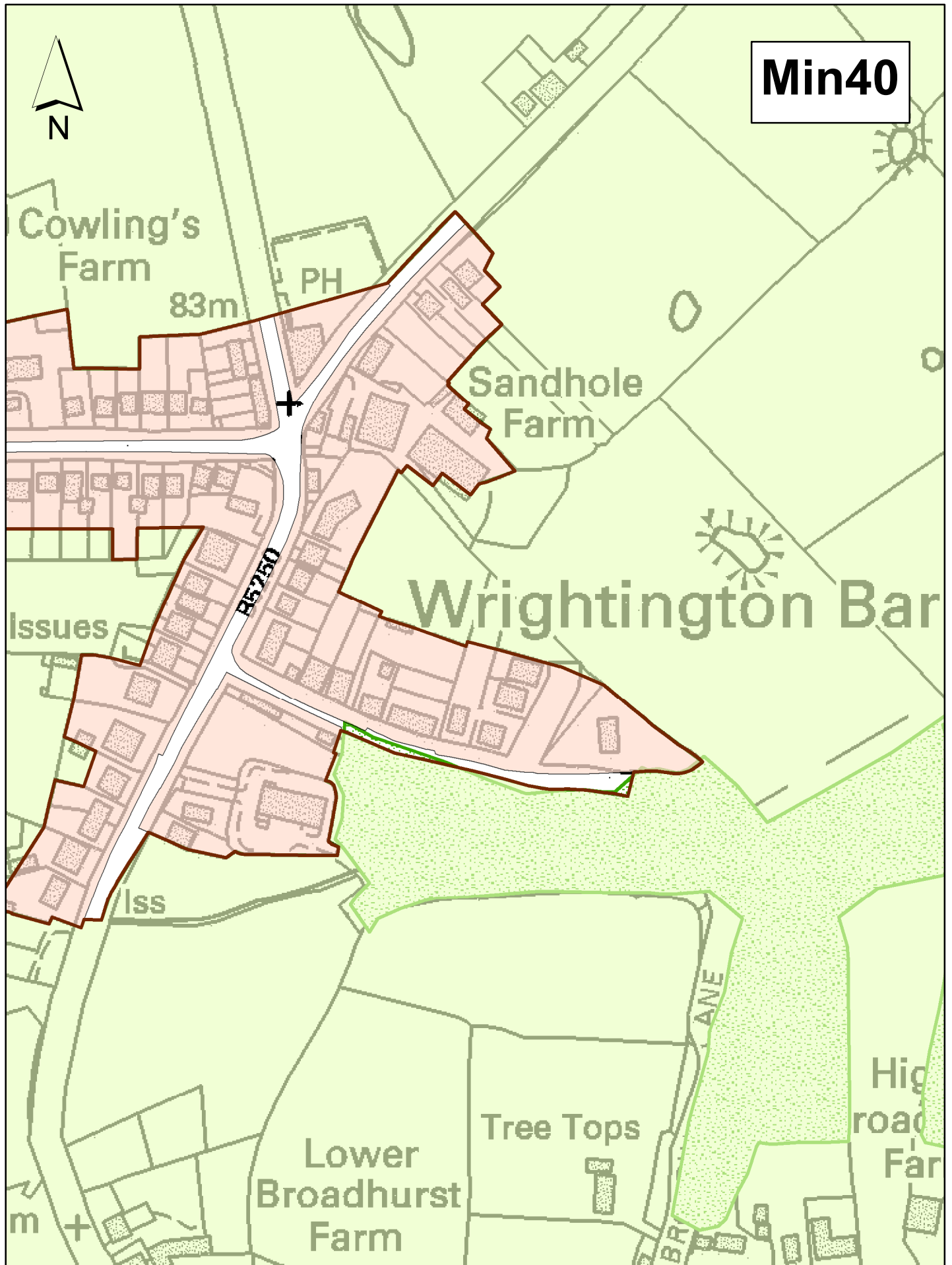
Reference number	Representation No.	Representor	Comment made	Modification proposed
			deposits	<p><u>agricultural land. Policy EN2 seeks to avoid the extraction or degradation of peat, recognising the role it plays as a unique habitat and also as an important carbon store. Figure 9.1 provides a map of the deep peat deposits in the Borough. In addition, the Policy seeks to protect the best and most versatile agricultural land which is of national significance.</u></p> <p>Insert Figure 9.1 (map of peat deposits) after para. 9.23.</p>
Min92	N/A	WLBC	Clarification	<p>Amend third sentence of para. 9.25 to read:</p> <p><i>“Due to the flat open nature of this area land, developments can be particularly visually intrusive ...”</i></p>
Min93	N/A	WLBC	Correction	<p>Amend list of other Local Planning Policy and supporting documents after para. 9.28 to read:</p> <ul style="list-style-type: none"> • <i>Marine & Coastal Access Act & Marine Licensing System (2011)</i> • <i>Lancashire Biodiversity Action Plan</i> • <i>Lancashire Landscape and Heritage DPD SPG (2006)</i> • <u>Natural Areas and Areas of landscape History Importance SPG (1996 updated 2007)</u> • <i>West Lancashire Open Space, Sports and Recreational Study (October 2009)</i> • <i>West Lancashire Playing Pitch Strategy (October 2009)</i> • <i>Tarleton-Hesketh Bank Linear Park Study (July 2010)</i>

Reference number	Representation No.	Representor	Comment made	Modification proposed
				<ul style="list-style-type: none"> • Skelmersdale-Ormskirk Linear Park Study (<u>May 2006</u>)
Min94	N/A	WLBC	Clarification	<p>Amend Policy EN3 (2)(a) to read:</p> <p><i>“a) Development should be strongly resisted if it <u>that</u> results in the loss of existing open space or sports <u>and recreation</u> facilities (including school playing fields) unless <u>will only be permitted if</u> one of the following conditions are met:</i></p> <p><i>i. The open space has been identified <u>agreed</u> by the Council as being <u>unsuitable for retention because it is</u> under used, poor quality or poorly located;</i></p> <p><i>ii. the proposed development would be ancillary to the use of the site as open space and the benefits to recreation would outweigh any loss of the open area; or</i></p> <p><i>iii. Successful mitigation takes place and alternative, improved provision is provided in the same locality. This should include improvements to the quality and quantity of provision to the benefit of the local community.”</i></p>
Min95	N/A	WLBC	Clarification	<p>Amend Policy EN3 (2)(b) to read:</p> <p><i>“b) Development <u>on open space and sports and recreation facilities</u> will not be permitted where:</i></p> <p><i>i. Development would affect the open characteristic of the area</i></p> <p>...</p> <p><i>viii. Proposals contradict other policies contained within the Local Plan”</i></p>

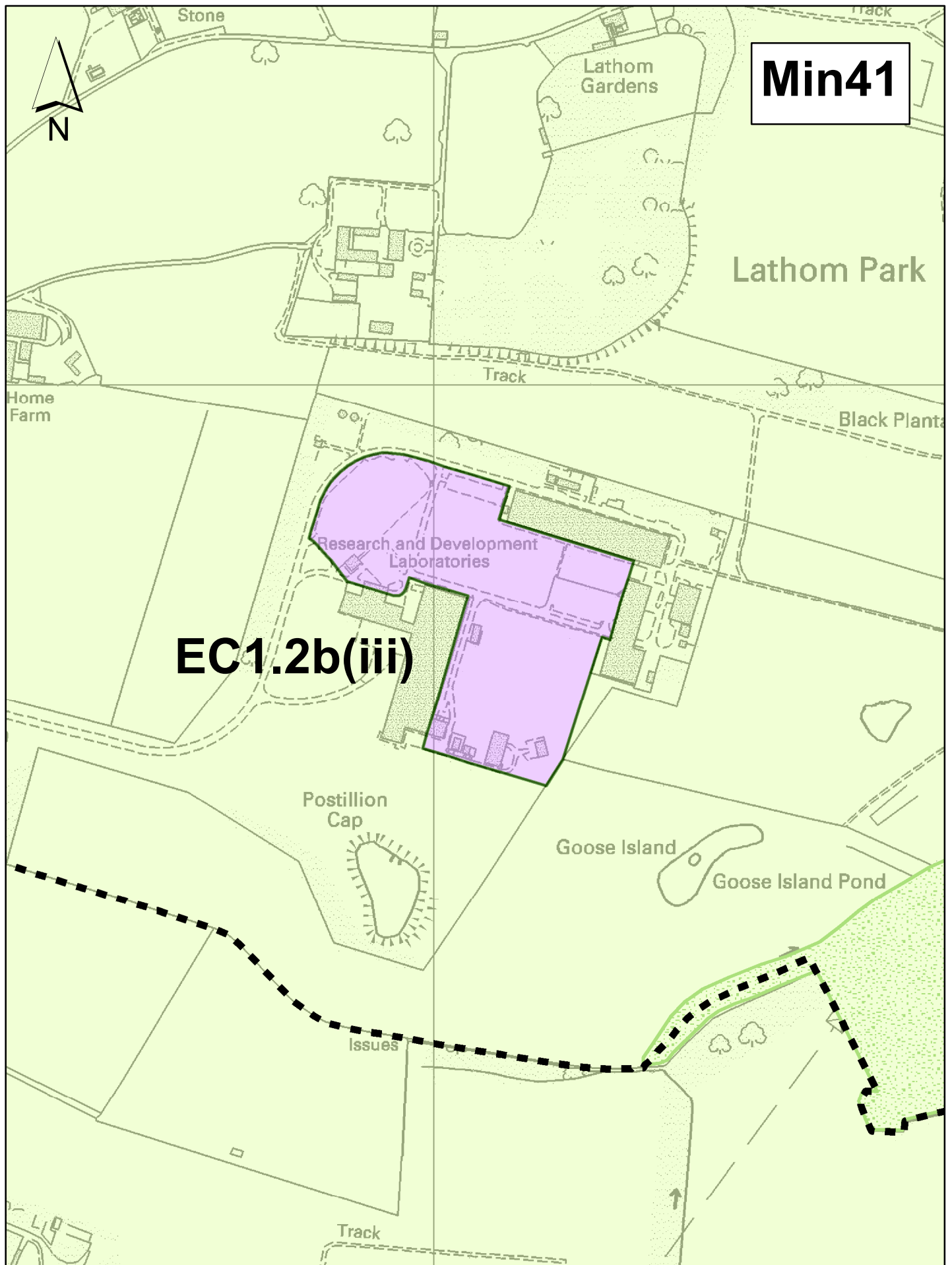
Reference number	Representation No.	Representor	Comment made	Modification proposed
Min96	N/A	WLBC	Clarification	Amend Policy EN3 (2)(d) to read: <i>“Where deficiencies in existing open recreation space provision exist, as demonstrated in the Council’s Open Space, Sports and Recreation study and any subsequent equivalent document, ...”</i>
Min97	N/A	WLBC	Clarification	Amend Policy EN3 (2)(e) to read: <i>“e) Facilities for Development which would prejudice the delivery of the informal countryside recreational activities are proposed at the following sites, as shown on the proposals map will not be permitted: ...”</i>
Min98	N/A	WLBC	Clarification	Amend Policy EN3 (2)(f) to read: <i>“f) Proposals will also be developed to Development which would prejudice the protection and improvement of facilities at the following existing countryside recreation sites shown on the proposals map will not be permitted: ...”</i>
Min99	215 / 88 / ch2 / 2	Cllr Cynthia Dereli	Inclusion of reference to traffic congestion in Burscough in Spatial Portrait	Amend first sentence of paragraph 2.34 to read: <i>“Burscough is located on the A59 and has been known to experience congestion at peak times. Burscough has two railway stations: Burscough Junction providing a link between Preston and Ormskirk, and Burscough Bridge Interchange with links to Southport and Manchester.”</i>
Min100	215 / 88 / ch2 / 2	Cllr Cynthia Dereli	Inclusion of reference to traffic congestion in Burscough in Key	Amend comment on “Traffic Congestion” in Table 2.1 Key Issues to read:

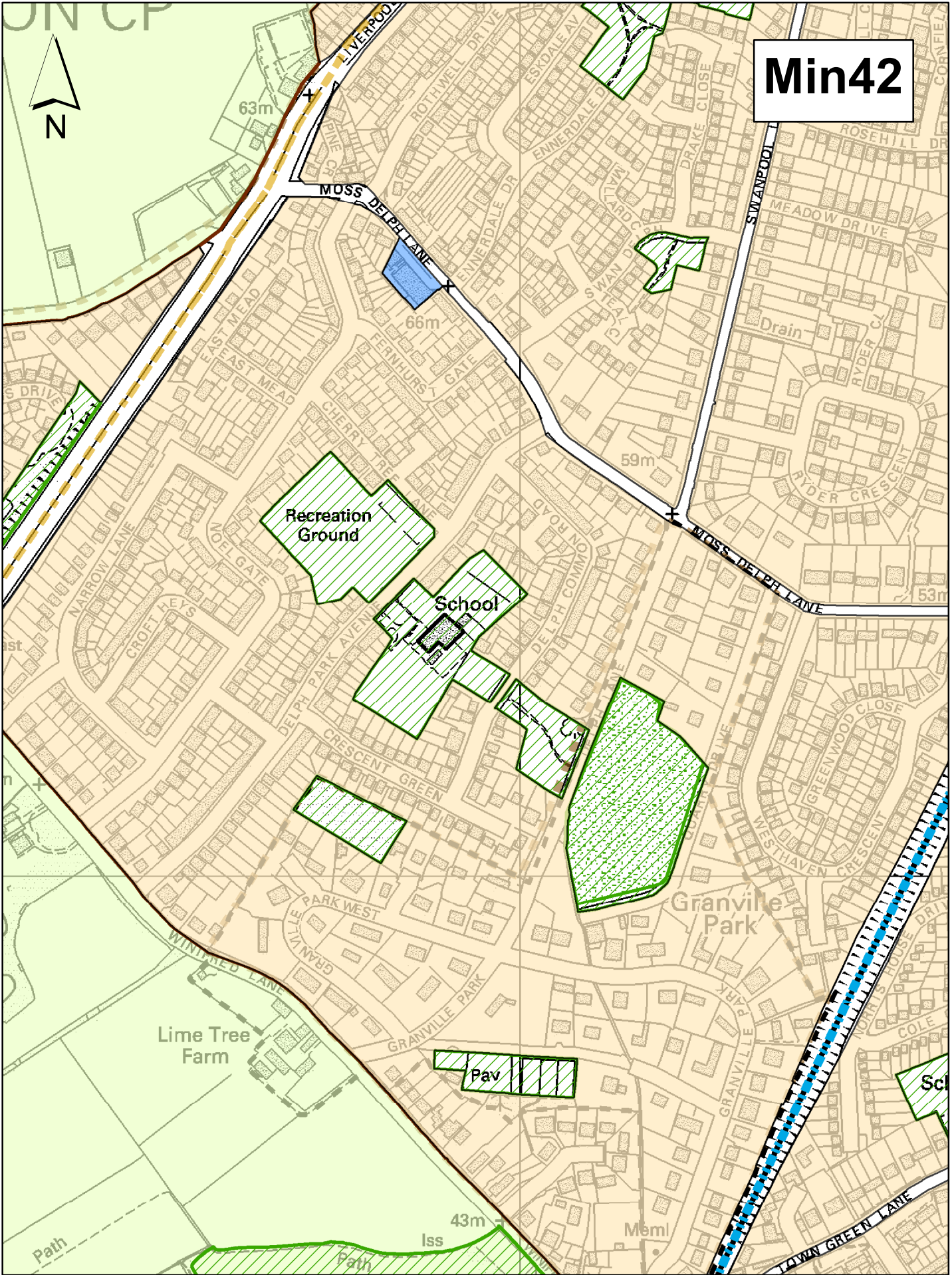
Reference number	Representation No.	Representor	Comment made	Modification proposed
			Issues table	<i>“Whilst this is not a particularly severe issue overall in the Borough, there are local 'congestion hot-spots' in Ormskirk and, to a lesser degree, in Burscough and Tarleton/Hesketh Bank.”</i>
Min101	N/A	WLBC	Clarification	Amend sixth paragraph of Policy SP1 to read: <i>“Development in rural settlements will be focused on the Key and Rural Sustainable Villages. Development in the Small Rural Villages will only be permitted where it involves a like-for-like redevelopment of an existing property, the appropriate re-use of an existing building or infill development (in line with Policy RS1).”</i>
Min102	N/A	WLBC	Inclusion of additional definitions in Glossary	Insert definition of additional terms and amended definitions into Glossary, as follows: <u>Allowable Solutions - Used in the Definition of Zero Carbon Homes and Non-Domestic Buildings consultation (CLG, 2008) to describe a range of solutions that could account for the carbon emissions that are not expected to be achieved on site through carbon compliance measures. Developers will make a payment to an Allowable Solutions provider (Local Authority or third party), who will take the responsibility and liability for ensuring that Allowable Solutions, which may be small, medium or large scale carbon-saving projects, deliver the required emissions reductions to offset the residual carbon impact of the development.</u> <u>Decentralised Energy Network / District Heat Network – Primarily the generation of energy close to the user and where appropriate, the recovery of the surplus heat</u>

Reference number	Representation No.	Representor	Comment made	Modification proposed
				<p><u>(combined heat and power – CHP) for purposes such as building space heating and domestic hot water production. CHP is often used in District Heating Networks, with the heat generated as a by-product of electricity generation being pumped into homes, either as hot water or as steam, through networks of reinforced pipes.</u></p> <p><u>Priority Habitats and Species: Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.</u></p> <p><u>Special Areas of Conservation: Areas given special protection under the European Union’s Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.</u></p> <p><u>Special Protection Areas: Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.</u></p>
Min103	N/A	WLBC	Correction	Proposals Map 5 – correct error relating to boundary of Strategic Employment Site and Town Centre boundary



Min40





Min42

