

Proposed Strategic and Land Allocation Main Modifications to policies SP1-SP3, GN1-GN2, EC1-EC4, RS1-RS2, RS4 (5 June 2013)

In the table below, the modifications are expressed in the conventional form of ~~strikethrough~~ for deletions and **underlined bold** for additions of text.

The page numbers and paragraph numbering refer to the submission DPD, and do not take account of the deletion or addition of text.

Ref No	Page	Policy/ Paragraph	Main Modification
MM1	41	SP1, para. 7	<p>Delete paragraph 7:</p> <p>However, it is anticipated that development on greenfield sites in Ormskirk, Burscough, Rufford and Scarisbrick will be restricted by a waste water treatment infrastructure issue until 2020 and so development will initially be somewhat constrained in these parts of the Borough.</p>
MM2	42	SP1, para. 11	<p>Amend paragraph 11 as follows:</p> <p>It is anticipated that the Yew Tree Farm and Grove Farm sites will only begin to be developed from 2020 onwards, allowing time to deliver sites within existing built up areas first and to resolve waste water treatment infrastructure constraints affecting those sites. It may be appropriate to bring this land forward for development in advance of land within the existing built up areas if it is required to ensure delivery of the development targets. However, bringing forward such development in advance of 2020 would be subject to the provision of the appropriate infrastructure required for the development proposals, especially for waste water treatment infrastructure. <u>2015, in advance of which appropriate surface water mitigation measures demonstrating a net reduction in wastewater flows arising from the proposed development must be implemented. No surface water from these sites shall discharge to the public sewerage system.</u> The planned expansion of</p>

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			<i>the Edge Hill University campus may come forward relatively early in the plan period, subject to the provision of appropriate infrastructure improvements.</i>
MM3	44-45	Justification to SP1, para. 4.17	Amend paragraph 4.17 of the justification text to Policy SP1 as follows: <i>The neighbouring settlements of Ormskirk with Aughton and Burscough together form a secondary focus for new development in the Borough. This is because, while both Ormskirk and Burscough are constrained by waste water treatment infrastructure and could both be affected by the impact of new development on highways congestion, both towns have good access to sustainable public transport connections, both already have the majority of local services provided for <u>and the level of additional waste water being created by new development allocated in the Local Plan can be managed while more permanent solutions to the infrastructure constraint are implemented.</u></i>
MM4	54	SP3, 10 th bullet point	Amend Bullet Point 10 as follows: <i>Measures to address the surface water drainage issues on the Yew Tree Farm site and in Burscough generally to the satisfaction of the Environment Agency, United Utilities and the Lead Local Flood Authority. <u>For the development of Yew Tree Farm no surface water should be discharged into the public sewerage system;</u></i>
MM5	55	SP3, para. 3 and 4	Amend paragraphs 3 and 4 as set out below: <i>Development on this site will not be able to commence until the Local Planning Authority are satisfied that infrastructure constraints in relation to waste water treatment have been resolved, or can be through development. At this time, it is not anticipated that the waste water treatment infrastructure constraint affecting Burscough will be resolved until 2020 and so development of this site could not commence until this is resolved. If this constraint was to be resolved earlier than 2020, development could also commence earlier provided that all other infrastructure constraints are resolved and that it would not prejudice the delivery of development in Skelmersdale (especially the town centre) or on brownfield sites in Ormskirk</i>

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			<p>or Burscough.</p> <p>The employment aspect of the development may come forward in advance of 2020 if the infrastructure is in place to support it and if there is no available land remaining in the existing employment areas adjacent to the site that is available or suitable for the employment uses required.</p> <p><u>Development of the Yew Tree Farm site will not result in surface water being discharged into the public sewerage system and will, in fact, draw surface water off the public sewerage system to be attenuated to the local watercourse at greenfield run-off rates to at least the equivalent quantity of foul water being discharged from the site into the public sewerage system.</u></p>
MM6	58	Justification to SP3, para. 4.51	<p>Delete paragraph 4.51 of the justification text set out below.</p> <p>The issue relating to New Lane waste water treatment works affects all development in Ormskirk, Burscough, Rufford and Scarisbrick and so is a key issue for the whole Local Plan and one that needs addressing as a priority. However, residential development could not commence at Yew Tree Farm until this issue is resolved. Employment development may be permitted prior to this issue being addressed as long as the Council are satisfied it would not add significantly to the existing outflow to New Lane treatment works. Development of Yew Tree Farm could also fund and facilitate drainage infrastructure improvements in Burscough that would resolve surface water drainage issues in the town.</p>
MM7	59	Justification to SP3, para. 4.54 and 4.55	<p>Amend paragraph 4.54 and 4.55 of the justification text as set out below:</p> <p>With regards to the residential development on the Strategic Development Site, 500 dwellings are necessary not only to meet the Borough's housing targets but also to help fund many of the improvements to infrastructure and community facilities discussed in Policy SP3. However, it is not expected that this site would start to be developed for residential until 2020, unless key infrastructure improvements enable development to commence sooner.</p> <p>While the site is physically capable of delivering a further 500 dwellings and 10 ha of</p>

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			<p><i>employment land, given that it is anticipated that any improvements to the waste water treatment infrastructure may not be complete until 2020 and given the need to encourage development within the settlement first, it is considered that 500 dwellings and 10 ha of employment land is an appropriate and deliverable level of development for the site. The remaining part of the site will be safeguarded from development until 2027 at least.</i></p>
MM10	91	EC4	<p>Amend the second paragraph of Policy EC4 to read:</p> <p><i>The following key principles are promoted:</i></p> <ul style="list-style-type: none"> <i><u>z.</u> <input type="checkbox"/> Supporting the continued growth, development and improvement of Edge Hill University and its facilities within the existing campus and via an extension into the Green Belt to the south-east of no more than 10 hectares <u>both on the existing campus and on the extension into the Green Belt to the south-east delineated on the Policies Map</u>, where such development incorporates measures to alleviate any existing or newly created traffic and / or housing impacts;</i> <i>ii. <u>ii.</u> Requiring a masterplanned approach to future development within the Green Belt;</i> <i>iii. <u>ii.</u> Working with the University to develop travel plans and parking strategies to encourage sustainable travel and improve access to the campus;</i> <i>iv. <u>iii.</u> Improving the University accommodation offer and concentrating new student accommodation within the existing and / or extended campus in accordance with Policy RS3;</i> <i>v. <u>iv.</u> Where possible, creating links between the University, local businesses and the community sector, in terms of both information sharing and learning programmes, to ensure that the University continues to contribute to the local economy and social inclusion in the Borough; and</i> <i>vi. <u>v.</u> Where possible, ensuring that the benefits of the University and its future growth and development are also directed to those communities where educational attainment is lower through specific programmes, and where possible and appropriate, led by private sector</i>

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			<i>employers;</i> <u>and</u> <u>vi. the use of sustainable drainage systems for surface water.</u>
MM13	110	RS4	MM13 replaced by MM65
MM14	80	EC1, part 2(a)	Amend second paragraph of Policy EC1, part (2a) to read: <i>On the following strategic employment sites, the Council will only permit B1 use classes (offices and research and development only) and other significant employment-generating uses in use classes C1 and D1.</i>
MM21	65	GN2	MM21 replaced by MM73
MM22	66	Justification to GN2, after para. 5.19	MM22 replaced by MM73
MM26	97	Justification to RS1, para. 7.16	Add sentence to the end of paragraph 7.16 to read: <u>If, however, it is demonstrated that the provision of specialist housing for the elderly would in fact have a material negative impact upon viability, this can be taken into account when assessing affordable housing and / or other policy requirements for the proposed development, as set out in paragraph 7.37 of the justification to Policy RS2.</u>
MM27	103	Justification to RS2, after para. 7.36	Insert new paragraph after 7.36 to read: <u>7.37 The justification for the requirement for specialist housing for the elderly is set out in paragraphs 7.14-7.16 of Policy RS1. When assessing the viability of a market housing-led scheme (in order to determine whether the affordable housing</u>

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			<u>requirements of Policy RS2 can be met), any negative impact upon viability resulting from the provision of specialist accommodation for the elderly may also be taken into account. In the case of a proposed scheme being unable to meet the requirements of Policy RS1(e) and Policy RS2 viably, consideration should be given on a case-by-case basis to whether the affordable housing requirement, specialist housing requirement or both requirements, should be reduced in order to achieve a viable scheme. Where appropriate (for example, where the local affordable housing need includes a need for affordable housing for elderly people), part, or all, of the specialist housing requirement may be incorporated within the affordable housing requirement.</u>												
Strategic Main Modifications added in response to Inspector's letter of 15 May 2013															
MM51	41-42	SP1	<p>Amend ninth and tenth paragraphs of Policy SP1 to read:</p> <p><i>Over the life of the Local Plan (2012-2027) there will be a need for 4,650 4,860 new dwellings (net) as a minimum. Similarly, there will be a need for 75 ha of land to be newly developed for employment uses over the life of the Local Plan. These Borough-wide minimum targets will be divided between the different spatial areas of the Borough as follows:</i></p> <table border="1"> <thead> <tr> <th></th> <th>Housing</th> <th>Employment</th> </tr> </thead> <tbody> <tr> <td><i>Skelmersdale with Up Holland</i></td> <td><i>2,400 2,100 dwellings</i></td> <td><i>52ha</i></td> </tr> <tr> <td><i>Ormskirk with Aughton</i></td> <td><i>750 dwellings</i></td> <td><i>-</i></td> </tr> <tr> <td><i>Burscough</i></td> <td><i>850 dwellings</i></td> <td><i>13ha</i></td> </tr> </tbody> </table>		Housing	Employment	<i>Skelmersdale with Up Holland</i>	<i>2,400 2,100 dwellings</i>	<i>52ha</i>	<i>Ormskirk with Aughton</i>	<i>750 dwellings</i>	<i>-</i>	<i>Burscough</i>	<i>850 dwellings</i>	<i>13ha</i>
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MM52	44	Justification to SP1, para. 4.15	MM52 replaced by Min111
MM53	45-46	Justification to SP1, paras. 4.21-4.23	<p>Amend paragraphs 4.21-4.23 as follows:</p> <p>4.21 The residential target of 4,650 dwellings is based on the CLG Household Projections (2008) for West Lancashire (which equates to 260 dwellings a year) plus the deficit that the Borough has built up between 2003 and 2012 in relation to the target set by the Regional Spatial Strategy (750 dwellings). This equates to an average annual target of 310 dwellings a year over the Local Plan period.</p> <p><u>4.21 The residential target of 4,860 dwellings is comprised of three elements:</u></p> <ul style="list-style-type: none"> • <u>The DCLG interim 2011-based household projections for West Lancashire from 2012-2021 (257 dwellings a year)</u> • <u>Household growth modelling for the period 2021-2027 (311 dwellings a year)</u> • <u>The shortfall in provision of housing in the Borough over 2003-2012 against the target set in the North West Regional Spatial Strategy (total shortfall: 679 units)</u> <p><u>This equates to an average annual target of 324 dwellings a year over the Local Plan period.</u></p> <p>4.22 However, it is apparent that an annual target of 310 324 dwellings a year will be extremely difficult to meet in the initial years of the Local Plan period as the UK economy continues to recover from the recent recession and given that development in a large part of the Borough is expected to be somewhat constrained by a waste water treatment infrastructure issue until 2020. Therefore, Table 4.1 proposes staggered annual targets for residential development during the Local Plan period.</p>

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			<i>Table 4.1 Annual Residential and Employment Land Delivery Targets</i>
MM54	46	Justification to SP1, Table 4.2	MM54 replaced by Min112
MM55	47	Justification to SP1, para. 4.27	MM55 replaced by Min113
MM56	47	Justification to SP1, para. 4.28	MM56 replaced by Min114
MM57	50	SP2	Amend Policy SP2(2)(iv) to read: <i>iv. New housing, with approximately 800 a minimum of 500 units to be delivered over the Local Plan period. All housing areas should be of a high quality of design.</i>
MM58	57	Justification to SP3, para. 4.43	MM58 replaced by Min115
MM59	57	Justification to SP3, para. 4.45 – 4.46	Amend paragraphs 4.45 – 4.46 to read: <i>4.45 In relation to the location of any Green Belt release, it was considered that it would be unsustainable and inappropriate to locate a significant amount of development in the Green Belt or on land previously designated as open land on the urban fringe on the edge of any of the Borough’s villages, therefore leaving only the Key Service Centres and the edge</i>

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			<p><u>of Southport</u> as reasonable locations for this release. Skelmersdale with Up Holland was ruled out for further development beyond what is deliverable within the existing settlement area <u>and one site on land previously designated as open land on the urban fringe</u> due to concerns that releasing Green Belt land on the edge of Skelmersdale would undermine the regeneration of the existing town and because it is not thought that any more than 2,400 <u>2,100</u> dwellings could be delivered in the Skelmersdale with Up Holland area over the next 15 years.</p> <p>4.46 Therefore, the remaining 750 dwellings and 10 ha of <u>shortfall in housing and employment land will have to be delivered in the Ormskirk with Aughton area, on the edge of Southport and in the Burscough area.</u> The housing and employment land targets set in Policy SP1 for Ormskirk with Aughton and Burscough reflect the identification of two sites for this development on Green Belt land, at least 250 <u>300</u> dwellings at Grove Farm on High Lane, Ormskirk and 500 dwellings and 10ha of employment land at Yew Tree Farm on Liverpool Road South, Burscough. These sites were selected after a thorough site appraisal exercise, which is summarised in the Strategic Options and Green Belt Release technical paper. <u>During the Local Plan Examination a further two Green Belt sites, both on the edge of Southport, were allocated for residential development (totalling approximately 210 dwellings) in order to ensure an adequate supply of housing land throughout the Plan period.</u></p>
MM60	65	GN2 (and Policies Map as relevant)	<p>Amend second and third paragraphs of Policy GN2 as follows:</p> <p><i>The following sites will be safeguarded from development (potential capacity for housing and / or employment land in brackets):</i></p> <p>a) "Plan B" sites</p> <p>i. Land at Parr's Lane (east), Aughton <u>(400 dwellings)</u></p> <p>ii. Land at Ruff Lane, Ormskirk <u>(10 dwellings)</u></p> <p>iii. Land at Red Cat Lane, Burscough <u>(60 dwellings)</u></p>

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			<p><i>iv. Land at Mill Lane, Up Holland (120 dwellings)</i></p> <p><i>v. Land at Moss Road (west), Halsall (240 dwellings)</i></p> <p><i>vi. Land at Fine Jane's Farm, Halsall</i></p> <p><i>vii. Land at New Cut Lane, Halsall</i></p> <p><i>b) Safeguarded until 2027</i></p> <p><i>i. Land at Yew Tree Farm, Burscough (500 dwellings and 10 ha of employment land)</i></p> <p><i>ii. Land at Parr's Lane (west), Aughton</i></p> <p><i>iii. ii. Land at Moss Road (east), Halsall (210 dwellings)</i></p> <p><i>iv. Land at Guinea Hall Lane / Greaves Hall Avenue, Banks</i></p> <p><i>The safeguarded land at Yew Tree Farm is not marked on the Proposals Policies Map as it is part of the wider Policy SP3 allocation for a strategic development site and a subsequent masterplan for this allocation will define the precise boundary of the land to be safeguarded until 2027 within this site.</i></p>
MM61	66	Justification to GN2, at para. 5.17-5.19	<p>Amend paragraph 5.17 – 5.19 as follows:</p> <p><i>5.17 The land safeguarded until 2027 has been identified as such for one of two reasons:</i> <u>because it is part of a wider parcel of land removed from the Green Belt or removed from the policy designation under Policy DS4 in the Replacement Local Plan (2006) but which is not required for development in the Plan period or under the Plan B.</u></p> <p><i>Because it is part of a wider parcel of land removed from the Green Belt due to a portion of it being required for the preferred development strategy or the "Plan B"; or</i></p> <p><i>Because it is land previously protected from development by Policy DS4 of the West Lancashire Replacement Local Plan (2006) which it is still appropriate to protect from development before 2027, but that now falls within settlement boundaries.</i></p>

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			<p>5.18 An example of the former this would be Yew Tree Farm in Burscough, where only a portion of the wider Yew Tree Farm allocation is required for the Strategic Development Site (see Policy SP3) but the Green Belt amendments must encompass the entire site to ensure that the new boundary of the Green Belt is robust.</p> <p>5.19 An example of the latter would be the land at Guinea Hall Lane / Greaves Hall Avenue in Banks, which lies within the settlement boundary but is not required to meet the development needs of the Northern Parishes and serves an important function as an area of open land within the southern part of the village.</p>
MM62	93-94	Policy RS1 (and Policies Map as relevant)	<p>Amend third paragraph of Policy RS1 and the associated list of sites as follows:</p> <p>The following sites, as shown on the <i>Proposals Policies</i> Map, are specifically allocated for residential development, and delivery of these sites should conform to forthcoming masterplans / development briefs to be prepared for each site:</p> <ul style="list-style-type: none"> (i) Skelmersdale Town Centre - potential capacity 800 units (of which 500 are expected to be delivered over the Local Plan period); (ii) Yew Tree Farm, Burscough - capacity 500 units (in the Local Plan period); (iii) Grove Farm, Ormskirk - capacity 300 units; (iv) Land at Firswood Road, Lathom / Skelmersdale - capacity 400 units; (v) Land at Whalleys, Skelmersdale - capacity 615 units (of which 520 are expected to be delivered over the Local Plan period); (vi) Chequer Lane, Up Holland - capacity 175 units; (vii) Fine Jane's Farm, Moss Road, Halsall - capacity 60 units; (viii) Land at New Cut Lane, Halsall - capacity 150 units; and (ix) Land east of Guinea Hall Lane, Banks - capacity 115 units.

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			<u>Development of sites (i) – (v) above should conform to masterplans or development briefs to be prepared for each site.</u>
MM63	95	Policy RS1 justification, para. 7.5	Amend paragraph 7.5 to read: <i>The evidence base (in particular the Strategic Housing Land Availability Assessment) indicates that, in general terms, there is sufficient potential housing land to deliver the numbers of dwellings specified in Policy SP1, both in individual settlements and in the Borough as a whole. The exceptions are Burscough, and Ormskirk with Aughton and the Western Parishes (Halsall) area, where a release of Green Belt land will be necessary to meet the dwellings target, and to ensure a rolling five year supply of deliverable housing land throughout the Plan period.</i>
MM64	101	Policy RS2	Amend first bullet point after seventh paragraph to read: <i>Tenure – the majority of affordable housing provided should comprise social and / or affordable rented units, with the remainder intermediate housing.</i>
MM65	109-113	Policy RS4 and paragraphs 7.54 – 7.69	Delete Policy RS4 and paragraphs 7.54 – 7.69 and replace as follows: <u>Context</u> <u>As part of the Local Plan Examination process, the Inspector recommended that Policy RS4 could not be found sound as submitted. Therefore, Policy RS4 has been deleted in its entirety from the Local Plan and the Council has made a commitment to prepare a separate Development Plan Document (DPD) specifically on provision for Gypsies & Travellers and Travelling Showpeople.</u> <u>To this end, the Council published an updated Local Development Scheme (LDS) in May 2013 which includes the commitment to prepare a Provision for Travellers’ Sites DPD, and the anticipated timescales for the preparation of this DPD, which will provide the local planning policy for West Lancashire relating to provision for</u>

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			<u>Gypsies & Travellers and Travelling Showpeople.</u>
MM66	79	Policy EC1	Amend third paragraph of Policy EC1 as follows: <i>The remaining 23 ha of the 75 ha target will be provided through:</i> <ul style="list-style-type: none"> • Existing allocations and remodelling of the Burscough industrial estates (3 ha); • Extension of the Burscough industrial estates into the Green Belt (10 ha); • Existing allocations and remodelling of <u>Extension of the</u> Simonswood Industrial Estate (5-7 ha); and • Existing allocations and new opportunities for rural employment sites in rural areas (5 ha).
MM67	-	Policies Map 8	Amend EC2(b)(xii) allocation at Simonswood industrial estate to reflect extension to the industrial estate
MM68	88-89	Policy EC3	Add expected housing delivery figures for the sites in Policy EC3 as follows: <i>The following sites are allocated as 'Rural Development Opportunities':</i> <ol style="list-style-type: none"> i. Greaves Hall Hospital, Banks (Development of this site will be expected to proceed in strict accordance with the site specific requirements outlined in the West Lancashire Level 2 SFRA.) <u>(anticipated site capacity: 140 dwellings);</u> ii. East Quarry, Appley Bridge <u>(anticipated site capacity: 60 dwellings);</u> iii. Alty's Brickworks, Hesketh Bank (not all of this site will comprise built development and a masterplanning exercise will be required) <u>(anticipated site capacity: 270 dwellings);</u> <u>and</u> iv. Tarleton Mill, Tarleton <u>(anticipated site capacity: 70 dwellings).</u>

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MM69	-	Policies Map 1	Amend Alty's Brickworks, Hesketh Bank EC3(iii) allocation on Policies Map 1 to exclude land at Mill Farm. Land at Mill Farm will instead be designated as part of the SP1 Key Sustainable Village designation on Policies Map 1.
MM70	-	Policies Map 5	Amend Green Belt boundary around the extension to Edge Hill University (Policy EC4) to follow the new road layout recently developed. This also therefore amends the GN1(a) Settlement Boundary (to match the Green Belt boundary) and the EN3 Open Recreation Space designation.
MM71	91	Figure 6.1	Amend Figure 6.1 to reflect new Green Belt boundary and campus extension, as modified in MM70
MM72	92	Justification to EC4, at para. 6.42	MM72 replaced by Min116
MM73	115	Following Section 7.5 (Policy RS5)	<p>Insert new Section 7.6 and Policy RS6 and accompanying Context and Justification text as follows:</p> <p><u>7.6 Policy RS6: A "Plan B" for Housing Delivery in the Local Plan</u></p> <p><u>Context</u></p> <p><u>Policy GN2 sets out several sites across the Borough that are safeguarded from development for the needs of a "Plan B", should it be required. Appendix E sets out the key issues in relation to delivery and risk for each individual policy. For Policies SP1 and RS1, these delivery issues often revolve around a similar concern – what if a key site or location for residential development cannot be delivered? Ultimately, this leaves the outcome of the locally-determined target for residential</u></p>

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			<p><u>development not being met, unless a viable alternative can be found.</u></p> <p><u>Therefore, while it is hoped that all aspects of the Local Plan will be deliverable, and they have been selected because the Council believes that they are, it is prudent to have a "Plan B" prepared in case a key site(s) for residential development does not come forward for development during the plan period. Policy RS6 provides the Council with the ability to enact such a "Plan B" should it become apparent through monitoring that the Local Plan's residential targets are not being met.</u></p> <p><u>An additional consideration is the fact that the Local Plan covers a long period (15 years) and, in relation to the locally-determined targets, it is not unreasonable to expect some change in the evidence for those targets over the 15 years, potentially resulting in new targets. Therefore, the Local Plan should be flexible enough to address these changes, as well as any other reasonable change in circumstance, without a wholesale review of the Plan.</u></p> <p><u>Policy RS6: A "Plan B" for Housing Delivery in the Local Plan</u></p> <p><u>The "Plan B" sites safeguarded in Policy GN2 will only be considered for release for housing development if one of the following triggers is met:</u></p> <ul style="list-style-type: none"> • <u>Year 5 review of housing delivery</u> <p><u>If less than 80% of the pro rata housing target has been delivered after 5 years of the Plan period, then the Council will release land from that safeguarded from development for "Plan B to enable development to an equivalent amount to the shortfall in housing delivery.</u></p> <ul style="list-style-type: none"> • <u>Year 10 review of housing delivery</u> <p><u>If less than 80% of the pro rata housing target has been delivered after 10 years of the Plan period, then the Council will release land from that safeguarded from</u></p>

Ref No	Page	Policy/ Paragraph	Main Modification
			<p><u>development for "Plan B" to enable development to an equivalent amount to the shortfall in housing delivery.</u></p> <ul style="list-style-type: none"> • <u>The housing target increasing as a result of new evidence</u> <p><u>If, at any point during the 15 year period of the Plan, the Council chooses to increase its housing target to reflect the emergence of new evidence that updates the existing evidence behind the housing target and which would undermine the existing target, then an appropriate amount of land will be released from that safeguarded from development for "Plan B" to make-up the extra land supply required to meet the new housing target for the remainder of the Plan period.</u></p> <p><u>Justification</u></p> <p><u>The Council believe that the locally-determined targets that have been set in this Local Plan are fair and reasonable in light of all the available evidence at this time. However, it is possible that targets for residential development will rise, meaning that new locations for development would need to be identified, and so in this situation the "Plan B" would also provide the flexibility required to accommodate this rise.</u></p> <p><u>In essence, the Council's "Plan B" for the Local Plan involves the release of land from the Green Belt and its allocation as safeguarded land under Policy GN2. This land would be safeguarded from development until the above triggers in Policy RS6 are reached. Until these triggers are reached the land will be protected from development in a similar way to Green Belt (see Policy GN2) and in such a way as to not prejudice the possible future development of this land if the "Plan B" is triggered.</u></p> <p><u>The supply of land safeguarded from development for the "Plan B" in Policy GN2 (which has a total capacity of 830 dwellings) is more than sufficient to allow for at least 15% extra on top of the 15-year housing target being proposed in the Local</u></p>

Ref No	Page	Policy/ Paragraph	Main Modification
			<p><u>Plan (15% of 4,860 dwellings = 729 dwellings). This percentage is based on the need to ensure that even the largest of our housing allocations in the Local Plan is covered by the flexibility of the "Plan B", should it fail to be delivered.</u></p> <p><u>Ongoing monitoring of housing delivery in the Plan period will enable the Council to be prepared for any trigger points in Policy RS6 being reached. If it is anticipated a year before any trigger point is reached (i.e. at the end of Years 4 and 9 of the Plan) that housing delivery is at risk of triggering the "Plan B", the Council will commence a review of the level and nature of any undersupply compared to housing requirements. This review will also review the "Plan B" sites themselves in order to identify which site(s) are most suitable to release for development at that time (if any, depending on the nature of, and reasons for, the undersupply), should the level of undersupply ultimately trigger the "Plan B" in April of the following year. The quantum of release will be sufficient to meet the identified shortfall in housing delivery compared to the housing requirements.</u></p>
MM74	159-161	Chapter 10	Delete Chapter 10, Delivery and Risk in the Local Plan – a "Plan B"
MM75	31, 181-190	Objective 5, Appendix B	<p>Spatial and Strategic Objective 5 amended as follows:</p> <p><i>Objective 5 - Housing</i></p> <p><i>To provide a range of new housing types in appropriate locations to meet the needs to West Lancashire's population, including affordable housing and specialist accommodation.</i></p> <p><i>An average of at least 310 302 new homes (2012-2017) and 335 new homes (2017-2027) a year should be provided to meet the current requirements of strategic planning policy. The priority will be to deliver these on brownfield sites where the sites are available, viable and deliverable. They will also be concentrated, where available, in the major urban areas where services and transport facilities are greatest and development will be encouraged on brownfield sites. The needs of all sectors of the community will be</i></p>

Ref No	Page	Policy/ Paragraph	Main Modification
			<p><i>catered for through the provision of lifetime homes. New extra care facilities will be developed for the elderly and suitable pitches will be found for Gypsies and Travellers and Travelling Showpeople. Suitable student accommodation will also be provided in appropriate areas within Ormskirk to address the needs generated by Edge Hill University. <u>As the policy for Travellers' sites will now be subject to a separate DPD, the objectives in relation to provision of such sites will be set within that DPD.</u></i></p> <p>Appendix B modified to provide updated monitoring indicators consistent with the proposed modifications to the Local Plan, the indicators recommended by the Sustainability Appraisal of the Local Plan and the most recent guidance on monitoring indicators. This modification is provided below where each table of "targets" under each Objective as been provided in an up-to-date format with refreshed indicators where appropriate.</p>
MM76	55	Policy SP3	<p>Amend final sentence of 2nd paragraph of Policy SP3 to read:</p> <p><u>Development of the site will be required to conform to this masterplan and shall not be granted permission until the comprehensive masterplanning exercise has taken place.</u></p>
MM77	55	Policy SP3	<p>Add following wording to the end of Policy SP3:</p> <p><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</u></p>

Ref No	Page	Policy/ Paragraph	Main Modification
			<u>Burscough.</u>
MM78	94	Policy RS1	<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>

Proposed Amended Appendix B – The Spatial and Strategic Objectives (MM75)

Objective 1 - Stronger and Safer Communities

To have strong and vibrant communities, in which both young and old people are actively engaged and where people feel safe and secure.

More active voluntary and community sectors will lead to the development of a high degree of community participation and increased pride in neighbourhoods. Crime levels will reduce further, with an active Community Safety Partnership giving residents a greater sense of security.

Targets

Target description	Data source	Existing indicator	WLBC target by 2027
Serious Acquisitive Crime rate to reduce	WLBC	NI16	Annual rate to reduce

Objective 2 - Education, training and the economy

To create more, and better quality, training and job opportunities to get more people into work

A new West Lancashire College and improved facilities at Edge Hill University will help provide a highly trained workforce; combined with improved results at secondary school level, particularly in Skelmersdale. Improved and new employment land will be found in the main urban areas, with small scale rural employment opportunities also encouraged through a diversified rural economy.

Targets

Target description	Data source	Existing indicator	WLBC target by 2027
Percentage of pupils gaining 5+ GCSEs at grades A*-C to increase	DCSF	-	75%
Proportion of working age population in employment / unemployed: Economically active	NOMIS / WLBC	CX07	80%

Employed			75%
Unemployed			Less than 7%
Worklessness: Proportion of JSA claimants	NOMIS	-	Less than 2.5%
VAT Registrations as % of total business stock	NOMIS	-	9%
Amount of employment land and floorspace developed annually	WLBC	EC1-4	To meet requirements. Rolling average.
Proportion of employment floorspace developed on brownfield land	WLBC		40%
Loss of employment land in employment/regeneration areas and local authority area	WLBC		None

Objective 3 - Health

To improve the general health of residents and promote social wellbeing through high quality green infrastructure and cultural activities

Residents will be encouraged to live a healthier lifestyle through increased leisure and sports opportunities. Green infrastructure and open spaces will be readily accessible and improved. There will be improved access to health facilities. Social and cultural facilities will be provided to a high standard and be accessible to all communities.

Targets

Target description	Data source	Existing indicator	WLBC target by 2027
Amount of available greenspace lost to development	WLBC	ENV01	0ha
Number of customer taking part in health improvement facilities	WLBC	WL12a	To increase

Objective 4 - Natural Environment

To protect and improve the natural environment, including biodiversity and green infrastructure, in West Lancashire

A range of sites will continue to be protected and enhanced for their biodiversity and geodiversity interest. The number of important sites will be increased where possible and new developments will contribute to increasing biodiversity. The Ribble Estuary will continue to be developed as a site of national and international importance, as will the facilities at Martin Mere. The landscape and biodiversity will be protected and enhanced through management of important features and through appropriate and well designed new developments.

Targets

Target description	Data source	Existing indicator	WLBC target by 2027
Improved local biodiversity - active management of local sites	WLBC	NI197	50%
Changes in areas and populations of biodiversity including i) priority habitats and species (by type) and ii) areas designated for their intrinsic environmental value	WLBC	ENV08	99.5%

Objective 5 - Housing

To provide a range of new housing types in appropriate locations to meet the needs of West Lancashire's population, including affordable housing and specialist accommodation.

An average of at least 302 new homes (2012-2017) and 335 new homes (2017-2027) a year should be provided to meet the current requirements of strategic planning policy. They will be concentrated, where available, in the major urban areas where services and transport facilities are greatest and development will be encouraged on brownfield sites. The needs of all sectors of the community will be catered for through the provision of lifetime homes. New extra care facilities will be developed for the elderly. Suitable student accommodation will also be provided in appropriate areas within Ormskirk to address the needs generated by Edge Hill University. As the policy for Travellers' sites will now be subject to a separate DPD, the objectives in relation to provision of such sites will be set within that DPD.

Targets

Target description	Data source	Existing indicator	WLBC target by 2027
Annual, average target for new homes to be met (Net)	WLBC	NI154	302 per annum 2012-2017 335 per annum 2017-2027
5 year supply of deliverable housing	WLBC	NI159	100%
Proportion of affordable dwellings completed annually	WLBC	NI155	20% of all completions
Proportion of affordable dwellings granted consent through market housing developments	WLBC	-	25% on all schemes with a site capacity greater than 8 dwellings
Proportion of new homes completed on brownfield land	WLBC	HG09	30%
Proportion of new homes complying with lifetime homes	WLBC	-	All homes on sites with a capacity greater than 10 dwellings by 2027
Proportion of elderly housing units granted permission	WLBC	-	20% on schemes of 15 or more dwellings

Objective 6 - Services and Accessibility

To provide good quality services that are accessible to all, and to promote the vitality and viability of town and local centres which are well linked to their rural hinterlands and neighbouring City Regions. All new development should be located in areas that are accessible and which have a range of services.

The Borough's town and village centres should continue to be attractive centres that provide a range of services for local residents. The important function of the market towns of Ormskirk and Burscough as Key Service Centres will be protected and enhanced. Public transport links through both rail and bus should be enhanced to improve the accessibility of key centres and their links to the centres of City Regions - Liverpool, Manchester and Preston. The regeneration of Skelmersdale Town Centre through the provision of new retail, leisure, housing, community and educational facilities will be vital to the development of the town as a whole. Development will be located mainly in the town centres which have the greatest numbers of jobs and services available and which are accessible by public transport.

Targets

Target description	Data source	Existing indicator	WLBC target by 2027
Vacancy levels in Ormskirk, Burscough and Skelmersdale <ul style="list-style-type: none"> • Vacant floorspace in Burscough • Vacant floorspace in Ormskirk • Vacant floorspace in Skelmersdale 	WLBC	EC8	Reduction in percentage figure by 2027
Proportion of new developments completed within 1km of 5 key services (GP, post office, primary school, food shop, bus stop)	WLBC	SD1	75% completions or permissions
Proportion of new developments completed within 400m of a bus stop / 800m of a rail station	WLBC	SD2	90% of new development
Proportion of new developments granted and completed in the principal urban areas and main towns	WLBC	SD3	75% completions or permissions
Net floorspace developed for Town Centre uses in town centre and out of centre locations within principal urban areas	WLBC		-

Objective 7 - Location of Development and Built Environment

To ensure that development is designed to a high quality and is appropriate for its locality, maximising efficiency in the use of land and resources, avoiding areas of significant constraint and minimising pollution. Heritage assets, and where appropriate their settings, will be conserved and enhanced. The unique character and features of local areas will be protected and reinforced through new development and other initiatives.

Design quality will be greatly enhanced, with all development respecting the local area. The unique heritage of West Lancashire will be protected and enhanced wherever possible. New development will be distributed to appropriate locations across the Borough.

Targets

Target description	Data source	Existing indicator	WLBC target by 2027
Number of listed buildings demolished, heritage assets, networks or settings lost	WLBC	ENV2 & 3	To be zero
Density of new residential development	WLBC		Average density to be above 40 dw/ha

Objective 8 - Climate Change

To mitigate against and adapt to climate change through a variety of measures including correctly locating and designing new development, reducing energy consumption, having sustainable energy sources, and minimising waste and increasing recycling.

New development will be steered to areas which are not at risk of flooding, in sustainable locations, will use carbon neutral technology and will make the best use of on-site renewable energy sources.

Targets

Target description	Data source	Existing indicator	WLBC target by 2027
Number of permissions granted contrary to Environment Agency advice on flooding and water quality	WLBC AMR	ENV07	Zero (all problems should be resolved / mitigated)
Renewable energy capacity installed by type (in MW)	WLBC AMR	ENV09	To increase
Per capita reduction in CO2 emissions in the LA area	WLBC	NI186	To reduce from 2005 baseline level
Energy efficiency – the average SAP rating of local authority owned dwellings	WLBC		To improve

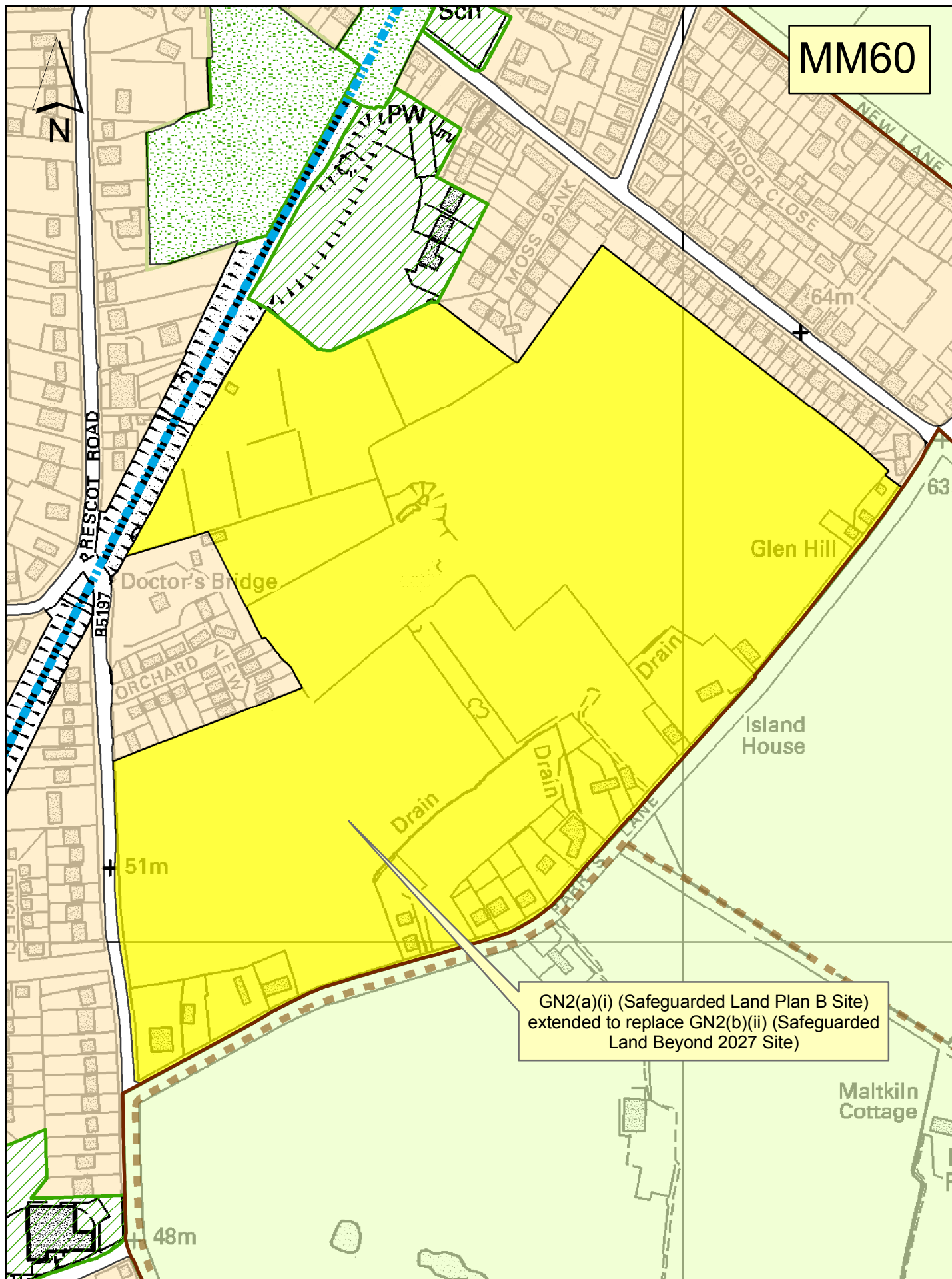
Objective 9 - Skelmersdale

To make Skelmersdale an attractive and vibrant place to live and reduce the social inequalities between the town and the rest of the Borough.

A new regenerated Skelmersdale Town Centre will better serve the needs of its residents and the wider Borough. New housing and improvements to the existing older new town estates and the existing green infrastructure will also take place. Transport links will be improved with more extensive and frequent services and the aim of providing a rail station for Skelmersdale. Health and educational inequalities with the rest of the Borough will also narrow. All these factors will make Skelmersdale a more attractive place to live and will bring in new people to live in the town.

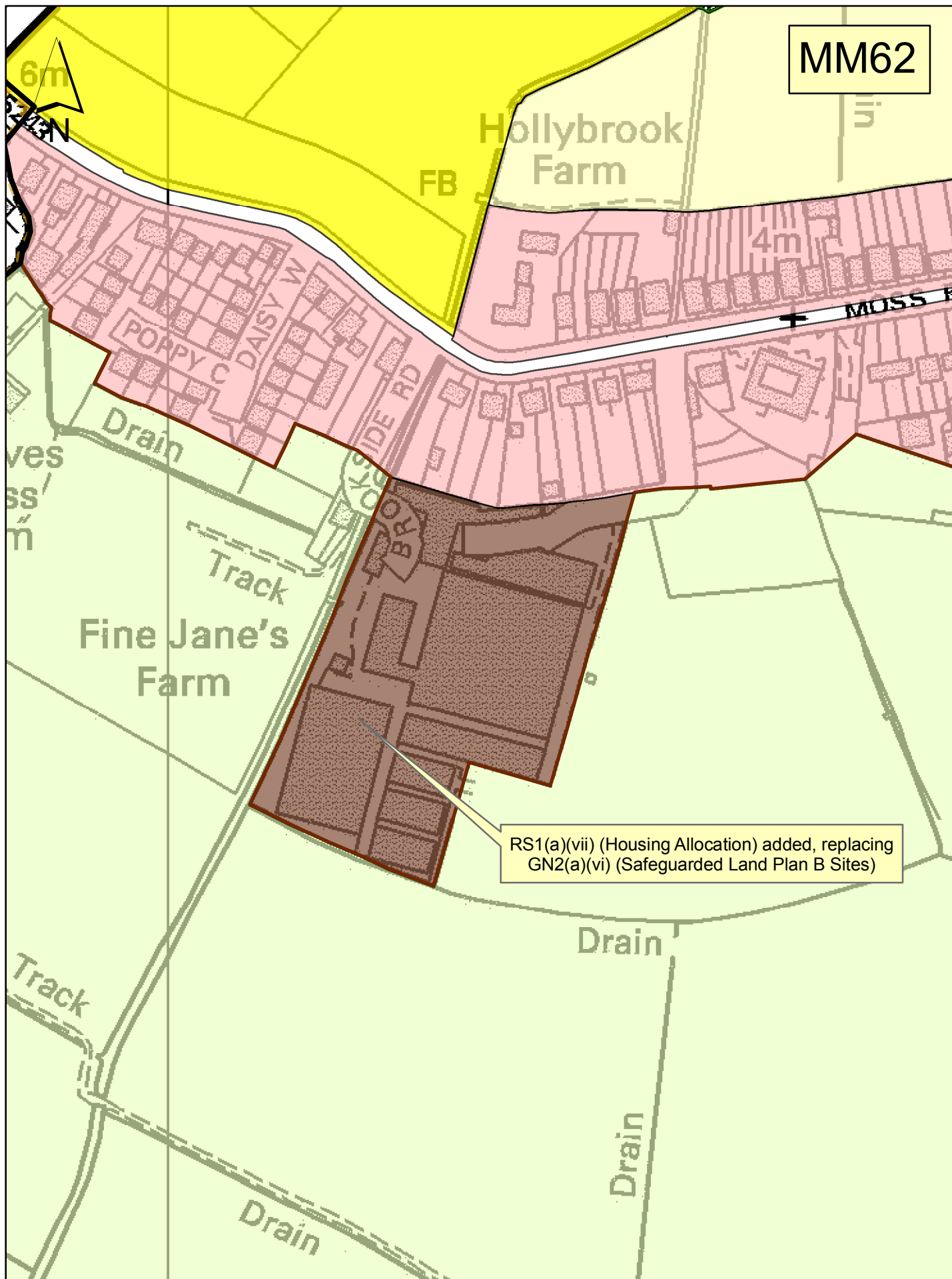
Targets

Target description	Data source	Existing indicator	WLBC target by 2027
All age all cause mortality rate (deaths per 100,000 population per year)	ONS via WLBC	NI120	Gap to narrow between Borough ward areas. Currently Gap of 10 years between most and least deprived
New retail floorspace in Skelmersdale	WLBC	-	To be at least 20,000 sqm developed since 2009
Number of new homes delivered in Skelmersdale (including mix)	WLBC	-	To meet requirement of Regeneration project
Proportion of population with: <ul style="list-style-type: none"> • No qualifications • NVQ level 1 • NVQ level 2 • NVQ level 3 • NVQ level 4 	NOMIS	-	Gap to narrow between Borough ward areas. Overall proportion with no qualifications to decrease, all others to increase.



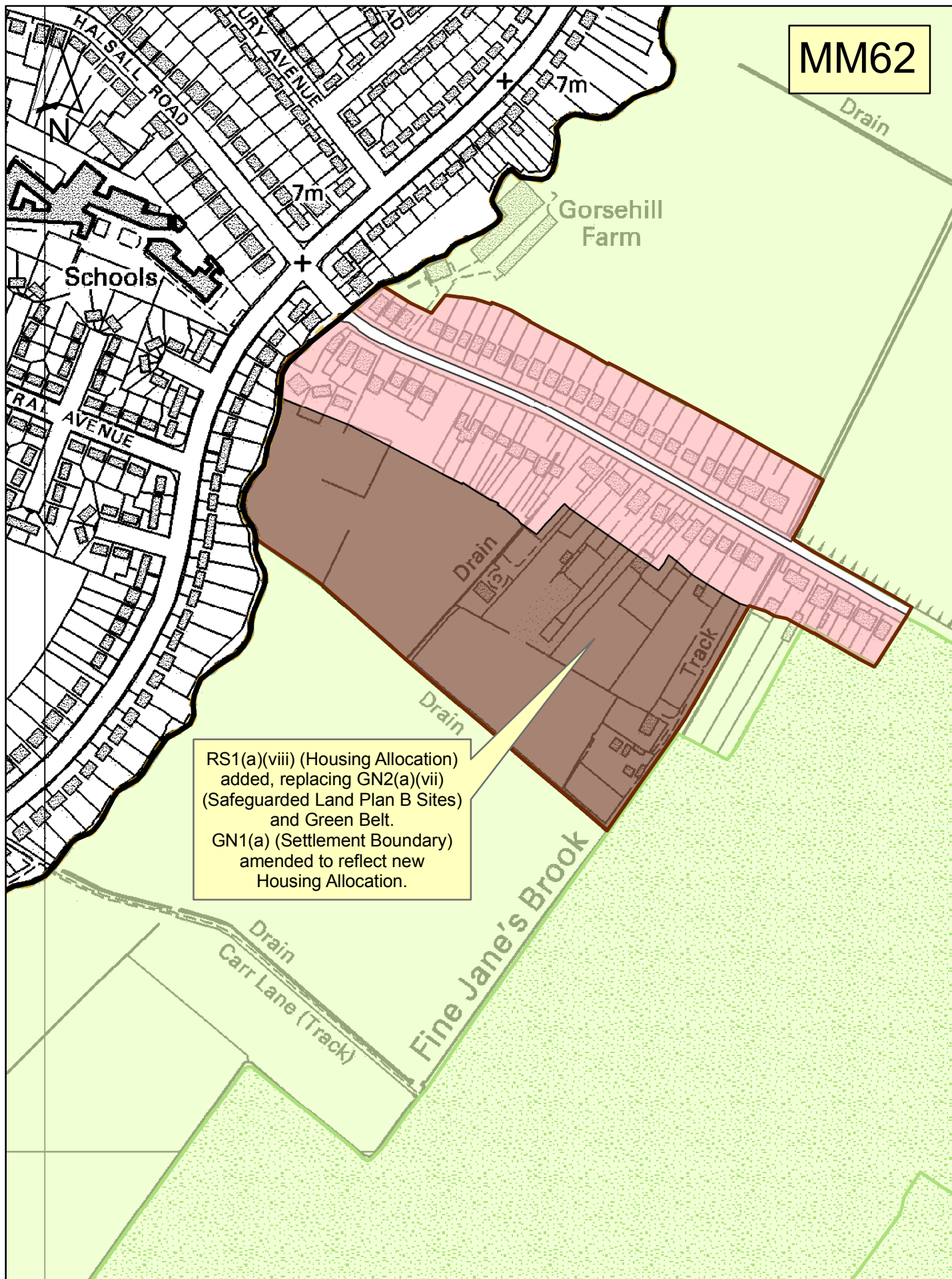
MM60

GN2(a)(i) (Safeguarded Land Plan B Site)
 extended to replace GN2(b)(ii) (Safeguarded
 Land Beyond 2027 Site)



MM62

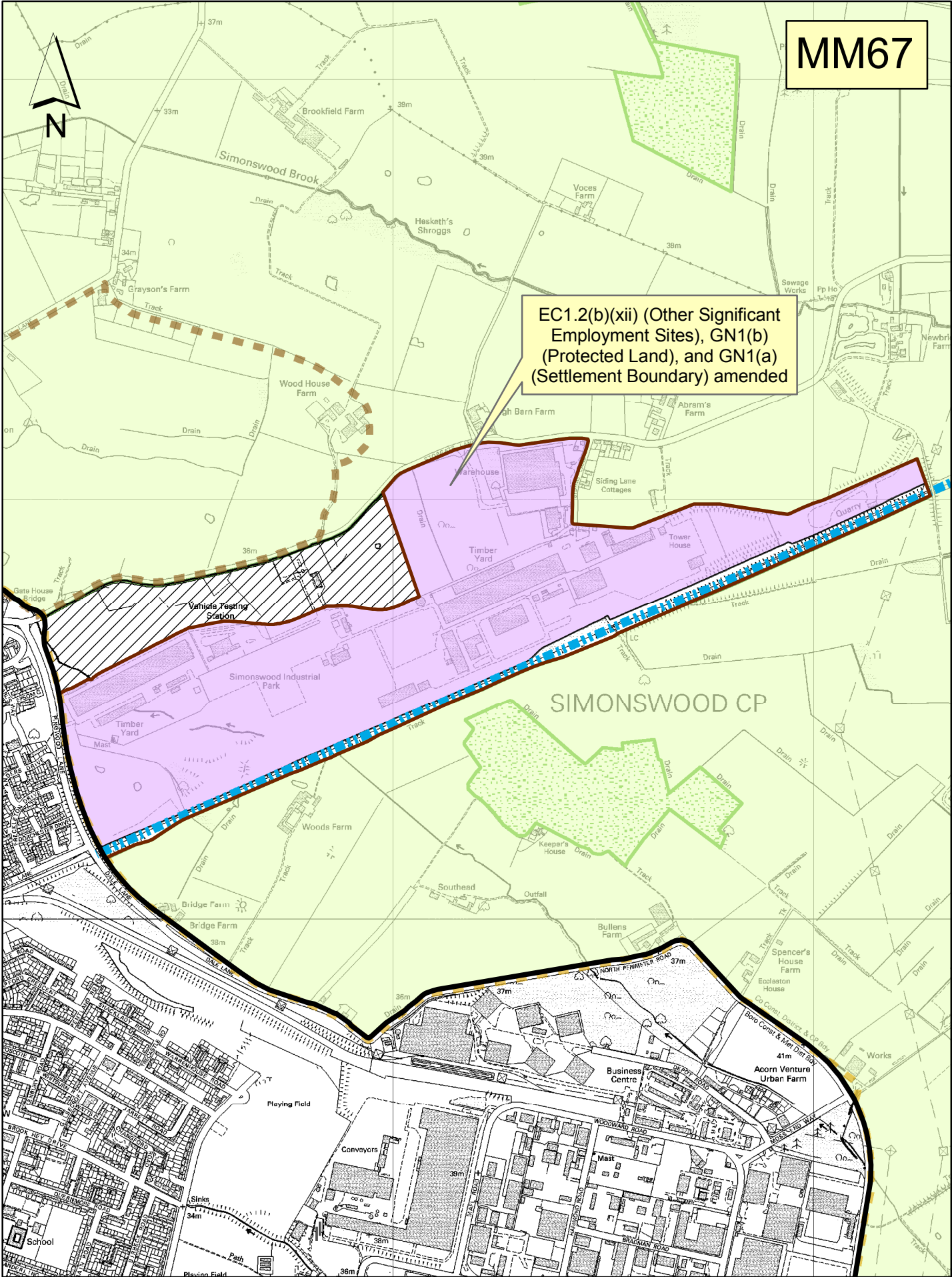
RS1(a)(vii) (Housing Allocation) added, replacing GN2(a)(vi) (Safeguarded Land Plan B Sites)

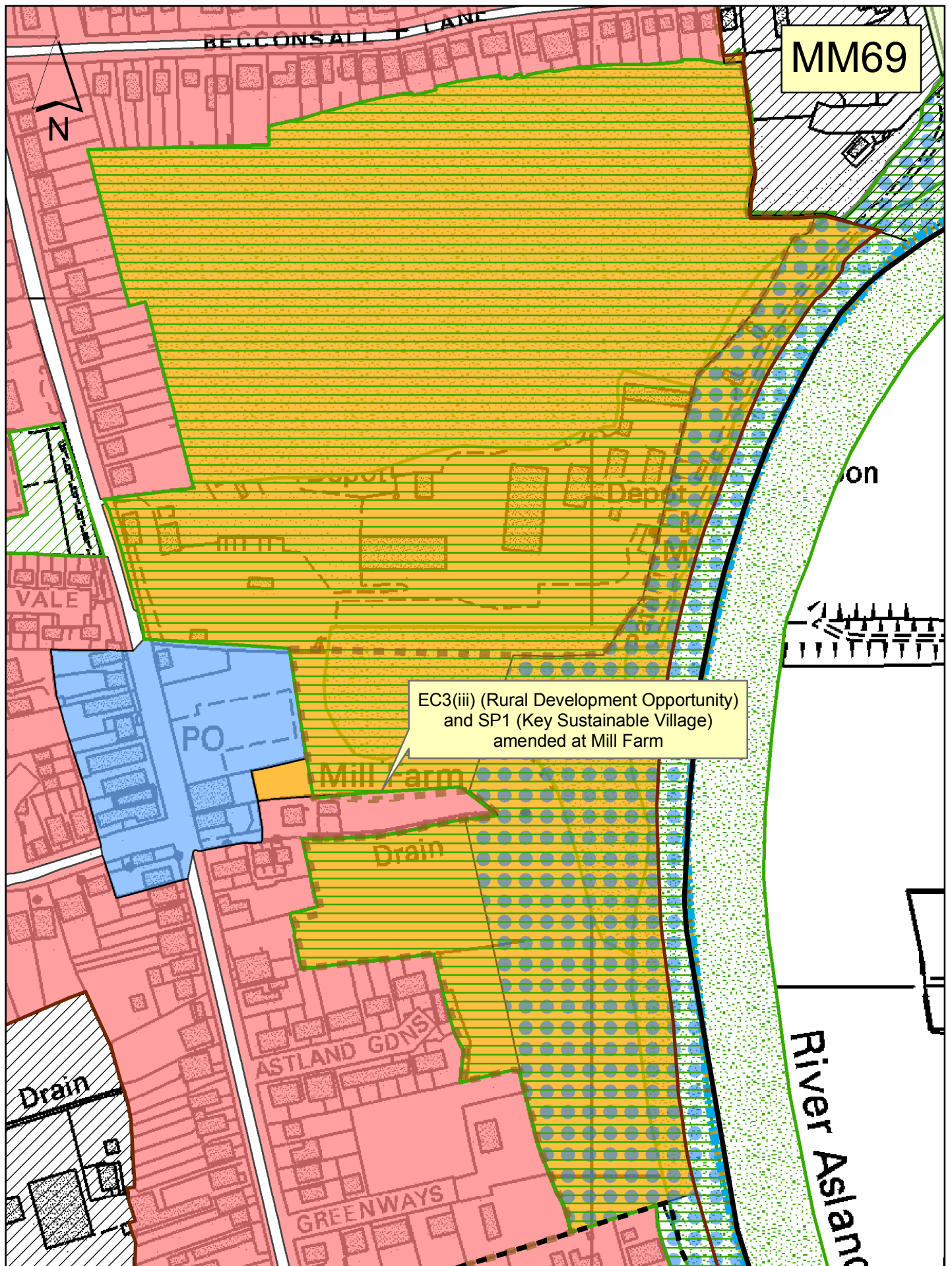


MM62

RS1(a)(viii) (Housing Allocation) added, replacing GN2(a)(vii) (Safeguarded Land Plan B Sites) and Green Belt.
 GN1(a) (Settlement Boundary) amended to reflect new Housing Allocation.

MM67

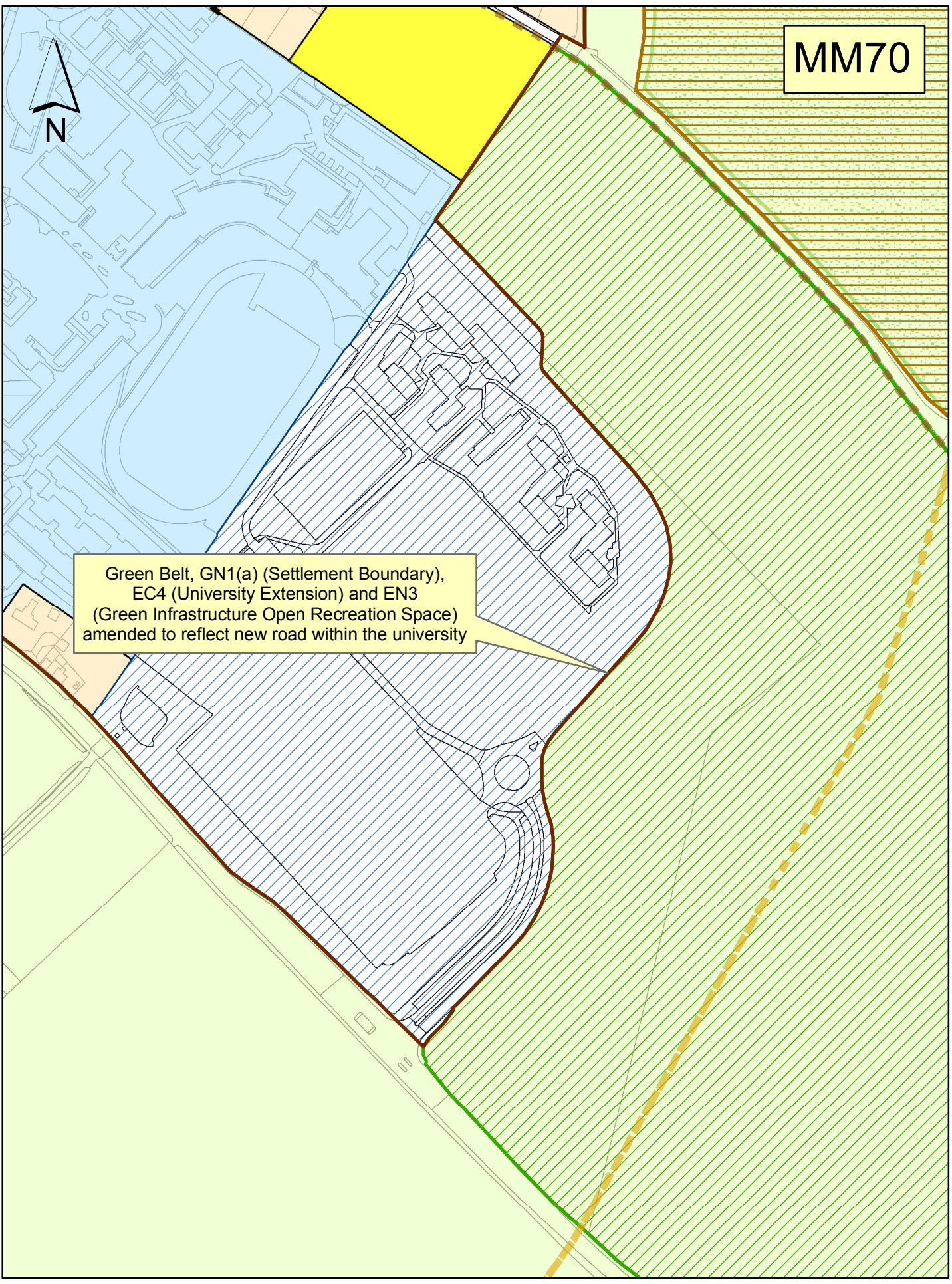




MM70



Green Belt, GN1(a) (Settlement Boundary),
EC4 (University Extension) and EN3
(Green Infrastructure Open Recreation Space)
amended to reflect new road within the university



MM71

