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01 December 2011

**TO: COUNCILLORS**

**GRICE, GREENALL, BALDOCK, MRS BLAKE,  
BLANE, CROPPER, FILLIS, GAGEN, GIBSON,  
HENNESSY, G R JONES, KAY, MORAN, NOLAN,  
O'TOOLE, R A PENDLETON, POPE, SUDWORTH**

Dear Councillor,

A Special meeting of the **EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEE** will be held in the **COUNCIL CHAMBER, 52 DERBY STREET, ORMSKIRK, WEST LANCASHIRE, L39 2DF** on **THURSDAY 8 DECEMBER 2011** at **6.00PM** at which your attendance is requested.

Yours faithfully,

Gill Rowe  
Managing Director (People and Places)

**A G E N D A**  
**(Open to the Public)**

**1. APOLOGIES**

**2. MEMBERSHIP OF THE COMMITTEE**

To be apprised of any changes to the membership of the Committee in accordance with Council Procedure Rule 4.

**3. URGENT BUSINESS, IF ANY, INTRODUCED BY THE CHAIRMAN**

Note: No other business is permitted unless, by reason of special circumstances, which shall be specified at the meeting, the Chairman is of the opinion that the item(s) should be considered as a matter of urgency.

**4. DECLARATIONS OF INTEREST**

If a member requires advice on Declarations of Interest, he/she is advised to contact the Borough Solicitor in advance of the meeting. (For the assistance of members a checklist for use in considering their position on any particular item is included at the end of this agenda sheet.)

**Page(s) 609 to 610**

**5. DECLARATIONS OF PARTY WHIP**

In accordance with Overview and Scrutiny Committee Procedure Rule 16, Members must declare the existence of any Party Whip, and the nature of it, when considering any matter in the following categories:

- The review of any decision of the Cabinet or
- The performance of any Member of the Cabinet

N.B. The Secretary of State believes whipping is incompatible with Overview and Scrutiny.

**6. PREFERRED OPTION LOCAL PLAN**

To consider the report of the Borough Planner.\* *(previously circulated)*

**7. CORE STRATEGY PREFERRED OPTIONS (CSPO) - CONSULTATION RESPONSES**

To consider the report of the Borough Planner.\* *(previously circulated)*

\*Members are asked to bring to the Special meeting their copy of the relevant reports relating to items 6 and 7.

**We can provide this document, upon request, on audiotape, in large print, in Braille and in other languages.**

**FIRE EVACUATION PROCEDURE: Please see attached sheet.**

**MOBILE PHONES: These should be switched off at all meetings.**

*For further information, please contact:-*

*Cathryn Jackson on 01695 585016*

*or email [cathryn.jackson@westlancs.gov.uk](mailto:cathryn.jackson@westlancs.gov.uk)*

**FIRE PRECAUTIONS ACT 1971**  
**FIRE EVACUATION PROCEDURE FOR MEETINGS WHERE OFFICERS ARE**  
**PRESENT**  
**(52 DERBY STREET, ORMSKIRK)**

**PERSON IN CHARGE:** Most Senior Officer present  
**ZONE WARDEN:** Member Services Officer

**IF YOU DISCOVER A FIRE**

1. Operate the nearest **FIRE CALL POINT** by breaking the glass.
2. Attack the fire with the extinguishers provided only if you have been trained and it is safe to do so. **Do not** take risks.

**ON HEARING THE FIRE ALARM**

1. Leave the building via the **NEAREST SAFE EXIT**. **Do not stop** to collect personal belongings.
2. Proceed to the **ASSEMBLY POINT** on the car park and report your presence to the **PERSON IN CHARGE**.
3. **DO NOT** return to the premises until authorised to do so by the **PERSON IN CHARGE**.

**NOTES:**

Officers are required to direct all visitors regarding these procedures i.e. exit routes and place of assembly.

**CHECKLIST FOR PERSON IN CHARGE**

**The Person in Charge must take the following actions:**

1. Advise other interested parties present that you are the person in charge in the event of an evacuation.
2. Make yourself familiar with the location of the fire escape routes and inform any interested parties of the escape routes.
3. Make yourself familiar with the location of the assembly point and inform any interested parties of that location.
4. Make yourself familiar with the location of the fire alarm and detection control panel.
5. Ensure that the Zone Warden is aware of their role and responsibilities.
6. Arrange for a register of attendance to be completed (if considered appropriate/practicable).

**IN THE EVENT OF A FIRE, OR THE FIRE ALARM BEING SOUNDED**

1. Ensure that the room in which the meeting is being held is cleared of all persons.
2. Evacuate via the nearest safe Fire Exit and proceed to the **ASSEMBLY POINT** in the car park.
3. Delegate a person at the **ASSEMBLY POINT** who will proceed to the HOME CARE LINK SECTION in Westec House, in order to ensure that a back-up call is made to the **FIRE AND RESCUE SERVICE**.
4. Ensure that the **ZONE WARDEN** has reported to you on the results of his checks, i.e. that the rooms in use have been cleared of all persons.
5. If an Attendance Register has been taken, take a **ROLL CALL**.

6. Report the results of these checks to the **FIRE AND RESCUE OFFICER IN CHARGE** on arrival and inform them of the location of the **FIRE ALARM CONTROL PANEL**.
7. Authorise return to the building only when it is cleared to do so by the **FIRE AND RESCUE OFFICER IN CHARGE**.

**NOTE:**

The Fire Alarm system will automatically call the FIRE AND RESCUE SERVICE. The purpose of the 999 back-up call is to meet a requirement of the Fire Precautions Act to supplement the automatic call.

**CHECKLIST FOR ZONE WARDEN**

1. Carry out a physical check of the rooms being used for the meeting, including adjacent toilets, kitchen.
2. Ensure that **ALL PERSONS**, both officers and members of the public are made aware of the **FIRE ALERT**.
3. Ensure that **ALL PERSONS** evacuate **IMMEDIATELY**, in accordance with the **FIRE EVACUATION PROCEDURE**.
4. Proceed to the **ASSEMBLY POINT** and report to the **PERSON IN CHARGE** that the rooms within your control have been cleared.
5. Assist the **PERSON IN CHARGE** to discharge their duties.





6.	I must regard myself as having a personal and prejudicial interest in the business because it relates to a decision made (whether implemented or not) or action taken by the Cabinet or another of the Council's committees or sub-committees and, at the time the decision was made or action was taken, I was a member of the Cabinet, committee or sub-committee and I was present when that decision was made or action was taken, <b>however</b> I am attending the meeting for the purpose of making representations, answering questions or giving evidence relating to the business as the public are also allowed to attend the meeting for this purpose, whether under a statutory right or otherwise	<input type="checkbox"/>	<i>You may make representations, answer questions or give evidence but must leave the room once you have finished and cannot vote</i>
7.	A Standards Committee dispensation applies.	<input type="checkbox"/>	<i>See the terms of the dispensation</i>

\* **“Personal Interest”** in the business of the Council means either it relates to or is likely to affect:

- 8(1)(a)(i) any body of which you are a member or in a position of general control or management and to which you are appointed or nominated by your authority;
- (ii) any body -
- (aa) exercising functions of a public nature;
  - (bb) directed to charitable purposes; or
  - (cc) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union),
- of which you are a member or in a position of general control or management;
- (iii) any employment or business carried on by you;
- (iv) any person or body who employs or has appointed you;
- (v) any person or body, other than a relevant authority, who has made a payment to you in respect of your election or any expenses incurred by you in carrying out your duties;
- (vi) any person or body who has a place of business or land in your authority's area, and in whom you have a beneficial interest in a class of securities of that person or body that exceeds the nominal value of £25,000 or one hundredth of the total issued share capital (whichever is the lower);
- (vii) any contract for goods, services or works made between your authority and you or a firm in which you are a partner, a company of which you are a remunerated director, or a person or body of the description specified in paragraph (vi);
- (viii) the interests of any person from whom you have received a gift or hospitality with an estimated value of at least £25;
- (ix) any land in your authority's area in which you have a beneficial interest;
- (x) any land where the landlord is your authority and you are, or a firm in which you are a partner, a company of which you are a remunerated director, or a person or body of the description specified in paragraph (vi) is, the tenant;
- (xi) any land in the authority's area for which you have a licence (alone or jointly with others) to occupy for 28 days or longer.

**or**

A decision in relation to that business might reasonably be regarded as affecting your well-being or financial position or the well-being or financial position of a relevant person to a greater extent than the majority of other council tax payers, ratepayers or inhabitants of the ward, as the case may be, affected by the decision.

**“a relevant person”** means

- (a) a member of your family or any person with whom you have a close association, or
- (b) any person or body who employs or has appointed such persons, any firm in which they are a partner, or any company of which they are directors;
- (c) any person or body in whom such persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000; or
- (d) any body of a type described in sub-paragraph 8(1)(a)(i) or (ii).

**“body exercising functions of a public nature”** means

Regional and local development agencies, other government agencies, other Councils, public health bodies, council-owned companies exercising public functions, arms length management organisations carrying out housing functions on behalf of your authority, school governing bodies.

A Member with a personal interest who has made an executive decision in relation to that matter must ensure any written statement of that decision records the existence and nature of that interest.

NB Section 21(13)(b) of the LGA 2000 overrides any Code provisions to oblige an executive member to attend an overview and scrutiny meeting to answer questions.



**AGENDA ITEM: 10**

**EXECUTIVE OVERVIEW &  
SCRUTINY COMMITTEE:  
1 December 2011**

**PLANNING COMMITTEE:  
8 December 2011**

**CABINET: 14 December 2011**

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**Report of: Borough Planner**

**Relevant Managing Director: Transformation**

**Relevant Portfolio Holder: Councillor M Forshaw**

**Contact for further information: Mr P Richards (Extn. 5046)  
(E-mail: [peter.richards@westlancs.gov.uk](mailto:peter.richards@westlancs.gov.uk))**

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**SUBJECT: PREFERRED OPTION LOCAL PLAN**

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Wards affected: Borough wide

**1.0 PURPOSE OF THE REPORT**

- 1.1 To recommend the Local Plan Preferred Options document, and its supporting documentation, for public consultation in January / February 2012.

**2.0 RECOMMENDATIONS TO EXECUTIVE OVERVIEW & SCRUTINY COMMITTEE**

- 2.1 That the content of this report be considered and that agreed comments be referred to Cabinet for consideration.

**3.0 RECOMMENDATIONS TO PLANNING COMMITTEE**

- 3.1 That the content of this report be considered and that agreed comments be referred to Cabinet for consideration.

**4.0 RECOMMENDATIONS TO CABINET**

- 4.1 That Cabinet, subject to consideration of the comments of the LDF Cabinet Working Group, Executive Overview & Scrutiny Committee and Planning Committee, approve the Local Plan Preferred Options document at Appendix 1 to this report for public consultation in January / February 2012.
- 4.2 That Cabinet have regard to the six documents provided in Appendices 2-7 in their decision on the recommendation at 4.1, which will also be publicly available for comment as part of the Local Plan Preferred Options consultation.
- 4.3 That Call In is not appropriate for this item as the report has been submitted to the Executive Overview & Scrutiny Committee on 1 December 2011.
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## **5.0 BACKGROUND & CURRENT POSITION**

- 5.1 The Local Plan Preferred Options document has been prepared over the past few months following on from the public consultation on the Core Strategy Preferred Options Paper in May / June 2011 and consideration of the implications of the draft National Planning Policy Framework (NPPF).
- 5.2 The Local Plan Preferred Options brings together in a single document several strands of local planning policy that were to be covered in separate documents under the Local Development Framework:
- The more strategic policies that were included in the Core Strategy Preferred Options paper;
  - Development Management Policies that were to be included in a separate Development Management Policies DPD; and
  - The allocation of specific sites for specific types of development that would have been included in a separate Site Allocations DPD.
- 5.3 The policies cover various topics, including economic development, residential development, infrastructure and services provision and the environment and climate change. The timescale of the Local Plan remains the same as was planned for in the Core Strategy – a 15-year period from 2012 to 2027.
- 5.4 Given that the Local Plan is bringing together several strands of work, which were at different stages of preparation, the Local Plan Preferred Options document is a combination of policy that was consulted upon previously (and has since been amended to reflect comments received and new evidence that has come to light) and brand new policy related to specific development management issues and site allocations. This has resulted in a mixture of amended policies (including adding aspects of development management and site allocations into what was Core Strategy policy) and brand new policies on specific, detailed matters that were not covered by previous draft policy.
- 5.5 Aside from relatively minor changes to policy wording and the introduction of development management policy and site allocations, compared to the Core

Strategy Preferred Options (CSPO) paper there are three key changes to strategic policy in the Local Plan, which are set out in the next section of this report, together with the new elements of policy that have been added. However, it should be stressed that the regeneration of Skelmersdale remains the focal point of the Local Plan and Skelmersdale will still take more than half of all development over the plan period.

5.6 The Local Plan Preferred Options document has been prepared for Cabinet to consider for public consultation. Should Cabinet approve the document for public consultation it will be put out for a six week public consultation period (from 5th January to the 17<sup>th</sup> February 2012) in order to gain the views and comments of the general public and stakeholders on the document. Details of the Public Consultation exercise proposed are set out in Section 7.0 below.

5.7 Several other documents (provided in Appendices 2-7 of this report) will also accompany the Local Plan Preferred Options document at public consultation and will be available for comment:

- A Sustainability Appraisal (SA) of the Local Plan Preferred Options
- A Habitat Regulations Assessment (HRA) Screening Report for the Local Plan Preferred Options
- A Health Impact Assessment (HIA) of the Local Plan Preferred Options
- An Equalities Impact Assessment (EqIA) of the Local Plan Preferred Options
- A Rural Proofing Assessment of the Local Plan Preferred Options
- An Infrastructure Delivery Plan (IDP) – a document that will ultimately accompany the final Local Plan and inform future decisions on infrastructure improvements and funding

5.8 Following this public consultation, the Local Plan will be refined, taking into account any relevant comments received during the consultation, and brought back to Cabinet for agreement of the Council's responses to the comments received during the consultation in January / February 2012 and approval to publish a Publication version of the Local Plan for public consultation

5.9 This Publication version will be available for a final round of public consultation to seek formal representation on the document, before both the Publication version Local Plan and the representations received are submitted to the Secretary of State for an Examination in Public. Following the Examination, the Local Plan will be put forward to full Council for adoption.

## **6.0 PROPOSALS**

### Key Amendments to Strategic Policy

6.1 There are three key changes in the Local Plan Preferred Options document to policy that was previously consulted upon in the Core Strategy Preferred Options (CSPO) paper:

- Amendments to Housing and Employment Land targets (Policy SP1)

- 6.2 The overall housing target for the 15-year plan period has increased slightly to **4,650 dwellings** (was 4,500 dwellings) due to the impending abolition of the Regional Spatial Strategy and its housing targets and the need to calculate an up-to-date target based on the most recent evidence, factoring in the need to make up the shortfall in housing provision over recent years. This evidence has included the CLG Household Projections (2008), the Council's own Strategic Housing Market Assessment (SHMA), the Council's own Housing Need & Demand Study and its accompanying Affordable Housing Viability Study.
- 6.3 This target averages out at 310 dwellings a year, but the Local Plan staggers this annual target to better reflect economic uncertainty at the start of the Local Plan period, resulting in the following annual targets:

2012-2017	260 dwellings a year
2017-2022	320 dwellings a year
2022-2027	350 dwellings a year

- 6.4 To respond to consultation comments received expressing concern that the disaggregation of this housing target across the different spatial areas of the Borough was too heavily skewed towards Skelmersdale and raised questions over the deliverability of such a large amount of housing (3,000 dwellings) in Skelmersdale, the way this housing target is split across the towns and rural areas of the Borough has been altered, as follows:

Housing Targets	CSPO (May / June 2011)*	Local Plan (Dec 2011)
Skelmersdale & Up Holland	3,000 dwellings	2,400 dwellings
Ormskirk & Aughton	300 dwellings	750 dwellings
Burscough	800 dwellings	850 dwellings
Northern Parishes	240 dwellings	400 dwellings
Eastern Parishes	80 dwellings	100 dwellings
Western Parishes	80 dwellings	150 dwellings
<b>Total</b>	<b>4,500 dwellings</b>	<b>4,650 dwellings</b>

\* based on Preferred Option incorporating Yew Tree Farm Strategic Development Site

- 6.5 The new disaggregation of the housing target reflects a 600 dwelling reduction in Skelmersdale & Up Holland, which is made up in other parts of the Borough through the identification of further capacity due to the lack of housing delivery on sites with planning permission over the past two years and a re-assessment of other sites which had previously been ruled out. However, it still involves a proportion of housing (750 dwellings – was 600 dwellings in CSPO) that can only be delivered if a small amount of Green Belt is released for development.

- 6.6 The employment land target has also been amended to take account of the most recent data on historic take-up of employment land, which reflects the significantly reduced delivery of new employment land in recent years. This historic take-up informs the prediction of what delivery is likely over the next 15 years, taking into account that the market is still feeling the effects of a recession and may never recover to deliver at such rates as seen in previous years. Therefore, this target has been revised downwards from 87 ha in the CSPO to 75 ha in the Local Plan over the 15-year plan period. This new target has been disaggregated as follows:

<b>Employment Land Targets</b>	<b>CSPO (May / June 2011)*</b>	<b>Local Plan (Dec 2011)</b>
Skelmersdale & Up Holland	60 ha	52 ha
Ormskirk & Aughton	-	-
Burscough	17 ha	13 ha
Northern Parishes	3.5 ha	3.5 ha
Eastern Parishes	6.5 ha	6.5 ha
Western Parishes	-	-
<b>Total</b>	<b>87 ha</b>	<b>75 ha</b>

\* based on Preferred Option incorporating Yew Tree Farm Strategic Development Site

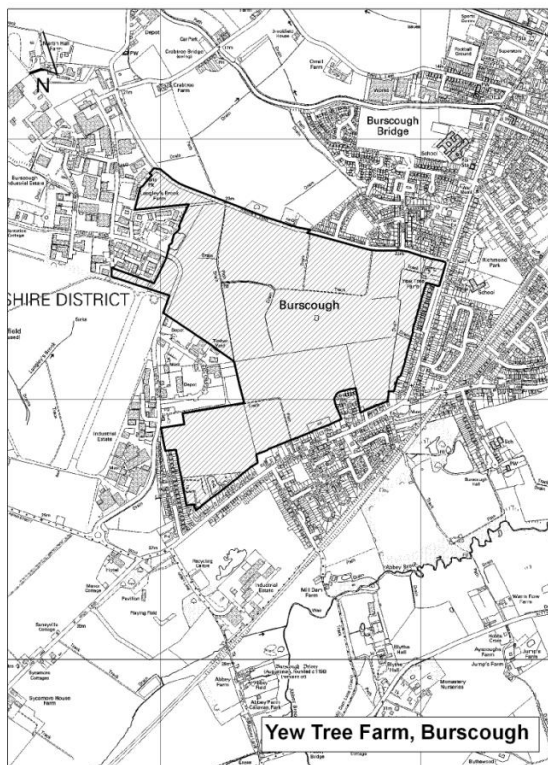
- 6.7 This reduction in target means that less Green Belt land will be required for employment land development, off-setting the additional amount required for housing development.
- 6.8 However, despite the amendments to the housing and employment land targets, it is clear that Skelmersdale is still the focus for development over the Local Plan period, with over half of all new housing and over two-thirds of all employment land development being targeted in Skelmersdale & Up Holland. Therefore, the Skelmersdale Town Centre Strategic Development Site (Policy SP2) is still vital to the delivery of development and regeneration in the town.

- Selection of a Preferred Option for Green Belt release

- 6.9 The changes in housing and employment land targets have meant that what is required (and where) in terms of Green Belt release has changed somewhat. Firstly, less Green Belt land is required for employment land, meaning that the Area of Search to the south of Skelmersdale for 8 ha of employment land that was identified in the CSPO is no longer required. However, the release of 10 ha in Burscough for employment land and the release of 10 ha to the south-east of Ormskirk for the expansion of the Edge Hill University campus is still required.
- 6.10 In relation to housing development, a combination of the preferred options consulted upon in the CSPO is required to release sufficient Green Belt land to

deliver the 750 dwellings needed. In order to best balance the deliverability of housing development given the waste water infrastructure constraints affecting Ormskirk and Burscough with the need to spread the development between the two settlements and with the suitability of land for release from the Green Belt, it is proposed that 500 dwellings should be delivered on the Yew Tree Farm site in Burscough and 250 dwellings on the Grove Farm site in Ormskirk.

- 6.11 This means that the Yew Tree Farm site in Burscough, incorporating 500 dwellings, the 10 ha of employment land required in the Green Belt at Burscough and new community infrastructure required to serve the new housing development, is put forward as a Strategic Development Site in the Local Plan (Policy SP3).



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- A more robust and measurable “Plan B”

- 6.12 In light of the comments received during the CSPO consultation that any “Plan B” put forward by the Council needed to be more robust and more detailed, the Local Plan Preferred Options document proposes a new, more measurable approach to the “Plan B”. It is proposed that sufficient land will be set aside and safeguarded for the “Plan B” to accommodate at least an extra 15% in addition to the overall housing target, which equates to 698 dwellings. The Table below sets out the sites that have been proposed to be safeguarded for the “Plan B”.

- 6.13 All of the above sites, other than the Land at Moss Road in Halsall, are currently in the Green Belt, and so will need to be released from the Green Belt by the Local Plan to form part of the “Plan B”. However, this land will be heavily



protected by the Local Plan's Safeguarded Land policy (GN2) to ensure that no development takes place on these sites that prejudices its role within the "Plan B".

- 6.14 By way of triggers for the "Plan B", the delivery of housing during the Local Plan period will be formally reviewed at the end of Year 5 (March 2017) and Year 10 (March 2022) of the Local Plan. If housing delivery is below 80% of the target at those points in the Local Plan, then the "Plan B" could be triggered. In such an instance, only sufficient land to meet the shortfall would be released for development from the "Plan B" sites.

Site	Site Area (ha)	Potential Housing Capacity
Land at Parr's Lane, Aughton	10.0 ha	200 dwellings
Land at Ruff Lane, Ormskirk	1.0 ha	10 dwellings
Land at Red Cat Lane, Burscough	3.6 ha	60 dwellings
Land at Mill Lane, Up Holland	4.0 ha	120 dwellings
Land at New Cut Lane, Halsall	2.4 ha	70 dwellings
Land at Fine Jane's Farm, Halsall	2.2 ha	60 dwellings
Land at Moss Road, Halsall	8.0 ha	240 dwellings
<b>Total</b>	<b>31.2 ha</b>	<b>760 dwellings</b>

### General Development Policies

- 6.15 Compared to the CSPO, a new section has been added to the Local Plan Preferred Options providing five development management policies that apply across several types of development but are about matters of detail that would not have been appropriate to include in a Core Strategy. These policies will primarily be used by the Council in development management decisions on planning applications. The five policies are as follows:

- GN1: Settlement Boundaries – sets the boundaries for each settlement (where it is different from the Green Belt boundary) and sets out what limited development will be allowed outside of settlement boundaries
- GN2: Safeguarded Land – allocates specific sites to be safeguarded from development either for the "Plan B" or until after the Local Plan period (beyond 2027)
- GN3: Design of Development – is designed to replace Policy GD1 in the existing Local Plan and acts as a general policy covering various matters of detailed design

- GN4: Demonstrating Viability – provides a policy to guide applicants on what the Council expects when they have to demonstrate why an existing use is no longer viable on their site
- GN5: Sequential Tests – provides policy guidance on this useful tool which is increasingly used in a variety of applications, where applicants are asked to demonstrate that there are no other, more suitable sites available

#### Facilitating Economic Growth

6.16 In the main, this section is relatively unchanged from the CSPO, especially in terms of its strategic policy direction. It includes four policies:

- EC1: The Economy and Employment Land – has been re-written more succinctly and to include a list of the strategic and key employment areas of the Borough where only employment uses will be permitted
- EC2: The Rural Economy – virtually unchanged from CSPO except for the allocation of a specific Rural Employment Site on the southern edge of Banks
- EC3: Rural Development Opportunities – this brand new policy allocates four brownfield sites in 4 of the Borough's villages for redevelopment for mixed-use and is focused on bringing these sites into a more efficient and modern use, much like Policy DE14 of the existing Local Plan
- EC4: Edge Hill University – only minor text changes have been made since the CSPO

#### Providing for Housing and Residential Accommodation

6.17 For the most part, this section has changed very little compared to the CSPO, with only detailed development management policy being added to certain policies. It includes four policies:

- RS1: Residential Development – has been re-written more succinctly and includes new policy on the density of residential development and key allocations for housing development on greenfield land at Grove Farm, Ormskirk and three locations on the edge of Skelmersdale & Up Holland
- RS2: Affordable and Specialist Housing – only change relates to the provision of housing for the elderly, where the policy now specifies that 20% of housing on a development of 15 or more dwellings should be designed specifically for the elderly
- RS3: Provision of Student Accommodation – a layer of detail has been added, where specific percentages of HMOs will be permitted on specific categories of street

- RS4: Provision for Gypsy and Traveller and Travelling Showpeople – a series of criteria has been added against which any site proposed for this use will be assessed

### Infrastructure and Services Provision

6.18 This section of policies has been changed very little from that consulted upon as part of the CSPO, with only minor changes made to reflect comments made during the consultation and to reflect the emergence of the Community Infrastructure Levy as the primary tool for obtaining developer contributions towards strategic infrastructure. A series of car parking standards have also been added to the transport policy (IF2). The section includes four policies:

- IF1: Maintaining Vibrant Town and Local Centres
- IF2: Enhancing Sustainable Transport Choice
- IF3: Service Accessibility and Infrastructure for Growth
- IF4: Developer Contributions

### Sustaining the Borough's Environment and Addressing Climate Change

6.19 The policy content and strategic direction of this section is not significantly different from that previously consulted upon in the CSPO, but the policies have been re-written or grouped differently to better reflect their application on the ground. In terms of new policy, this mainly relates to the listing of specific sites of an environmental value, which was not previously appropriate in a Core Strategy. The section includes four policies:

- EN1: Low Carbon Development and Energy Infrastructure
- EN2: Preserving and Enhancing West Lancashire's Natural Environment
- EN3: Provision of Green Infrastructure and Open Recreation Spaces
- EN4: Preserving and Enhancing West Lancashire's Built Environment

## **7.0 PUBLIC CONSULTATION**

7.1 The six week public consultation exercise will be carried out in conformity with the Council's LDF Statement of Community Involvement (SCI). It will involve public events in all parts of the Borough, online consultation, our facebook page and more traditional written correspondence. The consultation exercise, the public events and details of how to respond will be publicised through a "Wrap" feature on the Champion Newspaper. Council officers will also be engaging specifically with Neighbouring Authorities, Parish Councils, housing developers, local businesses and school-age children through presentations and workshops to gain their views and input.

## **8.0 SUSTAINABILITY IMPLICATIONS / COMMUNITY STRATEGY**

- 8.1 At the time of writing this report, the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) for the Local Plan Preferred Options document are being prepared (and will be available by the end of November), but initial assessment has raised no major issues which would undermine the deliverability or sustainability of the Local Plan or cause an unduly negative impact on any international sites of habitat value. The SA and HRA documents will be sent to Natural England and the Environment Agency and any comments they may have will be incorporated into the Local Plan as it evolves. Other assessments on Health Impact Assessment (HIA), Equality Impact Assessment (EqIA) and Rural Proofing are also being carried out (and will be available by the end of November), and will inform the evolution of the Local Plan post-consultation on the Preferred Options document.
- 8.2 Through the previous assessments for the CSPO, it has been shown that the draft policy to be included within the Local Plan Preferred Options would have a positive effect on sustainability and this affect is augmented by the fact that delivery of the Local Plan will help progress the implementation of key aspects of the Sustainable Community Strategy.

## **9.0 FINANCIAL AND RESOURCE IMPLICATIONS**

- 9.1 Budgetary provision has been made to allow for the Public Consultation on the Local Plan Preferred Options and the subsequent preparation of, and consultation on, a Publication version of the Local Plan. Budgetary provision for the indicative costs of the Examination in Public has been made through the Planning & Delivery Grant received by the Council in recent years.
- 9.2 The Government have recently announced measures to allow local authorities to retain a significant proportion of the business rates generated in their area from April 2013. This builds on the new homes bonus scheme, which already provides grant funding to local authorities based on the number of new homes built each year. Taken together, these measures create a strong financial incentive for local authorities to take action to promote housing and economic growth. It also means that those authorities with low rates of housing and economic growth are likely to face reductions in their external funding.

## **10.0 RISK ASSESSMENT**

- 10.1 The Local Plan will ultimately be subject to an Examination in Public where a Planning Inspector will ensure that all the correct procedures have been followed in preparing the document and will assess whether the document can be considered “sound” or not. Soundness is assessed in relation to whether the document is:
- justified by the available evidence;
  - deliverable; and
  - consistent with national planning policy.
- 10.2 A key part of the evidence base will also be the Sustainability Appraisal, and so the relative sustainability merits of each policy within the Preferred Options will

be an important factor considered by the Planning Inspector. Therefore, it is important that these factors are taken into account when preparing the Local Plan and that the Local Plan is fully justified by evidence, otherwise the document could ultimately be found “unsound” by the Planning Inspector.

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### **Background Documents**

The following background documents (as defined in Section 100D (5) of the Local Government Act 1972) have been relied on to a material extent in preparing this Report.

A wide range of background, evidence base documents have been utilised in preparing the Local Plan Preferred Options document. This evidence base is available on the Council’s website at:

[http://www.westlancs.gov.uk/planning/planning\\_policy/local\\_development\\_framework/evidence\\_and\\_research.aspx](http://www.westlancs.gov.uk/planning/planning_policy/local_development_framework/evidence_and_research.aspx)

### **Equality Impact Assessment**

There is a significant direct impact on members of the public, employees, elected members and / or stakeholders. Therefore, an Equality Impact Assessment is required. A formal equality impact assessment of this report is attached at Appendix 8 in line with Council procedure, the results of which have been taken into account in the Recommendations contained within this report. A statutory Equalities Impact Assessment (EqIA) of the Local Plan Preferred Options has also been prepared in line with national guidance and legislation, and is provided at Appendix 5.

### **Appendices**

1. The Local Plan Preferred Options document
2. Sustainability Appraisal of the Local Plan Preferred Options – prepared by URS / Scott Wilson (November 2011)
3. Habitat Regulations Assessment (HRA) Screening and Appropriate Assessment (AA) Report for the Local Plan Preferred Options – prepared by URS / Scott Wilson (November 2011)
4. Health Impact Assessment (HIA) of the Local Plan Preferred Options – prepared by the Primary Care Trust (November 2011)
5. Equalities Impact Assessment (EqIA) of the Local Plan Preferred Options – prepared by WLBC (November 2011)

6. Rural Proofing Assessment of the Local Plan Preferred Options – prepared by WLBC (November 2011)
7. Infrastructure Delivery Plan (IDP) – prepared by WLBC (November 2011)
8. Equality Impact Assessment
9. Minute of LDF Cabinet Working Group – 29 November 2011
10. Minute of Executive Overview & Scrutiny Committee – 1 December 2011 (Planning Committee and Cabinet only)
11. Minute of Planning Committee – 8 December 2011 (Cabinet only)

## **Appendices 1 – 7**

Appendix 1 – The Local Plan Preferred Options document

Appendix 2 – Sustainability Appraisal of the Local Plan Preferred Options

Appendix 3 – Habitat Regulations Assessment (HRA) Screening and Appropriate Assessment (AA) Report for the Local Plan Preferred Options

Appendix 4 – Health Impact Assessment (HIA) of the Local Plan Preferred Options

Appendix 5 – Equalities Impact Assessment (EqIA) of the Local Plan Preferred Options

Appendix 6 – Rural Proofing Assessment of the Local Plan Preferred Options

Appendix 7 – Infrastructure Delivery Plan (IDP)

The above documents are very large and, therefore, have not been printed for each Cabinet / Committee Member, but by the end of November they will be available on the Council's website (COINS) and a paper copy made available in the Members' Library.

## Appendix 8

### Equality Impact Assessment - process for services, policies, projects and strategies

1.	<p>Using information that you have gathered from service monitoring, surveys, consultation, and other sources such as anecdotal information fed back by members of staff, in your opinion, could your service / policy / strategy / decision (including decisions to cut or change a service or policy) disadvantage, or have a potentially disproportionately negative effect on, any of the following groups of people:</p> <p><i>People of different ages – including young and older people</i>  <i>People with a disability;</i>  <i>People of different races / ethnicities / nationalities;</i>  <i>Men;</i>  <i>Women;</i>  <i>People of different religions / beliefs;</i>  <i>People of different sexual orientations;</i>  <i>People who are or have identified as transgender;</i>  <i>People who are married or in a civil partnership;</i>  <i>Women who are pregnant or on maternity leave or men whose partners are pregnant or on maternity leave;</i>  <i>People living in areas of deprivation or who are financially disadvantaged.</i></p>	No
2.	What sources of information have you used to come to this decision?	The Local Development Framework Evidence Base
3.	How have you tried to involve people / groups in developing your service / policy / strategy or in making your decision (including decisions to cut or change a service or policy)?	Decision is directly related to a document that will be subject to a public consultation exercise
4.	<p>Could your service / policy / strategy or decision (including decisions to cut or change a service or policy) help or hamper our ability to meet our duties under the Equality Act 2010? Duties are to:</p> <p><i>Eliminate discrimination, harassment and victimisation;</i>  <i>Advance equality of opportunity (removing or minimising disadvantage, meeting the needs of people);</i>  <i>Foster good relations between people who share a protected characteristic and those who do not share it.</i></p>	Help – an improved Local Plan document will seek to deliver development and infrastructure improvements that benefit all and endeavour to support a more equal society
5.	What actions will you take to address any issues raised in your answers above	N/A



# West Lancashire Local Plan

2012-2027

Preferred Options



January 2012





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## Preface



West Lancashire has a wonderful mix of vibrant towns and picturesque villages, and boasts some of the most beautiful and productive countryside in the UK. It is vital that we manage, guide and encourage development within the Borough to meet the economic and social aspirations of our towns and villages and the communities within them, while protecting our environment for future generations.

The Local Plan Preferred Options represent an important shift in the preparation of a Development Plan Document for West Lancashire, with a new-style Local Plan replacing the Core Strategy that was being prepared as part of a Local Development Framework for the Borough.

This document has been developed by considering all the information provided by the Council's evidence base and the results of previous public consultations on the issues and options and preferred options stages of the Core Strategy preparation and takes into account the latest direction given by the Government on preparing local planning policy.

Ultimately, the Local Plan will directly or indirectly affect all residents and communities within the Borough. Therefore, it is important that we hear from you on what is being proposed in order to help us to make an informed decision on what the final Local Plan should include.

I very much look forward to hearing your views on the proposals and policies within this document.

Councillor Martin Forshaw

Portfolio Holder for Planning and Transportation

West Lancashire Borough Council

January 2012

## How to Comment

The Council welcomes your comments on all aspects of this document as well as any suggestions you may have for additional or alternative proposals and policies. There are a number of methods that you can use to comment on the Local Plan Preferred Options.

Preferably we would encourage you to make comments through our online Consultation Portal, where you will be able to complete a short survey on the general topic areas covered by the Local Plan as well as being able to make specific comments about particular sections of the document.

Alternatively, written responses will be accepted using forms which can be found at the Council Offices, Libraries and Post Offices, or on the Council's website. The short online survey will also be available on paper upon request or at the same locations.

In addition, the Council are using Facebook to update the public on the consultation programme and as an access point for the consultation material.

All our contact details and website addresses are listed in the table below.

## Key Dates

The consultation period will run from Thursday 5<sup>th</sup> January 2012 until Friday 17<sup>th</sup> February 2012, allowing you 6 weeks to submit your comments.

## Contact Information

If you wish to discuss any aspects of the Local Plan Preferred Options and their potential implications, please do not hesitate to contact a member of the LDF Team through the contact details listed below:

Contact Details	
<b>Peter Richards</b> LDF Team Leader	01695 585 046 peter.richards@westlancs.gov.uk
<b>LDF Team</b> General Enquiries	01695 585 284 ldf@westlancs.gov.uk
West Lancashire Borough Council Contact Centre	01695 577 177
Website	<a href="http://www.westlancs.gov.uk/2027">http://www.westlancs.gov.uk/2027</a>
Consultation Portal	<a href="http://consult.westlancs.gov.uk">http://consult.westlancs.gov.uk</a>
Facebook	<a href="http://www.facebook.com/yourwestlancashire2027">http://www.facebook.com/yourwestlancashire2027</a>

Contact Details	
Postal Address	<p>John Harrison DipEnvP MRTPI</p> <p>Borough Planner</p> <p>West Lancashire Borough Council</p> <p>52 Derby Street</p> <p>Ormskirk</p> <p>L39 2DF</p>





## Chapter 1 Introduction

### 1.1 The West Lancashire Local Plan

**1.1** Future development within the Borough of West Lancashire over the next 15 years will be guided by the plans and policies within the Council's West Lancashire Local Plan 2012-2027 Development Plan Document. This Development Plan Document will supersede the current West Lancashire Replacement Local Plan 2001-16 and its preparation will fulfil the Town and Country Planning (Local Development) (England) Regulations 2004 in preparing a Development Plan Document for the Borough, or the proposed new Local Planning Regulations if they are ultimately brought into effect.

**1.2** The move to preparing a new Local Plan document for the Borough marks a shift in local planning policy preparation, given that up until now, the Council has been preparing a Core Strategy document to sit within the Local Development Framework (LDF). This change in direction reflects that made at a national planning policy level, where the new National Planning Policy Framework is expected to guide Local Planning Authorities to prepare a Local Plan rather than an LDF.

**1.3** The new-style Local Plan is built upon the principles of:

- Sustainable development;
- Stimulating economic and housing growth;
- Addressing climate change;
- Spatial planning;
- High quality design;
- Good accessibility; and
- Community involvement.

**1.4** A key difference compared to the previous Local Plan system is the concept of spatial planning, which does not just take into account land use, but also considers other issues that could indirectly affect, or be affected by, land use, such as health, education and crime.

**1.5** The West Lancashire Local Plan 2012-2027 will contain a vision and strategy that will set out how the Council wants West Lancashire to develop over the period to 2027. It will not only make sure that new homes, jobs and services required by communities are located in the most sustainable places, but will also provide the framework for delivering the necessary infrastructure, facilities and other development to make this possible.

**1.6** This document provides the Preferred Options that the Council wish to pursue for policies within the Local Plan, providing draft policies for consideration through public consultation. These Preferred Options have emerged following previous consultations on a Core Strategy and incorporating further policy matters on Development Management Policies and Site Allocations. These previous consultations covered issues facing the Borough (January 2009), strategic options for addressing those issues through spatial planning and sustainable development (September 2009) and a Core Strategy Preferred Options paper providing draft policies for a Core Strategy document (May 2011).

**1.7** This Local Plan Preferred Options document includes an updated version of the draft policies that were provided in the Core Strategy Preferred Options paper and adds some Development Management and Site Allocations aspects to these draft policies, as well as adding brand new policies on specific Development Management issues to help assess planning applications and allocations for specific types of development.

**1.8** In due course, for the Publication version of this document, a full amended Proposals Map for the Borough will be prepared to reflect the changes in policy and allocations put forward in this Local Plan. However, for this consultation, only individual settlement plans for those settlements where the Proposals Map will ultimately show significant changes or allocations are included (see Appendix G).

1.2 Preparing the Local Plan

**1.9** The West Lancashire Local Plan 2012-2027 (previously the West Lancashire Core Strategy) has gone through a number of stages so far in its preparation. These are explained in summary below and in more detail in Appendix A, together with a summary of the consultation responses so far through the preparation of the Core Strategy.

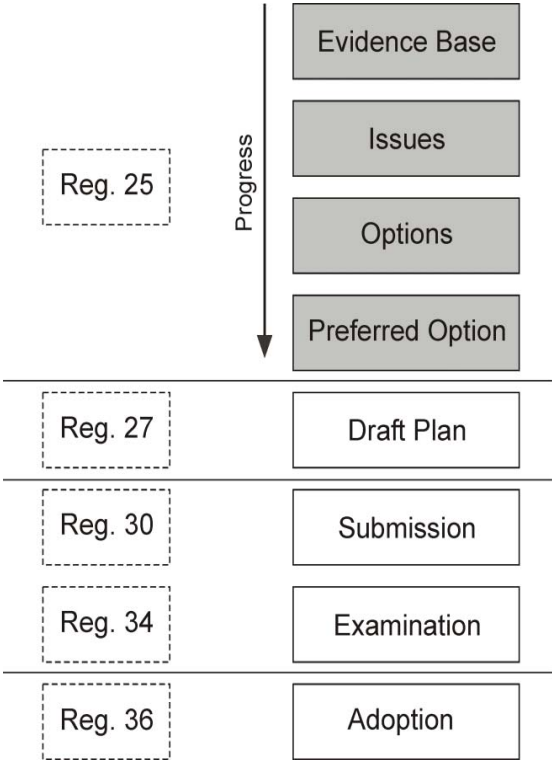


Figure 1.1 The Local Plan Preparation Process

Stage 1: Evidence Base

**1.10** It is important to gather up-to-date and comprehensive information in order to support the Local Plan; this is known as the 'evidence base'. We have collected information on a range of topics to directly inform the preparation of policy and this has been summarised in the Summary Evidence Base document, which is a key supporting document to this Preferred Options document. It is available on the Council's [website](#).

**1.11** Although the Council started work on the evidence base back in 2006, it was not until 12th February 2008 that we formally began preparing the Core Strategy. This was marked by consultation on the Sustainability Appraisal Scoping Report, which is available to view on the Council's [website](#). Work on the evidence base is ongoing and will continue to be even beyond adoption of the Local Plan, as it is vital that the Council maintains a thorough and up-to-date evidence base that reflects the changing context of the Borough and informs the implementation of the Local Plan.

### Stage 2: Issues

**1.12** In preparing a Local Plan it is crucial to be aware of the issues facing West Lancashire, as identified through the evidence base and through consultation with the public and stakeholders. Consultation on the issues facing the Borough was conducted via workshops at the Local Strategic Partnership (LSP) Annual Conference and Spatial Forums in June and July 2008, and also the release of the Issues Questionnaire in January/February 2009.

**1.13** The purpose of the Issues stage was to provide an opportunity for the local community, businesses and other key stakeholders to identify key issues affecting the Borough, and to put forward their views. During this stage, we also met with key organisations and infrastructure providers to discuss infrastructure constraints across the Borough and how these may affect the deliverability of local planning policy. In addition, the Council consulted on the subject of the Core Strategy in August 2009, in terms of what it should contain and to confirm the issues that it should address.

### Stage 3: Options

**1.14** The Options Paper is an important stage in the preparation of the Local Plan and such an Options Paper for the Core Strategy was published in September 2009 for public consultation. Interpreting the evidence base and the results of consultation during the Issues stage, it presents a draft vision of West Lancashire in 2027, and five alternative strategic options for the future development of the Borough. The options indicated various ways of addressing the key issues and achieving the vision. They also showed how settlements might change and the different amounts of development that they may accommodate. The document also contains possible approaches towards key planning issues for the Borough:

- Skelmersdale Town Centre
- Edge Hill University
- Affordable housing;
- Gypsy & Traveller sites;
- Older people;
- Infrastructure; and
- Climate change.

### Stage 4: Preferred Options

**1.15** Following the Options stage, a Core Strategy Preferred Options Paper was prepared for public consultation in May / June 2011, taking into account emerging evidence, changing regional and national planning policy and the views expressed by the public and stakeholders on the strategic options. It essentially set out a proposed (and preferred) way forward for

the Core Strategy in terms of what areas policy should cover and what policy in those areas will seek to achieve. It also included options for identifying land for release from the Green Belt for development before 2027.

**1.16** This Local Plan Preferred Options document provides a further evolution of the previous Core Strategy Preferred Options paper, taking account of the consultation responses received during the previous consultation, changes to the evidence base and the changing national planning policy context and incorporating additional policy on Development Management Policies and Site Allocations.

### **Next Steps - Stages 5 and 6**

**1.17** Taking on-board your views from this consultation and any further changes to national planning policy and further evidence base that emerges, these Preferred Options will be used to prepare a Publication version of the Local Plan for a final round of public consultation (Stage 5) prior to submitting the Local Plan and representations received during this final consultation to the Secretary of State for an Examination in Public (Stage 6). More details on this are provided at the end of this document in the "Next Steps" chapter.

### **1.3 Technical Assessments of the Local Plan**

**1.18** It is a statutory requirement that the Local Plan is subject to several technical assessments during its preparation to ensure that it is addressing the specific issues of sustainability, impact on international sites of biodiversity importance, health, equality and impact on rural areas. Therefore, the following assessments of the Local Plan Preferred Options document have been prepared and are available as part of the public consultation on the Preferred Options:

- A Sustainability Appraisal (SA)
- A Habitat Regulations Assessment (HRA) Screening Report
- A Health Impact Assessment (HIA)
- An Equalities Impact Assessment (EqIA)
- A Rural Proofing Assessment

**1.19** The results of these assessments should be used to improve the Local Plan during its preparation and, in the case of the Sustainability Appraisal (SA), should be an integral element of the preparation of the Local Plan.

**1.20** To this end, the Council will take on-board any recommendations made in the above assessments as it refines its Local Plan after the public consultation on this Preferred Options document. It should also be noted that the consultants preparing the SA report have been working with Council Officers over the last two years as the Core Strategy / Local Plan been prepared, providing input from a sustainability perspective, as is best practice for integrating SA into the Local Plan preparation process.

**1.21** The Council would also like to invite any comments the public and stakeholders may have on the above reports as part of the Local Plan Preferred Options public consultation.

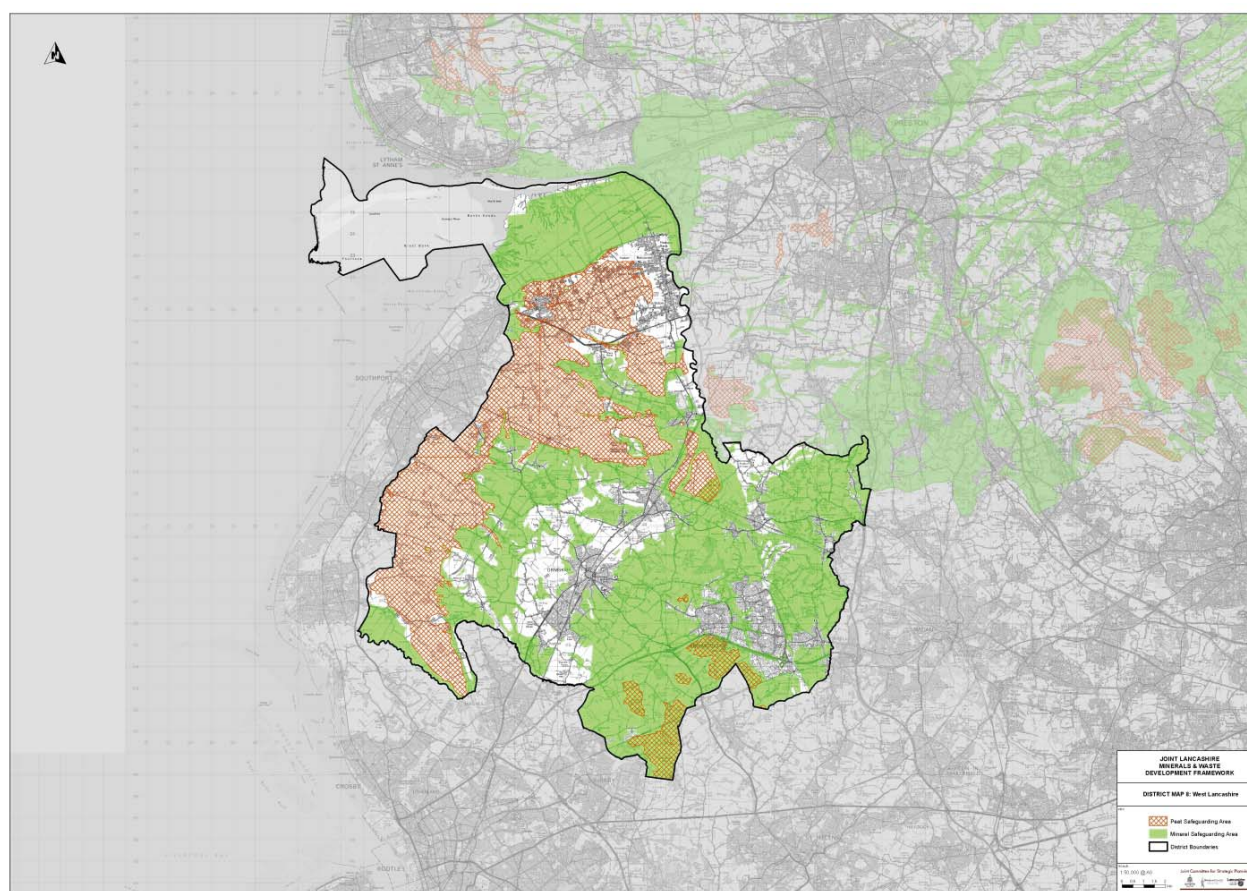


## 1.4 Planning Policy on Minerals & Waste Developments

**1.22** Lancashire County Council has responsibility for identifying sites and policies for Minerals and Waste Development in the County. Therefore, Minerals and Waste issues are not covered in the West Lancashire Local Plan, except where they are relevant and pertinent to the sites or policies being proposed. Issues where Minerals and Waste issues will be relevant to the Plan will include:

- The designation of Mineral Safeguarding Areas in the Joint Lancashire Minerals & Waste Development Framework - on sites allocated in this Local Plan, it will be necessary to consider the potential impact that development may have on sterilising those minerals, i.e. preventing them being extracted ahead of development;
- Existing permitted mineral sites where they may have potential to affect the amenity of the public if new housing were to be allowed to develop too close to the boundary; and
- Existing and proposed waste sites which may seek to use employment related sites.

**1.23** The following map shows where Peat and Mineral Safeguarding Areas have been proposed within West Lancashire in the Joint Lancashire Minerals & Waste Development Framework. At the time of writing this Local Plan Preferred Options document these Mineral Safeguarding Areas were still draft as they had not yet been adopted into policy.



**Figure 1.2 Mineral Safeguarding Areas**



## Chapter 2 Spatial Portrait

### 2.1 Spatial Portrait

#### Introduction

**2.1** The Spatial Portrait sets the context for the Local Plan by illustrating the key characteristics and features of the Borough that are unique to West Lancashire. The Spatial Portrait has been influenced by engagement with the local community and key stakeholders during the earlier stages of the Local Plan preparation, and key information drawn from data within the Evidence Base, including the thematic and spatial evidence base summary papers.

#### West Lancashire Borough

**2.2** West Lancashire's geographical location in the North West of England is unique. It has a dual identity, being the southernmost Borough in the County of Lancashire, but also located within the Liverpool City Region. The Borough comprises a mix of vibrant towns and villages sitting alongside tranquil countryside and covers an area of 134 square miles (34,700 hectares). It has the greatest amount of Green Belt land in England.

**2.3** The Borough is predominately rural in nature, and is widely recognised as an attractive place to live, work and visit. The majority of people live in the Borough's three main settlements; the rapidly maturing New Town of Skelmersdale (including Up Holland); the historic market town of Ormskirk (including Aughton); and the small market town of Burscough. There are three distinct rural areas; the Northern, Eastern and Western Parishes, containing a number of villages, the largest of which are the linear settlements of Tarleton and Hesketh Bank.

**2.4** West Lancashire is bordered by the Ribble Estuary to the north and the Borough of Sefton to the west. The Boroughs of Knowsley and St Helens lie to the south, with the Boroughs of Wigan, Chorley and South Ribble lying to the east. West Lancashire is situated within the Liverpool City Region, due to its strong economic, social, cultural and transport links to this area, particularly with Southport and Liverpool. The Borough is also influenced by, and has links to, the Central Lancashire and Manchester City Regions, particularly Wigan. West Lancashire's location within the sub-region is illustrated by Figure 2.1 showing the West Lancashire Sub-Regional Setting, whilst a more detailed map of the Borough is illustrated by West Lancashire Settlements and Rural Areas below in Figure 2.2.

**2.5** There are also strong cross-boundary links, as a number of settlements in the Borough physically connect with settlements in neighbouring authorities. In the east, these include connections with Orrell (Wigan) at Tontine and Shevington (Wigan) at Appley Bridge. In the west these include connections with Birkdale (Sefton) at Moss Road and New Cut Lane, Ainsdale (Sefton) at Segar's Lane and Southport (Sefton) at Brown Edge/Southport Road.



Figure 2.1 Sub-regional setting of West Lancashire

### Natural and Built Environment

**2.6** 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 in the County<sup>(1)</sup>. It is home to important wetland sites, including the internationally important Martin Mere and the Ribble Estuary. The River Douglas flows through the east of the Borough, whilst the Leeds-Liverpool canal crosses the Borough from east to west and branches off northwards towards the Lancaster Canal via the Ribble Link. The rural landscape is a mixture of mosslands in the north, west and south, a coastal plain in the centre of the Borough, farmed ridges in the east, and coastal marshes in the Ribble Estuary. Two of the highest points in the Borough are Parbold Hill and Ashurst Beacon which provide spectacular views across the city-region to the Irish Sea and the Welsh Mountains.

1 Lancashire County Council AMR 2008



**2.7** Some areas of West Lancashire are at risk of coastal and fluvial flooding. The highest risk is found in Banks where it is threatened by coastal flooding. Further threats of flooding affect the south west of the Borough from the River Alt and areas near the River Douglas, which stretches through the Borough from Hesketh Bank in the north to Appley Bridge in the south east. Along its route through the Borough the Douglas passes close to a number of settlements including Hesketh Bank, Tarleton, Rufford, Parbold and Appley Bridge. Other areas of the Borough, such as Burscough, are affected by the threat of surface water flooding, particularly following heavy rainfall. More information on the risks of flooding can be found in the Council's [Strategic Flood Risk Assessment \(Stage 1 SFRA\)](#) and on the [Environment Agency](#) website. A Stage 2 SFRA is currently being prepared, to explore those flood risk issues in the Borough in more detail.

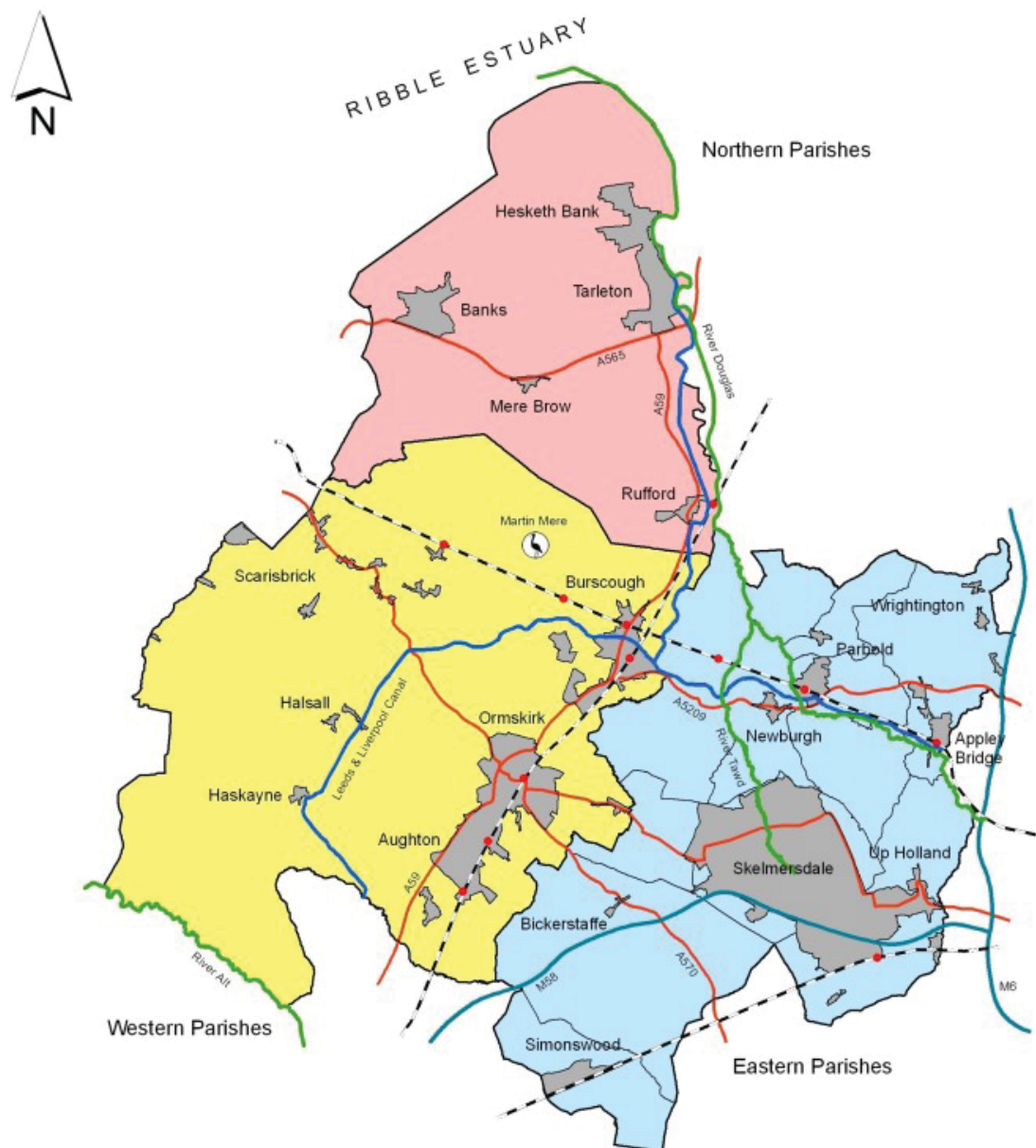


Figure 2.2 West Lancashire Settlements and Rural Areas

**2.8** In terms of tourism, the Borough's major attractions include Martin Mere near Burscough (Wildfowl and Wetland Trust), Rufford Old Hall (National Trust) and Ormskirk market. Key areas for recreation include Beacon Country Park in Up Holland, Mere Sands Wood near Rufford, the Leeds-Liverpool Canal and a network of rural footpaths. There are a total of 28 conservation areas across the Borough, and some of the key heritage assets include the Grade 1 listed Scarisbrick Hall, Rufford Old Hall and Lathom House, listed churches of Ormskirk Parish Church, St Michaels in Aughton, St Thomas the Martyr in Up Holland and St Cuthberts Church in Halsall.

### Population

**2.9** The population of the Borough in 2010 was estimated at 110,300 <sup>(2)</sup>. This has risen by just under 2% since 2001 when the population was 108,378 <sup>(3)</sup>. The population is projected to increase further to 116,000 by 2033, equating to an additional 7,622 residents and a 7% increase on its 2001 level. The main change forecast is an increase in the proportion of residents aged over 60 and a decrease of those aged 15-59. The highest increase predicted is to those residents aged 75+ <sup>(4)</sup>.

**2.10** There are variations in the population age structure between settlements. In general, the rural areas of the West Lancashire are more attractive to people of middle or retirement age, whilst Skelmersdale has a younger, more varied population structure. Inevitably, over future years, this will create a significant challenge to the delivery of services, provision of an adequate labour force and a suitable balanced housing stock that takes account of the ageing population.

### Housing

**2.11** The average house price in 2010 in West Lancashire stood at £194,899. This is an increase of 106% on the average house price in 2001. The ratio of house prices to income in West Lancashire has also increased each year moving from 3.84 in 2001 to 6.78 in 2010 <sup>(5)</sup>. This means the average property price is now almost 7 times the average annual income. This creates a significant affordability problem for the Borough, particularly in the rural areas where house prices are higher. Some of the highest house prices in the Borough can be found in Rufford, Aughton, Newburgh and Parbold, whilst some of the lower house prices are found in the central wards of Skelmersdale.

**2.12** Around three-quarters of dwellings are owner-occupied in the Borough, with the remaining quarter being rented. Whilst the Borough proportion of owner-occupied households is higher than national and regional averages, this proportion drops below 50% in the central wards of Skelmersdale. There is also a poorer choice of housing available in Skelmersdale than in other areas of the Borough.

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2 ONS Mid Year Estimates 2009

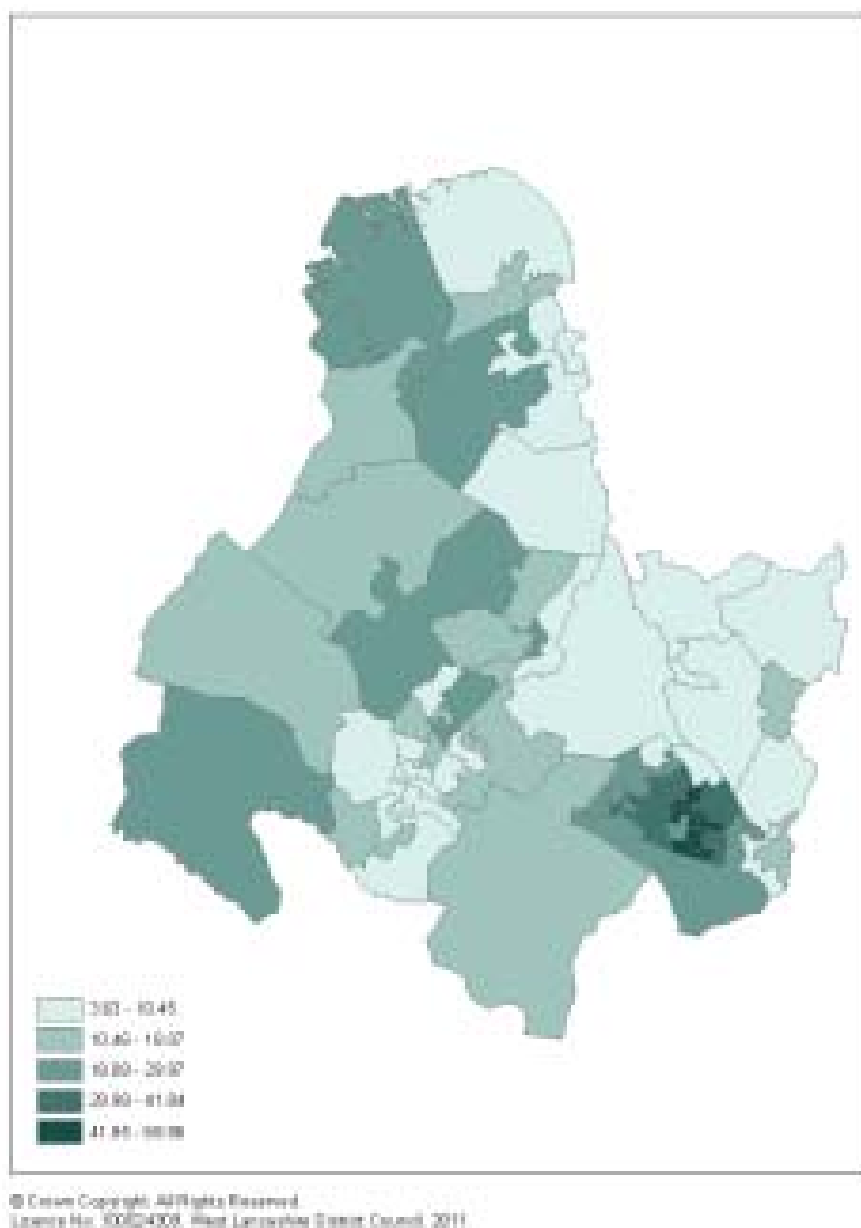
3 Census 2001

4 2008 based Population Projections

5 CLG 2011

### Deprivation

**2.13** West Lancashire has relatively low levels of multiple deprivation, being ranked the 141st most deprived of the 354 English Council areas. However, Skelmersdale is a significant 'hot spot' of deprivation, being the most deprived area in the Borough with 14 of its 23 Lower Super Output Areas (LSOAs) featuring in the top 20% most deprived areas of the country<sup>(6)</sup>. At the opposite end of the scale, Parbold, Aughton Park and Tarleton have some of the lowest levels of deprivation in the country. This illustrates the stark contrast between Skelmersdale and the rest of the Borough in terms of multiple deprivation, and the need to reduce the gap.



**Figure 2.3 Deprivation levels in West Lancashire (IMD 2010)**

6 Indices of Multiple Deprivation 2010, CLG (2011)

**2.14** Some rural areas of the Borough also suffer from certain types of deprivation. For example, the parishes of Downholland, Great Altcar, Bickerstaffe and parts of Scarisbrick are amongst the top 10% nationally most deprived areas in terms of barriers to housing and key local services. This is likely due to their remote locations and high property prices.

### Health, Education and Crime

**2.15** The health of people in West Lancashire is roughly in line with national averages, with life expectancy at 78 years for men and 81 years for women <sup>(7)</sup>. However, those living in the most deprived areas of West Lancashire, particularly Skelmersdale, have life expectancies 8 years shorter than those in the least deprived areas. The causes of avoidable deaths of people under 65 can stem from lifestyle choices such as smoking, poor diet and lack of exercise.

**2.16** Just under a fifth of the Borough's workforce has a degree (or equivalent) or higher in line with national figures. The highest proportions of people with degree level qualifications are found in Aughton, Parbold, Newburgh and Wrightington, which are predominately dormitory settlements for people commuting to other areas, both within and outside of the Borough. Skelmersdale has the highest proportion of people with no qualifications.

**2.17** Crime rates in the Borough are relatively low compared with other local authorities in England, and these have steadily decreased over the last few years.

### Transport

**2.18** The majority of the Borough has relatively good road access to the neighbouring towns of Southport, Preston, St Helens, Wigan and Liverpool. There are also good connections to the wider motorway network via the M58 and M6. However, there is a major issue regarding traffic congestion around Ormskirk Town Centre as a result of the one-way system on the A570 and there are significant congestion issues at peak times on the A59 through Ormskirk and Burscough. Problems in the Northern Parishes are also found in relation to congestion and issues with HGV's using the centre of the settlements to access rural businesses, particularly along Hesketh Lane in Tarleton.

**2.19** Patterns of movement illustrate that around 57% of West Lancashire residents travel to work within the Borough, with the most popular outward destinations being within the Liverpool City Region (especially Sefton) and, to a lesser degree, the Manchester City Region (especially Wigan) <sup>(8)</sup>. Patterns of inward movement reveal that the most likely origin of commuters who work in West Lancashire are Sefton and Wigan. This is illustrated by West Lancashire Travel to Work Flows (Source: 2001 Census) below.

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7 ONS 2009

8 2001 Census

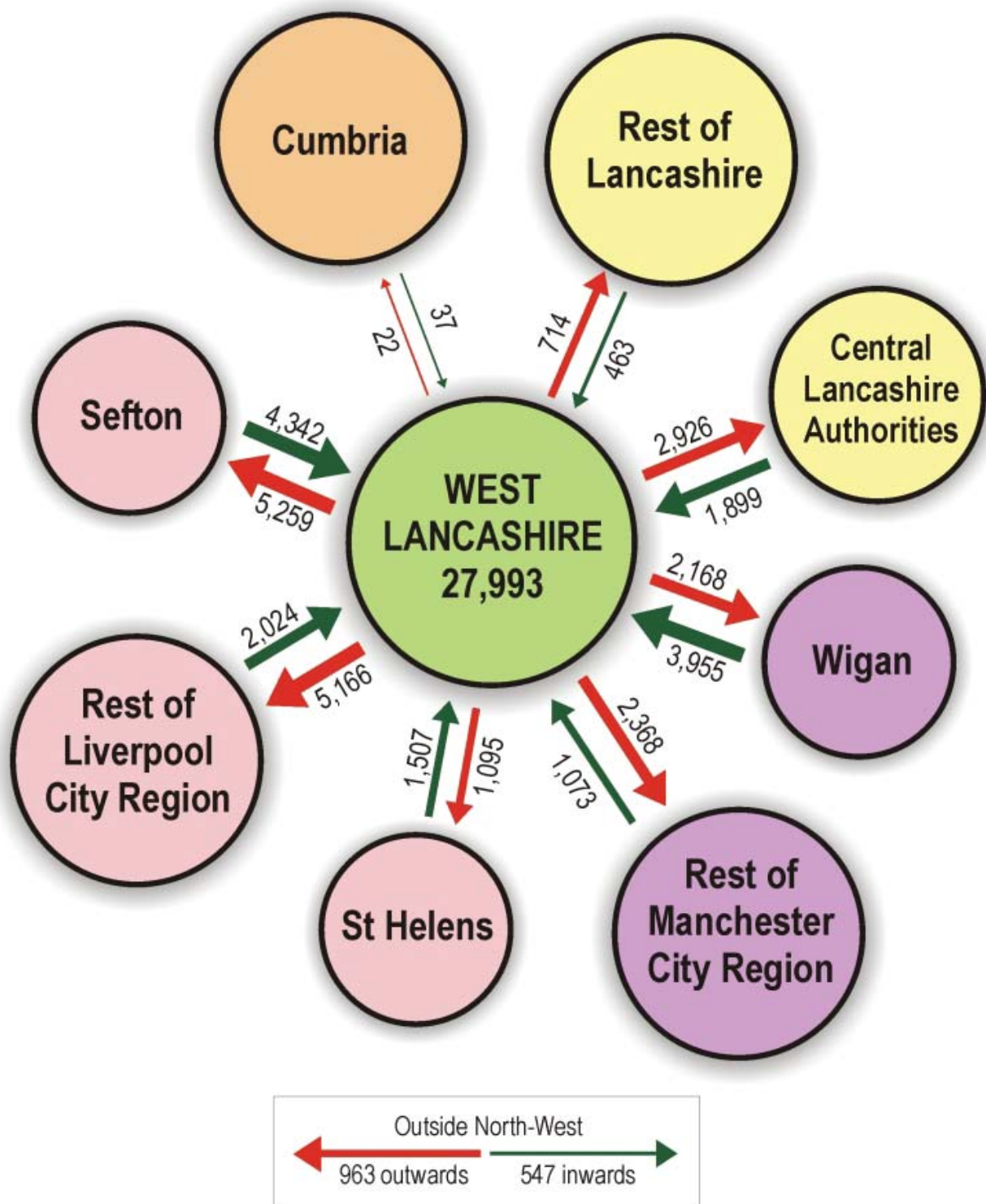


Figure 2.4 West Lancashire Travel to Work Flows (Source: 2001 Census)

**2.20** Three rail lines running through the Borough provide links to Liverpool, Preston, Southport, Wigan and Manchester, although interchanging between these lines within the Borough can be difficult. Some services, including that between Ormskirk and Preston have infrequent services. The largest town in the Borough, Skelmersdale has no rail provision, with the closest station being located at Up Holland, which itself is only served by an infrequent



service and has insufficient parking provision. There are regular bus services between Southport and Wigan, going through Ormskirk and Skelmersdale. However, there is a lack of accessible public transport in Skelmersdale, particularly to support the employment areas and their workforce. Public transport provision in the remainder of the Borough generally is poor, particularly in the rural areas, with infrequent services and a limited range of destinations.

### Employment and Economy

**2.21** The manufacturing industry in West Lancashire has been in decline and is coupled with a weakening agricultural sector in the rural areas and a stronger concentration of service sectors in Ormskirk. The greatest proportions of workers in the Borough are employed in professional occupations, followed by associate professional and skilled trades. Within the Borough, the lowest proportion of residents are employed in process plant and machine and administration and secretarial posts <sup>(9)</sup>. In the rural areas of the Borough, agricultural and horticultural employers (including packaging industries) play an important role, although these increasingly rely upon migrant or seasonal workers to function.

**2.22** The Borough is home to a number of international and nationally recognised companies including Pilkington Group Ltd, ASDA, Co-Operative Bank PLC, Matalan PLC and Walkers Snack Foods Ltd, in addition to important local employers such as the Council and Central Lancashire Primary Care Trust. Edge Hill University is also an important asset which brings significant benefits for the local economy.

**2.23** West Lancashire's retail and night time economy sector is detrimentally affected by a loss of expenditure to other local authorities beyond the Borough, particularly Sefton. At present, more than a third of convenience goods expenditure and 75% of comparison goods expenditure are lost to competing centres outside West Lancashire.

**2.24** 80% of the West Lancashire working age population were economically active in 2010. However, unemployment has increased over the past 4 years with unemployment levels highest in Skelmersdale. The greatest number of Job Seekers Allowance and Benefit Claimants are found in Skelmersdale. Indeed, 15% of Skelmersdale and Up Holland population claim benefits, equating to 58% of all claimants across West Lancashire.

### Skelmersdale (and Up Holland)

**2.25** Skelmersdale was a small mining town until the establishment of the New Town in 1961 when it accommodated population overspill from the conurbation of Liverpool and wider Merseyside. It has grown considerably since this time and is now the largest and most densely populated settlement in the Borough, with a population of 35,000 people (2001 Census). However, the town has not reached its originally planned capacity of 80,000. Whilst there is an excellent road network with congestion-free roads and connections to the M58, it is one of the largest towns in the country without a railway station.

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9 NOMIS 2011

**2.26** Skelmersdale's New Town status with its 'Radburn' layout brings mixed fortunes to the town. In addition, the new town housing estates have left a legacy of poor quality housing and poorly designed estates, where pedestrians are segregated from the road system through a network of footpaths, underpasses and footbridges which many people do not feel comfortable using due to the perceived risks of crime. The town suffers from a poor image.

**2.27** The New Town is divided into clear residential, industrial and retail zones, with 56% of the area being classed as greenspace. The town centre consists of a number of isolated buildings with poor connections, including The Concourse Centre which provides a relatively limited range of services. The town centre lacks an entertainment and night-time economy and is effectively closed off in the evenings. Consequently, many residents travel further afield to Wigan, Liverpool, Southport and Ormskirk to fulfil their needs.

**2.28** Skelmersdale suffers from acute problems of multiple deprivation and in particular, the Digmoor area of the town is ranked amongst the top 1% most deprived areas in the country. Some of the more severe problems are linked with low income, high unemployment, poor health and low educational attainment. A significant proportion of residents are employed in the town, particularly in retail and manual work in the manufacturing industries, suggesting that the skills base in the town is low. However, the proposed regeneration of Skelmersdale Town Centre aims to act as a catalyst to regenerate the wider area of the town to turn about its fortunes.

**2.29** Up Holland, adjoining Skelmersdale to the east, is, in contrast, a more traditional settlement. With a population of 7,180 (2001 Census), it provides a range of local services, although its residents arguably look more towards Wigan than they do to West Lancashire to meet their needs. Up Holland is easily accessible by bus, but the railway station is a considerable distance from the village centre, and only provides a limited service between Kirkby and Manchester via Wigan.

### Ormskirk (and Aughton)

**2.30** The historic market town of Ormskirk was first established as a settlement in the late Saxon period and is the civic centre of the Borough. Ormskirk, together with Aughton, has the second largest population in the Borough with 31,552 people (2001 Census). The historic character of the town is an important feature and the distinct tower and spire of Ormskirk Parish Church is a unique landmark across the surrounding rural landscape.

**2.31** Ormskirk provides a full range of facilities and benefits from a hospital, magistrates court, civic hall and a University. The town is located in a strategic transport corridor with both the A59 (Liverpool-Preston) and A570 (St.Helens-Southport) passing through the town. A bypass has been proposed to alleviate the congestion suffered in the town centre, although the probability of this road being built is currently low. Employment in the town is predominantly provided through the town centre businesses, the Council, the Hospital and Edge Hill University. There are also business parks at Burscough Street and Southport Road. However, many residents commute to Liverpool, utilising the high-frequency rail service from Ormskirk. A less frequent rail service is also provided to Preston.

**2.32** Aughton is located to the south of Ormskirk and is viewed with Ormskirk as a single settlement in planning terms. Although it covers a large suburban area and has a relatively high population, it has no town centre, and relies upon Ormskirk for all facilities, except for some local services. Aughton has two stations at Aughton Park and Town Green, providing a high-frequency rail service to Liverpool and Ormskirk.

### Burscough

**2.33** Burscough is the Borough's third largest settlement with a population of 8,668 people (2001 Census). It began as an agricultural village and developed as an industrial centre with the construction of the Leeds-Liverpool Canal and the two railway lines in the mid-19th century, deriving its income from milling wheat grown on the agricultural land. Burscough has developed considerably over recent years, both through new facilities in the town centre, a new supermarket, and the redevelopment of brownfield sites within the settlement, mostly for housing. In addition to the main urban area, Burscough also has a sizeable industrial estate lying a few hundred metres to the west of the town.

**2.34** Burscough is located on the A59 and has two railway stations: Burscough Junction providing a link between Preston and Ormskirk, and Burscough Bridge Interchange with links to Southport and Manchester. There are also a number of bus routes, with services to Tarleton, Ormskirk, Rufford, Preston and Southport. Close to Burscough is the internationally important Martin Mere Wildfowl and Wetland Trust reserve.

### The Northern Parishes

**2.35** The largest settlements in the Northern Parishes are the adjoining linear settlements of Tarleton and Hesketh Bank, located adjacent to the River Douglas, Leeds-Liverpool Canal and the Ribble Estuary. Tarleton is the larger of the two settlements with a population of 5,350 people (2001 Census). It has a good variety of services located in the centre and around St. Mark's Square. The secondary school which serves the wider area is located here although the buildings are in need of improvement. It benefits from being situated on the A59/ A565 corridor, enjoying good road access to Ormskirk, Burscough, Rufford, Southport and Preston. A number of bus routes also provide direct links to these locations.

**2.36** Hesketh Bank is located to the north of Tarleton with a population of 3,873 people (2001 Census). It has provision for basic services and this provision has recently been enhanced by the development of a Booths food store, but it still looks to Tarleton for some of its local and community services, such as the secondary school, library and other retail provision. Only one bus route runs through Hesketh Bank, providing a link between Southport and Longridge, via Preston. As with the surrounding settlements in the Northern Parishes, employment in Tarleton and Hesketh Bank is largely based upon agriculture, horticulture and produce packing industries. There are issues with traffic congestion in the two villages, particularly along the main Hesketh Lane / Station Road route. HGVs accessing agricultural and produce packing facilities combine with local traffic, particularly at peak times, and can cause significant problems.



**2.37** Banks is located in the north west of the Borough along the A565 corridor, near to the border with Crossens (Sefton). It is located in a high flood risk area and has a relatively small population of 3,792 people (2001 Census). There are a limited range of facilities within the village, and bus routes provide links to Southport, Preston and Chorley.

**2.38** Rufford is a small settlement located on the A59 in the north east of the Borough, with a population of 2,048 people (2001 Census). The village lacks basic facilities and looks to Burscough for many of its services. Rufford is reasonably well served by public transport with its own railway station on the Ormskirk to Preston line, and a number of regular bus services providing links to Southport, Preston, Ormskirk, Burscough, Tarleton and Chorley. Other, smaller, settlements in the Northern Parishes include Holmeswood and Mere Brow.

### The Eastern Parishes

**2.39** Parbold is the largest settlement in the Eastern Parishes with a population of 3,890 people (2001 Census). It is an attractive village which expanded from a small hamlet based around the Leeds-Liverpool Canal. It lies in the Douglas Valley and is close to Parbold Hill. A range of services are provided in the village, which is essentially a commuter settlement with little local employment. Parbold rail station provides a regular service to Southport, Wigan and Manchester, whilst bus services link Parbold to Skelmersdale, Ormskirk, Wigan, Wrightington Hospital and Mawdesley.

**2.40** Wrightington Parish has a combined population of 4,055 people (2001 Census). Appley Bridge, the largest village in this parish, is located on the eastern border of the Borough adjacent to Shevington (Wigan), and relies heavily upon the services provided on the Wigan side of the border. The village is surrounded by very attractive countryside, and lies beside the Leeds-Liverpool Canal. Appley Bridge station provides good rail links to Southport, Wigan and Manchester, but suffers from parking problems, being very popular with commuters. Other smaller settlements in the parish are Mossy Lea, Hunger Hill and Wrightington Bar,

**2.41** There are also several smaller settlements dispersed across the other Eastern Parishes, including Newburgh, Hilldale, Crawford and several small villages and hamlets, as well as the Simonswood industrial area.

### The Western Parishes

**2.42** Scarisbrick is a dispersed settlement, incorporating the areas of Bescar, Brown Edge, Hurlston Green, Carr Cross and Pinfold with a combined population of 3,504 people (2001 Census). There are few facilities shared between these settlements, although local residents look towards Southport (Sefton) and Ormskirk for their services. Scarisbrick is served by a train station at Bescar Lane but it has a limited service on the Southport-Manchester line. Scarisbrick is located on the main A570 road between Ormskirk and Southport, and has a number of bus routes with regular services to Southport, Ormskirk, Skelmersdale and Wigan.

**2.43** Halsall, Haskayne and Shirdley Hill are small rural settlements with a combined population of 1,873, all with limited facilities, located on the Leeds-Liverpool Canal and A5147. Public transport is poor in this area with no train services and only one bus route between Southport and Bootle which runs through Halsall and Haskayne.

**2.44** Other settlements in the Western Parishes include Westhead, a small linear village between Ormskirk and Skelmersdale, and Great Altcar, lying on the mosslands east of Formby.



### 2.2 Key Issues

**2.45** The spatial portrait for West Lancashire highlights a number of important issues in the area, which are summarised below. The list of issues is limited to those that it is felt are most important and which can be addressed locally through the West Lancashire Local Plan. The aim is that the list concentrates on locally distinctive issues, although certain issues inevitably apply across much of the country. The issues are not ranked in any particular order of importance or priority.

Skelmersdale	The town suffers from a poor image, areas of deprivation, above average unemployment, below average educational attainment and qualifications, a limited variety of job opportunities and below average health.
Skelmersdale Town Centre	A Masterplan is in place to regenerate the Town Centre, which could kick-start regeneration more widely within the town. If the Town Centre regeneration stalls then different ways of delivering regeneration in the town will need to be sought.
Edge Hill University	The University has expressed a desire to expand; this needs to be done in the most sustainable and acceptable manner. Student accommodation and its integration with the local community is a particular issue in Ormskirk.

Affordable Housing	There is a pressing need for affordable housing across most of the Borough, particularly in the rural areas. The provision of affordable housing should also be based on the viability of development to deliver it.
Specialist Needs Housing	In addition to student and older peoples accommodation, sites may be required for seasonal agricultural and horticultural workers and those with disabilities or special needs.
Gypsy/Traveller Sites	The Borough is required by national policy to provide for Gypsy/Travellers and Travelling Show People.
Older People	An ageing population has implications for accommodation, health care, access to services for older people, and the wider economy as the proportion of working age people decreases.
Infrastructure	Many parts of the Borough suffer from limited infrastructure capacity and solutions need to be provided to enable future development needs to be accommodated.
Green Infrastructure	The Borough contains nationally significant wildlife sites, as well as open space and recreational facilities. Appropriate access to, and linkages between, these assets need to be maximised.
Health	Although the Borough on the whole enjoys comparable levels of health with the rest of the Country, there are pockets of poor health in certain areas, most notably Skelmersdale.
Retail	A large proportion of retail expenditure by residents of the Borough is lost to places outside of West Lancashire, particularly for comparison goods, reflecting competition from neighbouring centres.
Employment	The Borough has a varied and wide ranging employment base, including strong agricultural, manufacturing and distribution sectors. It is vital for the economy of the Borough that a wide range of job opportunities, in a wider range of sectors, can be created.
Green Belt	Most settlements have tight Green Belt boundaries and little room for expansion, limiting the options available for future development.
Agricultural Land	Most of the agricultural land in the Borough is classed within the best and most versatile category. Development pressures in the countryside mean that any land lost to future development is likely to be of the best quality.
Traffic Congestion	Whilst this is not a particularly severe issue overall in the Borough, there are local 'congestion hot-spots' in Ormskirk and Tarleton/Hesketh Bank.
Public Transport	Existing routes serving the Borough could be improved, in particular the connections at Burscough and better links to, and a new station in, Skelmersdale. All areas of the Borough, particularly those which are

	deficient in access to public transport, need to be provided with appropriate access to shops, jobs and other services via a sustainable public transport network.
Flooding and Climate Change	Some parts of West Lancashire are subject to high flood risk (tidal and fluvial) which could restrict development in those areas.
Environment / Heritage	The need for development should be balanced with the protection and conservation of the environment. This includes protection of landscape and heritage assets, historic places and the public realm.

**Table 2.1 Key Issues**

### Chapter 3 A Vision for West Lancashire 2027

#### 3.1 Vision

The West Lancashire of 2027 will continue to be an attractive place where people want to live, work and visit. Major steps will have been made in the regeneration and sustainable growth of Skelmersdale, Ormskirk / Aughton and Burscough and the sustainability of rural settlements.

The Borough will retain its local character but will also capitalise on its highly accessible location within the North West and its links with the three city-regions of Liverpool, Manchester and Central Lancashire. It will readily adapt to change and tackle the major issues of climate change, economic variations, supply of affordable housing and an ageing population.

West Lancashire's rural and urban communities will be stronger and more sustainable. They will maintain their individual identity and offer residents better access to services, facilities and the housing market. New and renovated housing, particularly affordable housing and appropriate housing for the elderly, will be designed to meet people's needs.

Economic development will play to the key strengths and resources of West Lancashire by diversifying the employment base in Skelmersdale, Ormskirk and Burscough, with small-scale employment opportunities in the rural areas. Employment opportunities and skills training will be targeted at deprived areas to build up a strong and diverse economy across the whole Borough.

The identity and unique landscape of West Lancashire will be valued, sustained and enhanced, enabling people to access and enjoy all that it offers. This will incorporate:

- The Borough's heritage assets (archaeological, built and landscape)
- Its important wildlife, habitats and biodiversity
- Its vital agricultural role
- Its green spaces and waterways and;
- Its attractive countryside, including the "Ribble Coast and Wetlands Regional Park"

West Lancashire will be prepared for the effects of climate change and be doing its part to reduce reliance on carbon-based technologies in favour of renewable, 'green' technologies, thus reducing the effects of climate change and protecting the borough's natural environment. Sustainable modes of transport will have been encouraged and the use of private vehicles will be significantly reduced.

By 2027, the social, health and economic inequalities between **Skelmersdale** and the rest of the Borough will have been reduced. Skelmersdale's image will have been improved markedly by relevant organisations working with the Council on the regeneration and renewal of housing estates and a major town centre expansion scheme providing better retail, leisure, transport and public buildings to serve the whole Borough.

The improved town centre and better quality housing, in terms of design, mix and tenure, will attract new residents to the town and help to meet Skelmersdale's ongoing housing needs. This will, in turn, encourage stronger community and voluntary sector organisations to flourish.

We will have worked with local businesses and education providers, including a rejuvenated West Lancashire College, to raise educational attainment, enhance training and development opportunities and tackle worklessness, leading to a more skilled local workforce with higher aspirations. Improved industrial estates and provision of new employment land will lead to a greater range of employers and jobs in the town resulting in a better quality and variety of job prospects for its residents and the retention of the trained and skilled workforce.

Improved bus and rail facilities, and a network of useable, well-maintained and safe cycle and pedestrian routes will mean easier access to education, employment and other key services such as health care, helping to reduce health inequalities between Skelmersdale and the rest of West Lancashire.

High quality maintenance of the town's recreational features and extensive areas of green open space, including the Tawd Valley and wooded cloughs, will encourage increased use and enjoyment by townspeople and visitors. This will improve Skelmersdale's image locally and play a part in improving people's general wellbeing and health.

In 2027, the Historic Market Town of **Ormskirk/Aughton** will maintain its important role as a Key Service Centre, providing a good range of retail, leisure facilities and key services for residents of the town and the surrounding rural areas. Edge Hill University will continue to be a key economic driver for Ormskirk with an important role across the wider Borough and wider sub-region.

The Council and other organisations will have addressed problems of town centre traffic congestion and improved the general attractiveness of the town centre with increased accessibility by public transport, cyclists and pedestrians.

Ormskirk's links with Liverpool and Merseyside will be strengthened. Rail services to Burscough, Preston and Southport will have been improved, making the town more accessible to other parts of the North West.

**Burscough** in 2027 will have retained its role as an attractive Key Service Centre, providing a range of facilities for local people. The town's role as a local employment hub for surrounding rural areas will be reinforced with sustainable growth of the industrial and business areas linked to the town centre. Also, Burscough's access to public transport will be enhanced.

Working with utilities providers and developers, the Council will ensure that appropriate infrastructure improvements will be in place for necessary new development. Burscough's tourism and recreational potential will be maximised by drawing on attractive features such as the Leeds-Liverpool Canal heritage, the surrounding countryside and Martin Mere.



In 2027, the **rural areas** of West Lancashire will continue to thrive off a strong agricultural sector, whilst enhancing biodiversity and providing a more diverse and adaptable economy. Appropriate new employment opportunities in the rural areas will include home-based working, facilitated by high-speed broadband. The larger villages within rural areas will be sustainable hubs for local services, at the centre of sustainable rural communities.

The unique landscape and varied biodiversity of rural West Lancashire will continue to be valued both for its natural environment and as a recreational resources. Sustainable tourism will be based on the attractive countryside and local heritage (particularly along the Leeds-Liverpool Canal, and the Ribble Coast and Wetlands Regional Park).

The Northern Parishes area (including Tarleton, Hesketh Bank, Banks, Mere Brow and Rufford) will continue its important horticultural role. Derelict sites will be regenerated to help meet local housing and employment needs. Inappropriate development in flood risk areas will not have been allowed and where development has been considered appropriate, it will have been managed to ensure it will not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere.

The Western and Eastern Parishes rural areas will benefit from improved accessibility through good public transport links to Local and Key Service Centres such as Ormskirk and Skelmersdale and neighbouring urban areas such as Sefton and Wigan. The pleasant built and natural environment of these rural areas will be sustained and conserved.

### 3.2 Spatial and Strategic Objectives

**3.1** To deliver the Vision for West Lancashire in 2027, as set out above, a number of realistic objectives must be prepared. These objectives must be SMART (Specific, Measurable, Achievable, Realistic, Time-bound) so that it can be made clear that the Vision can be delivered and enable progress in achieving the Vision to be monitored.

**3.2** The initial objectives were prepared for the Options stage of the Local Plan, and following consultation, have been amended to take into account recommendations and suggestions received through the consultation exercise. The revised Spatial and Strategic Objectives for the Local Plan are presented below.

**3.3** Government guidance, contained within Planning Policy Statement 12 (PPS12), requires the key objectives to be linked with indicators and targets. How these objectives will be monitored (the indicators that will be used) are detailed in Appendix B of this report. As preparation and implementation of the Local Plan progresses, the indicators and targets may be revised in accordance with Plan-Monitor-Manage guidance.

**3.4** The objectives embrace the aims and visions of other key strategies and plans important to West Lancashire, including the West Lancashire Sustainable Community Strategy (SCS) and the Local Area Agreement (LAA).

### **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.

### **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.

### **Objective 3 - Health**

**To improve the general health of residents and promote social well being 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.

### **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 the management of important features and through appropriate and well designed new developments.



### Objective 5 - Housing

**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.**

An average of at least 300 new homes 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. 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 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.

### 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 centres which have the greatest numbers of jobs and services available and which are accessible by public transport.

### 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.

### **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 alternative energy sources, and minimising waste and increasing recycling.**

New development will be steered to areas which are not at risk of flooding and which are in sustainable locations, will use low carbon technology and will make the best use of opportunities for renewable energy provision.

### **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.

### **The importance of monitoring**

**3.5** Local Plans have major effects, including social, economic, cultural and environmental impacts. It is therefore essential that Local Plans are based on thorough evidence. Evidence, however, is changeable with time, and it is important that data that informs the Local Plan is monitored to enable the planning system to respond to any changes accordingly.

**3.6** Monitoring is an essential part of an effective strategy and provides two main roles:

- To set targets or measurable outcomes in relation to what the Local Plan is seeking to achieve
- To monitor performance as to whether the Local Plan policies are working as intended and, if not, whether they need amending. Contingency plans can also be set to trigger to address the issues.

**3.7** Monitoring also enables performance to be measured against any relevant national and regional targets in order to highlight any significant differences in performance.

**3.8** PPS12 states that each Local Planning Authority (LPA) should produce a Local Plan which includes a Vision, strategic objectives, a delivery strategy and clear arrangements for managing and monitoring the delivery of the strategy. Monitoring is an essential part of the planning process forming the cyclical chain of Plan-Monitor-Manage. By monitoring the success of each objective, using indicators, contingency plans can be introduced if policies are failing, or policies can be adapted in light of changing circumstances, thereby enabling the delivery of the strategy to be well managed.

**3.9** Monitoring of the Local Plan will be reported through the Council's Annual Monitoring Report (AMR), published each year. As work is completed on the Sustainability Appraisal, 'Significant Effects Indicators' (SEI's) will be incorporated into future AMRs.

### Meeting the Objectives

**3.10** The Local Plan must employ policies that work to fulfil the Spatial and Strategic Objectives set out in the previous chapter. The matrix table below illustrates which objectives each proposed policy in the following chapters is seeking to fulfil. Overall, it can be seen that the Local Plan Preferred Options, if implemented and delivered as proposed, would play a key role in meeting the Spatial and Strategic Objectives, and, in turn, would make a key contribution in delivering the objectives of the Sustainable Community Strategy for West Lancashire 2007-2017, which has directly influenced the Local Plan Spatial and Strategic Objectives.

Policy	Objectives								
	1. Stronger and safer communities	2. Education, training and the economy	3. Health	4. Natural Environment	5. Housing	6. Services and accessibility	7. Location of development and built environment	8. Climate change	9. Skelmersdale
SP1: Sustainable Development Framework	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SP2: Skelmersdale Town Centre	Yes	Yes	Yes		Yes	Yes	Yes		Yes
SP3: Yew Tree Farm, Burscough		Yes	Yes		Yes	Yes	Yes	Yes	
GN1: Settlement Boundaries				Yes			Yes		
GN2: Safeguarded Land				Yes			Yes		
GN3: Design of Development	Yes			Yes	Yes		Yes	Yes	
GN4: Demonstrating Viability		Yes					Yes		
GN5: Sequential Tests					Yes		Yes		
EC1: The Economy & Employment Land		Yes				Yes	Yes		
EC2: The Rural Economy		Yes				Yes	Yes		
EC3: Rural Development Opportunities		Yes				Yes	Yes		
EC4: Edge Hill University		Yes			Yes		Yes		
RS1: Residential Development					Yes	Yes	Yes		Yes
RS2: Affordable & Specialist Housing	Yes				Yes		Yes	Yes	
RS3: Provision of Student Accommodation	Yes				Yes		Yes		
RS4: Provision for Gypsy & Travellers and Travelling Showpeople	Yes				Yes	Yes			
IF1: Maintaining Vibrant Town and Local Centres	Yes					Yes	Yes		

Policy	Objectives								
	1. Stronger and safer communities	2. Education, training and the economy	3. Health	4. Natural Environment	5. Housing	6. Services and accessibility	7. Location of development and built environment	8. Climate change	9. Skelmersdale
IF2: Enhancing Sustainable Transport Choice	Yes	Yes	Yes			Yes			
IF3: Services Accessibility and Infrastructure for Growth	Yes	Yes	Yes			Yes	Yes	Yes	
IF4: Developer Contributions	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
EN1: Low Carbon Development and Energy Infrastructure				Yes				Yes	
EN2: Natural Environment	Yes		Yes	Yes				Yes	Yes
EN3: Green Infrastructure and Open Recreation Space	Yes		Yes	Yes				Yes	Yes
EN4: Built Environment	Yes		Yes	Yes			Yes	Yes	

**Table 3.1 Policies achieving the Objectives**



### Chapter 4 Strategic Policies

#### 4.1 A Sustainable Development Framework for West Lancashire

##### Context

**4.1** West Lancashire sits in a strategic geographical position, bordering three city-region areas including the Liverpool City Region, Central Lancashire and Greater Manchester. The majority of the Borough looks towards the Liverpool City Region in terms of its service provision and accessibility. Whilst it is important to acknowledge the strength of the links with the Liverpool City Region, its relationship with the other two city regions should be maintained and strengthened by taking advantage of its beneficial geographical location in the North West to ensure a sustainable economic future.

**4.2** In particular, close links with the spatial planning policies of surrounding authorities, especially Sefton and Wigan, need to be fostered and maintained, to ensure that the reality of daily life in the Borough is reflected in local spatial planning policy. The strategic policies of the Local Plan reflect the fact that people and services cross borough boundaries and that parts of West Lancashire rely on services outside the Borough, and so cross-boundary linkages are crucial and need to be maintained and encouraged where they are sustainable.

**4.3** New development also has the ability to directly and indirectly deliver various social, economic and environmental benefits. As such, the spatial development framework within the strategic policies of the Local Plan play a central role in delivering the vision and objectives of the Council's Sustainable Community Strategy for West Lancashire 2007-2017.

**4.4** A significant proportion of West Lancashire is Green Belt, which serves an important purpose of protecting against urban sprawl and the merging of settlements, while preserving the rural nature of the land. This Green Belt land includes a large proportion of high quality agricultural land, key sites of biodiversity and habitat importance and attractive areas of landscape character.

**4.5** These positive attributes of the Borough need protecting and managing, whilst not unduly restricting development. In particular, the high proportion of Green Belt land constrains development around the Borough's key settlements and makes meeting future development needs extremely difficult and so it must be recognised that some Green Belt land will be lost to development, where it is most appropriate.

**4.6** Climate change is a global issue which requires local action. Impacts are already being recognised in the UK – the ten hottest years on record have been since 1990. National and local objectives to address climate change will not be achieved without substantial efforts to mitigate against the impacts of climate change by reducing energy consumption and increasing energy produced from renewable and low carbon sources.

**4.7** Past emissions mean that some climate change is inevitable and therefore we must adapt to the impacts of rising temperatures and sea levels. Factoring climate risk into decision-making means, for example, changing the way we build our homes and infrastructure, managing water better and adjusting farming practises.

**4.8** Delivering “low carbon” development will not be straight forward and the Council recognises the limitations of setting construction targets and minimum standards within the Local Plan. Therefore, the approach must be much more strategic, ensuring climate change and energy demands are considered as a fundamental part of the strategic planning policies for development in the Borough and within each policy area.

### Policy SP1

#### A Sustainable Development Framework for West Lancashire

New development in West Lancashire will contribute towards the continuation and creation of sustainable communities in the Borough by being sustainable in its construction and use of resources and in its location and accessibility. New development will be promoted in accordance with the following Settlement Hierarchy, with those settlements higher up the hierarchy, in general, taking more development than those lower down and new development being of a type and use that is appropriate to the scale and character of settlements at each level of the hierarchy.

Hierarchy		Settlements
Key Service Centres	Regional Town	Skelmersdale with Up Holland
	Borough Town	Ormskirk with Aughton
	Market Town	Burscough
Key Sustainable Village		Tarleton; Hesketh Bank; Parbold; Banks
Rural Sustainable Village		Rufford; Newburgh; Appley Bridge; Brown Edge/Pool Hey; Birkdale/Ainsdale Boundary; Mere Brow; Halsall; Haskayne; Tontine
Small Rural Village		Scarisbrick/Bescar; Shirdley Hill; Holt Green; Stanley Gate; Westhead; Hilldale; Mossy Lea; Hunger Hill; Wrightington Bar; Crawford

The three Key Service Centres of the Borough will take the vast majority of new development. Spatially and economically, Skelmersdale is the main location for new development throughout the Local Plan period in order to enable the delivery of the town centre masterplan and the wider regeneration of the town. Ormskirk with Aughton and Burscough are also key locations for new development

Development in rural areas will be restricted to the Key and Rural Sustainable Villages, except where development involves a like-for-like redevelopment of an existing property, the appropriate re-use of an existing building or minor infill development.

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.



All new built development in the Borough will take place within settlement boundaries (as defined in Policy GN1), except where a specific need for development for a countryside use is identified that retains or enhances the rural character of an area. The settlement boundaries will encompass land previously included within the Green Belt that it is proposed will be released in the Local Plan (2012-2027) and Green Belt boundaries will be amended on the Proposals Maps to reflect the release of these sites. This will include land required for development before 2027, land to be safeguarded for the “Plan B” of this Local Plan and land to be safeguarded for development needs beyond 2027.

Over the life of the Core Strategy (2012-2027) there will be a need for **4,650 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 Core Strategy. These Borough-wide minimum targets will be divided between the different spatial areas of the Borough as follows:

	Housing	Employment
Skelmersdale with Up Holland	2,400 dwellings	52 ha
Ormskirk with Aughton	750 dwellings	-
Burscough	850 dwellings	13 ha
Northern Parishes	400 dwellings	3.5 ha
Eastern Parishes	100 dwellings	6.5 ha*
Western Parishes	150 dwellings	-

\* includes 5 ha at Simonswood Employment Area

The above housing and employment land development should initially be prioritised to sites within the existing built-up areas of the three Key Service Centres and the Key / Rural Sustainable Villages (including appropriate greenfield sites). However, it is recognised that in order to meet the above housing and employment land development targets for Ormskirk with Aughton and Burscough and to enable a small expansion of the Edge Hill University campus, a small amount of land is proposed for release from the Green Belt in the Local Plan (2012-2027). This land involves three specific sites:

- Yew Tree Farm, Liverpool Road South, Burscough – for 500 dwellings, 10 ha of new employment land and new community infrastructure (see Policy SP3)
- Grove Farm, High Lane, Ormskirk – for 250 dwellings (see Policy RS1)
- Edge Hill University, St Helen’s Road, Ormskirk – 10 ha for new university buildings, car parking and new access road (see Policy EC4)

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. The planned expansion of the Edge Hill University campus may come forward relatively early in the plan period, subject to the provision of appropriate infrastructure improvements.

The regeneration of Skelmersdale town centre (designated as a Strategic Development Site in Policy SP2) will provide new and high quality retail, education, leisure, open space and community facilities for the town, facilitating the wider economic regeneration of the town. In all other locations, local services and facilities will be maintained at their current high level or improved and access to these will be maintained and improved through sustainable transport networks.

Proposals for grid connected low carbon energy development will be supported in appropriate locations and all development will be encouraged to mitigate against climate change through sustainable design, use of resources, low carbon energy solutions and where possible, connection to decentralised heat and energy networks. Design and location of development will be required to adapt to the impacts of climate change by avoiding areas at risk of existing and future flood risk and providing Sustainable Drainage Systems (SuDS).

To avoid unnecessary flood risk, development will be directed away from Flood Zones 2 and 3 wherever possible, with the exception of water compatible uses and key infrastructure. Other land uses and development will only be permitted within Flood Zones 2 and 3 where a site-specific Flood Risk Assessment, which is approved by the Environment Agency, identifies that any impact on flood risk, including that associated with ground and surface water flooding, can be mitigated. Flood risk is generally an issue in the Northern and Western Parishes, especially in and around the village of Banks.

While new development that is in accordance with this Local Plan will be promoted in the appropriate locations, the valuable biodiversity, landscape, heritage and green infrastructure assets of the Borough will be protected and, where appropriate, enhanced. Development proposals should also consider the possibility of ground condition issues (e.g. contamination and structural) and the potential for the presence of mineral resources. Such issues should be mitigated accordingly prior to development and ensure that important mineral resources are not sterilised by development.

Should monitoring of residential and employment completions show that development targets for the Local Plan period are not being delivered due to unforeseen circumstances or if new evidence emerges that demonstrates a need to increase development targets, the Council may choose to enact all or part of the "Plan B" set out in the Local Plan by releasing land for development that has been removed from the Green Belt and safeguarded for this purpose.

### Justification

#### Sustainable Development and the Settlement Hierarchy

**4.9** Sustainable development and sustainable communities lie at the heart of national planning policy as the planning system seeks to ensure a sustainable legacy is left for future generations through the way we deliver new development and growth now. In a borough such as West Lancashire, sustainable development is important in reinforcing the distinction between urban and rural, protecting the natural environment, supporting local agriculture, enabling the economic and social growth of the key settlements and maintaining the character of the area.

**4.10** To this end, it is vital that sustainable communities of different scales are created and maintained and linked together via sustainable transport networks. The Settlement Hierarchy provided in Policy CS1 provides the framework for sustainable communities in the Borough, with the three Key Service Centres being the primary sustainable communities that include all essential services and facilities and many desirable services and facilities, particularly in the case of Skelmersdale, as well as good provision of employment opportunities or sustainable access to them. As such, transport connections to these settlements from the smaller settlements in the Borough must be of a high quality and sustainable.

**4.11** The Key Sustainable Villages and Rural Sustainable Villages must provide a good number of essential services and facilities, especially the Key Sustainable Villages, as well as some local opportunities for employment, and can therefore be considered sustainable communities, albeit with a dependency on, and sustainable transport connection to, the Key Service Centres for other services and facilities.

**4.12** The small rural villages have very few, if any, essential services and facilities or employment opportunities and tend to have poorer transport connections with the Key Service Settlements. Therefore, it is accepted that these cannot be considered sustainable communities and development within them should be severely restricted.

**4.13** The position of West Lancashire within the North West means that it borders seven other Local Authorities and sits at the intersection of three city-regions (Liverpool City Region, Greater Manchester and Central Lancashire) and, in particular, the population of the Borough have close links with the towns of Southport and Wigan and the cities of Liverpool and Preston. Therefore, in establishing the settlement hierarchy and level of development in each settlement in Policy SP1, the role that these towns and cities play in providing accessible services to the population of West Lancashire has been taken into account.

**4.14** In determining which settlements fall under which level of the settlement hierarchy, reference has also been made to the West Lancashire Sustainable Settlement Study (2010). This sets out what level of provision of local services and facilities there is within each settlement in the Borough and access to services in other settlements in the Borough or across Borough boundaries in Wigan and Sefton. More policy on the provision of local services and facilities and of sustainable transport connections is provided in Chapter 8 of this Local Plan, while the provision of employment opportunities is addressed in Chapter 6.

### Focus of development on the Key Service Centres

**4.15** Based on the need to provide sustainable development and locate it within sustainable communities, it is natural to therefore focus the majority of development on the Key Service Centres. Policy SP1 does this and, in particular, focuses over half of all new development in the Borough's only regional town, Skelmersdale. Burscough and Ormskirk together form a secondary focus for new development.

**4.16** Skelmersdale (including Up Holland) is necessarily the priority for development on a number of grounds:

- There is a significant need for regeneration and inward investment in the town to address social deprivation issues and to raise the image and profile of the town;
- A new town centre is required to provide modern retail opportunities and accessible local services and facilities in the Borough's only regional town (see Policy SP2) – this will require a critical mass of new development and growth to generate investment in the new town centre developments and increase the customer-base for the town centre;
- There is a significant amount of brownfield land available for development as well as a large amount of greenfield land that serves little environmental purpose and is potentially suitable for development; and
- The regeneration of Skelmersdale is listed as a priority within the Sustainable Community Strategy for West Lancashire.

**4.17** The neighbouring towns of Ormskirk (including 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 and both already have the majority of local services provided for.

**4.18** New development in the Key and Rural Sustainable Villages will provide opportunities for new housing (especially affordable housing) and for rural employment opportunities but this must be limited to maintain the rural character of such villages and due to the presence of several constraints, including highways constraints, accessibility via public transport, flood risk and surface water drainage.

**4.19** New development will, except in very special circumstances, take place within settlement boundaries. The settlement boundaries are defined in Policy GN1 and will be provided on the Proposals Map that will accompany the Local Plan. These boundaries reflect the existing edge of the built-up area of the settlements and encompass land proposed to be released from the Green Belt in the Local Plan.

### Residential and Employment Land Targets

**4.20** The targets for new residential and employment development are discussed in more detail in Policy Areas RS1 and EC1 respectively, but are based on locally-determined targets. The methods used to identify local housing and employment targets have been set out in more detail in the Housing and Economy Technical Papers that accompany this document but a brief explanation is provided here.

**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.

**4.22** However, it is apparent that an annual target of 310 dwellings a year will be extremely difficult to meet in the initial years of the Local Plan 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 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.

**4.23** The 75 ha target for new employment land in the Borough over the Core Strategy period has emerged via a calculation derived from the Joint Employment Land and Premises Study (2010) prepared for Halton, Knowsley, Sefton and West Lancashire based on historic delivery rates for employment land. Development of employment land has slowed dramatically since the recession and is still very low. Therefore, like residential development, a staggered annual target is proposed for employment land development in Table 4.1 to allow the economy time to recover.

	Residential Target	Employment Land Target
2012-2017	260 dwellings a year	2 ha a year
2017-2022	320 dwellings a year	5 ha a year
2022-2027	350 dwellings a year	8 ha a year

**Table 4.1 Annual Residential and Employment Land Delivery Targets**

### Prioritisation of brownfield / greenfield land and releasing land from the Green Belt

**4.24** While it has slipped somewhat down the agenda of national planning policy over the last 12 months, the need to prioritise development on brownfield (previously developed) land and protect greenfield (undeveloped) land from development is still an important consideration. This is highly appropriate given the need for sustainable development and the key principle within sustainable development to wisely use the Borough's existing resources (which includes land).

**4.25** However, it is clear that there is not enough brownfield land in West Lancashire to meet the locally-determined targets for residential and employment development. The following table sets out the proportion of the housing and employment targets that should be met through development on brownfield land during the Local Plan period.



Delivering Development on Brownfield Land						
	Employment Land Target (ha)	Brownfield Employment Land Target (ha)	Proportion of Employment Development on Brownfield land	Housing Target (no. dwellings)	Brownfield Housing Target (no. dwellings)	Proportion of Housing Development on Brownfield land
Skelmersdale & Up Holland	52	25	48%	2,400	800	33%
Ormskirk & Aughton	0	0	-	750	400	53%
Burscough	13	3	23%	850	200	24%
Rural Areas (including Simonswood)	10	8	80%	650	300	46%
<b>Overall</b>	<b>75</b>	<b>36</b>	<b>48%</b>	<b>4,650</b>	<b>1,700</b>	<b>37%</b>

**Table 4.2 Delivering Development on Brownfield Land**

**4.26** Given the shortage of available brownfield land in the Borough and the general lack of available land for development within the existing built-up areas full stop, in order to meet West Lancashire's locally-determined targets for residential and employment development it is anticipated that land on the edge of built-up areas that was safeguarded for future development in the West Lancashire Replacement Local Plan 2006 and a small amount of Green Belt land will need to be released for development.

**4.27** While this is not ideal, and is only being considered due to the lack of other viable alternatives, only the most appropriate Green Belt sites adjacent to the existing boundaries of the Key Service Centres have been released for possible development before 2027. Further land will be released from the Green Belt and safeguarded from development (see Policy GN2) to ensure that the Council is complying with national policy in amending Green Belt boundaries so that they will be able to endure beyond the end of the Plan period. Much of this land will also be covered by the "Plan B" (see Chapter 10) and must be released from the Green Belt in case there is a need to trigger the "Plan B". This involves land on the boundary with Southport as well as on the edge of the Key Service Centres.

**4.28** No more than 60 ha of Green Belt will be required for release to meet development and associated infrastructure needs for 2012-2027. This is only 0.17% of the 34,630 ha of Green Belt in the Borough. Taking into account the other land to be removed from the Green Belt and safeguarded, a further 75 ha of Green Belt will also be released, bringing the total Green Belt release to approximately 135 ha, which represents 0.39% of the existing Green Belt.

**4.29** Therefore, over 90% of the Borough will still be designated as Green Belt and this will be preserved and protected from development in accordance with the National Planning Policy Framework.

### Renewable Energy Developments, Infrastructure and the Environment

**4.30** In order to provide energy security for the Borough and assist in mitigation against climate change, renewable energy development will be encouraged where it does not cause any unacceptable impacts. Renewable energy development proposals within the Green Belt will need to demonstrate that the harm to the Green Belt is outweighed by the wider benefits of the development. The Council is committed to achieving the locally-determined targets for renewable energy development set out in Policy EN1 through the encouragement of renewable energy installations and decentralised community energy systems in appropriate locations.

**4.31** Access to services and infrastructure is fundamental to quality of life and healthy communities and is one of the primary ways of influencing climate change. In the first instance, new development should be located where it may take advantage of existing infrastructure and in accordance with the settlement hierarchy. Development should not cause any depletion or harm to the existing infrastructure and where new infrastructure is required, a contribution should be made towards this. The Council will continue to plan for infrastructure provision with key partners through the development of the Infrastructure Delivery Plan. The Infrastructure Delivery Plan will form the basis for identifying infrastructure enhancements and provision through the development process. Policies IF1 – IF4 address infrastructure issues in more detail.

**4.32** The Borough's biodiversity, landscape, heritage and green infrastructure assets are considered highly valuable and should be protected from inappropriate and unnecessary development and should be enhanced wherever possible. Development should also be in accordance with the National Planning Policy Framework in ensuring that these assets, or their context, are protected and enhanced. Policies EN2 – EN4 address these issues in more detail.

**4.33** Ground condition may also be a key issue for particular developments on sites where there is a history of contamination and / or structural issues in the ground. As such, mitigation may be necessary prior to any development and developers should investigate their sites fully on these matters prior to proposing a development scheme. This may be a particular issue in the east of the Borough, in and around Skelmersdale, where there is a history of coal workings, and on the mosslands in the west of the Borough. Developers should also be aware of mineral deposits in the Borough and ensure that development proposals do not sterilise such deposits.

**4.34** In delivering sustainable communities, the Council will ensure that new homes, employment and public places are not exposed to unacceptable levels of flood risk. New development will be required to demonstrate this and how it accords with the National Planning Policy Framework. Regard will be had to the Strategic Flood Risk Assessment 2010 (SFRA) and only in exceptional circumstances may development be located in areas at risk of flooding. Sustainable Drainage Systems (SuDS) must be integrated into all new developments where technically feasible in order to minimise the impact of surface water run off.

### What You Said

**4.35** Through the Core Strategy Options Consultation, representations highlighted concern with focusing the vast majority of development within Skelmersdale and with relying on neighbouring authorities to provide development for West Lancashire's needs. There was broad support for the strategic options that provided a secondary focus for development within the Borough alongside a primary focus on Skelmersdale.

**4.36** In preparing the Core Strategy Preferred Options the Council took this feedback on board and promoted Skelmersdale as the primary focus, with Ormskirk and Burscough together forming a secondary focus. Feedback from consultation on the Core Strategy Preferred Options guided the Council to consider reducing the level of development in Skelmersdale due to concerns about deliverability and the need to meet development needs elsewhere in the Borough better. This is reflected in Policy SP1.

**4.37** Feedback from the Core Strategy Preferred Options consultation raised concerns regarding Green Belt release in general and in the specific locations for release consulted upon. The Council are reluctant to release Green Belt as well, but unfortunately there is no other way to meet our development targets and ensure consistency with national planning policy. Therefore, as little Green Belt as possible is proposed for release and the Council have selected the most appropriate locations for this release so as to limit impact on the Green Belt, take advantage of existing infrastructure and be as sustainable as possible.

### Other Alternatives Considered

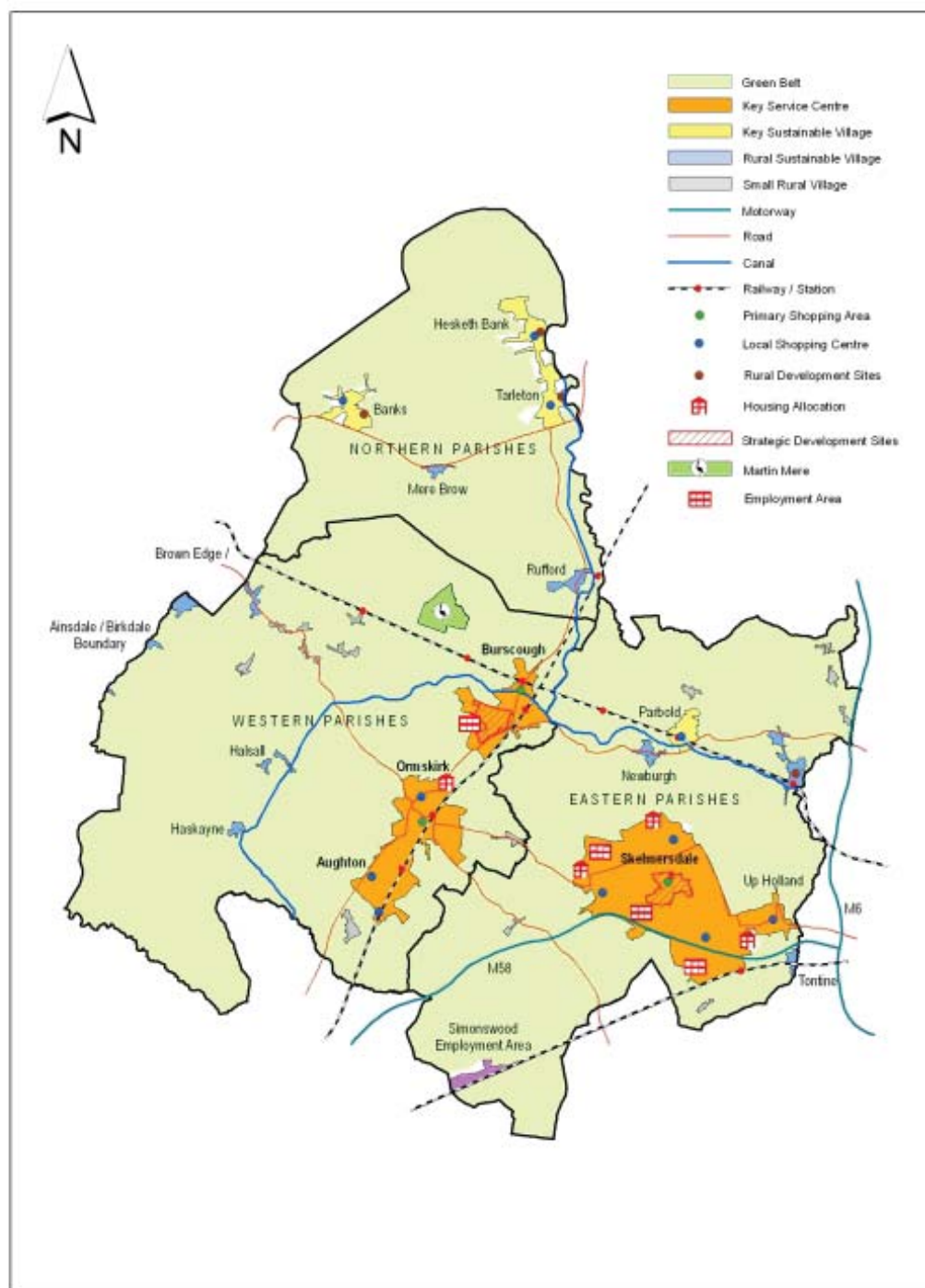
**4.38** Spatial Planning Options considered within the Options Paper (September 2009):

- Option 1: Skelmersdale Focus
- Option 2: Skelmersdale & Ormskirk Focus
- Option 3: Skelmersdale & Burscough Focus
- Option 4: Rural Dispersal
- Option 5: Cross Boundary

**4.39** The Core Strategy Preferred Options Paper proposed a strategic policy that was most similar to Option 3. The amendments that have been made to that strategic policy which have resulted in Policy SP1 have meant that this strategic policy is now more a combination of Options 2 and 3.



## 4.2 Key Diagram



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Figure 4.1 Key Diagram

### 4.3 Skelmersdale Town Centre

#### Context

**4.40** Skelmersdale is the main settlement in West Lancashire. However, the Indices of Deprivation show that Skelmersdale as a whole suffers from poor health, below average educational achievement and higher unemployment than the rest of the Borough. The town centre offer is currently very poor for a town of this size and sees significant retail leakage to other nearby centres. There is no real night-time economy and the centre lacks the facilities that the people of the town should expect.

**4.41** The West Lancashire Economy Study has indicated that a revitalised Skelmersdale Town Centre is vital to secure the wider regeneration of the Town. In 2002 the Council started the process to secure this town centre regeneration and has seen overwhelming public support for the plans that have been prepared to date. This Local Plan must now take forward those plans in the light of the current economic conditions and forecasts, to ensure that a realistic and viable scheme can be developed up to 2027.

#### Policy SP2

##### **Skelmersdale Town Centre - A Strategic Development Site**

Proposals for the enhancement, regeneration and redevelopment of Skelmersdale Town Centre within the Strategic Development Site defined on the Proposals Map will be supported. A revitalised Skelmersdale Town Centre is vital to the wider regeneration of the town. All proposals will be expected to conform to the broad principles as indicated in the masterplan shown at Figure 4.2 below.

1. The following should form the key principles for any development proposals:

- i. Make Skelmersdale a leisure, recreational and retail centre of excellence within the North West;
- ii. Ensure that the parks and open space in and around the Town Centre are integral to the regeneration and are more accessible to Skelmersdale's communities and visitors;
- iii. Reconnect the Town Centre with surrounding communities through the building of new roads and footpaths;
- iv. Increase the number of residents in the Town Centre and diversify the style and range of residential accommodation available; and
- v. Ensure that high quality low carbon design will be the key to creating a vibrant Town Centre.

2. The following are the key development aims of the strategic site:

- i. A new high street linking the Concourse and Asda / Skelmersdale College to include a range and mix of uses including retailing (food and non-food), leisure, entertainment (including a cinema), office space, residential and green space. It is expected that up to approximately 33,440m<sup>2</sup> of retail floorspace could be developed to 2027.
- ii. A new supermarket either close to or integrated with the Concourse Centre, or, alternatively, close to the new high street. Should the supermarket be adjacent to the high street an active retail frontage should be maintained and the supermarket should form part of an integrated scheme to deliver an improved retail and leisure offer for the town centre.
- iii. New housing with approximately 800 units to be delivered over the Local Plan period. All housing areas should conform to a Design Code to be developed by the Borough Council.
- iv. The Firbeck estate should be improved through the remodelling of the existing housing stock and the provision of new housing and landscaped areas where appropriate, linking to a high quality housing scheme on the adjacent Findon site.
- v. 10% of all new housing should be affordable in order to meet local housing needs
- vi. New office development will be permitted within the town centre area indicated on the plan. Retail uses would also be permitted in this area.
- vii. Delph House and Whelmar House should continue to be used for office uses, but should redevelopment opportunities occur replacement offices or non-food bulky goods retail would be appropriate.
- viii. Improved pedestrian and cycle linkages into the Town Centre from surrounding residential areas.
- ix. To ensure maximum practical integration, an improved western entrance into the Concourse Centre to link with the new high street and a relocated bus station, and re-use of the top floor of the Concourse to provide office, leisure or retail uses.
- x. Major improvements to the Tawd Valley and the River Tawd corridor to make it a key feature of, and integrate it into, the town centre, with the creation of a Formal Park for the Town Centre adjacent to the Tawd Valley. In addition, general improvements will be made to green infrastructure in the town along with conserving and enhancing biodiversity.
- xi. To maximise decentralised energy opportunities and low carbon design.
- xii. All development to be of the highest quality of design in terms of buildings and public realm, having full regard to the relationships between buildings and spaces.

- xiii. The site of the former college (adjacent to Glenburn School) is designated as a Development Opportunity Site appropriate for either improved educational facilities, office accommodation or housing development.
- xiv. The adjacent Glenburn School site should be enhanced as an educational facility and development will be permitted on the site to allow this to be achieved.

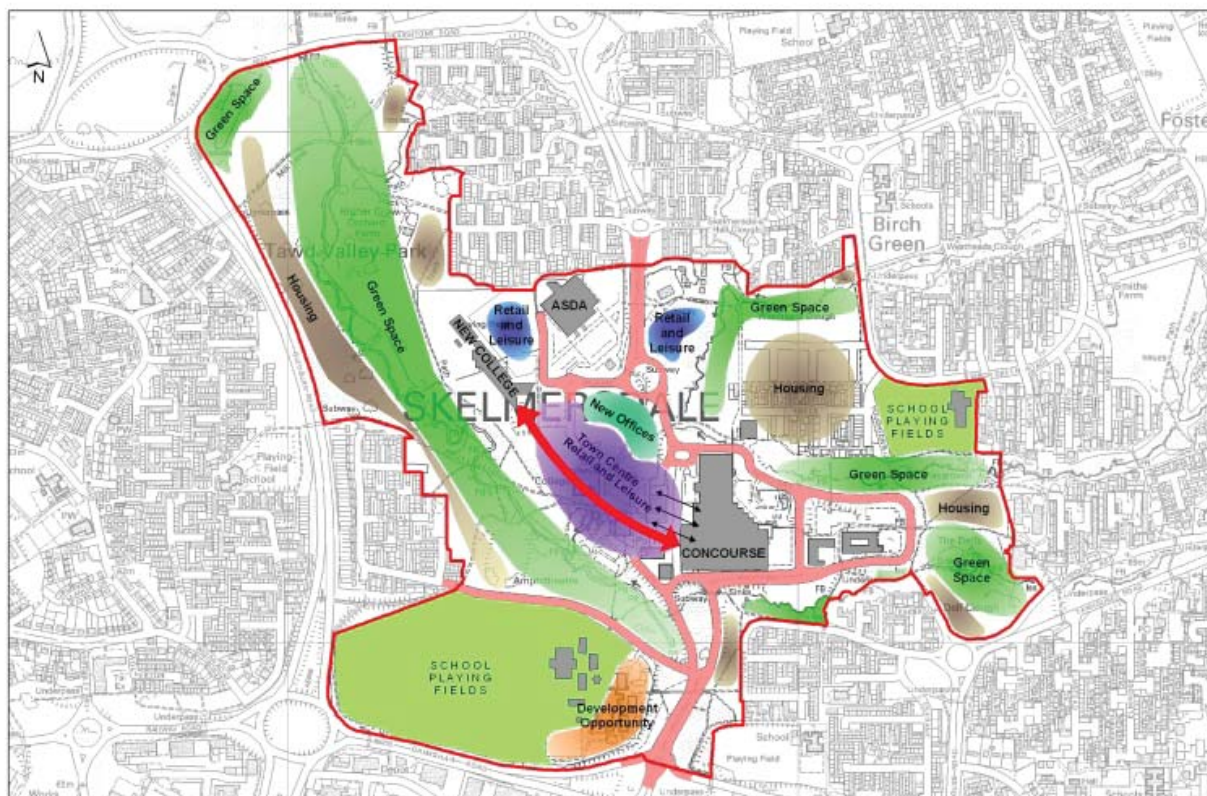


Figure 4.2 Skelmersdale Town Centre

### Justification

**4.42** The regeneration of Skelmersdale Town Centre is one of the most important priorities for the Local Plan and is reflected in the Spatial & Strategic Objectives. The Council will work with all the key partners in the Town Centre to secure its implementation within a reasonable timescale. To this end a development agreement has already been signed with St Modwen Properties PLC and the Homes and Communities Agency and widespread consultation undertaken with the public to produce an SPD / Masterplan. This preferred option for Policy Area SP2 refines the work previously undertaken to reflect changes to market conditions, recent developments and recent discussions on deliverability.

**4.43** 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. The differences between the Local Plan boundary and SPD 'Project Area' boundary will be rectified so that the Strategic Development Site will accord with the SPD boundary in all respects, other than the extension of 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 Delph Clough and land at Westheads Clough will be included within the Strategic Development Site.

**4.44** 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:

- To improve the deliverability of the scheme – there is a need to link the new College building and Asda to the Concourse with a new high street and a new supermarket in this area could be the key to delivering this.
- The new College building has had to be moved slightly from its previously anticipated position. This necessitates a review of the land uses in this area of the Town Centre.
- The desire of the Co-op to have new office accommodation.
- The need to bring more housing land into the scheme to enhance the value and deliverability of the scheme.

**4.45** As a consequence the following amendments are put forward to the SPD / Masterplan:

- 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.
- A site is identified for either major office or retail uses.
- Proposals are included for the Delph House and Whelmar House area should development opportunities arise.
- There is more flexibility given in terms of the site for a new supermarket.
- 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.
- Housing at Firbeck is no longer proposed for redevelopment due to a lack of viability in such a redevelopment scheme. Instead, the estate will be improved through the remodelling of existing housing stock.

**4.46** 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 Strategic Development Site within Policy Area SP2 once the Local Plan has been adopted.

### What You Said

**4.47** Previous consultation exercises on the SPD / Masterplan have shown strong public support for a town centre regeneration scheme. Support for the regeneration of Skelmersdale was supported when the Strategic Options were considered as was the designation of the Town Centre as a Strategic Development Site. Mixed views were received on whether the boundary should be expanded and on the extent of protection to be afforded to green space.

**4.48** During the Preferred Options consultation there was general support for the improvement of Skelmersdale Town Centre, in particular the provision of a wider range of leisure and retail facilities. However there were also some concerns regarding potential negative impacts on the Concourse Centre and also the ability to deliver residential units within the town centre.

### Other Alternatives Considered

**4.49** *Alternative Option 1:* a strategic site based on the town centre area as set out in the SPD and using the SPD Masterplan as the Preferred Option.

**4.50** *Reason for rejection:* This option has not been taken forward as it is not believed to be viable at this time or in the foreseeable future because market conditions have changed significantly since the Masterplan was developed. In order to achieve a viable scheme changes to what can be realistically achieved have had to be made and more housing areas included to maximise opportunities for new public facilities.

### Other Local Planning Policy and supporting documents

- Skelmersdale Town Centre SPD (2008)

## 4.4 Yew Tree Farm, Burscough

### Context

**4.51** Burscough is West Lancashire's third largest town and has grown substantially over the last 50 years. It benefits from two train stations (one on the Southport-Manchester line and one on the less frequent Ormskirk-Preston line) and is linked by major roads to Ormskirk / Liverpool (A59) and to Junction 27 of the M6 via Newburgh and Parbold (A5209).

**4.52** Burscough suffers from reasonably high levels of out-commuting and is somewhat reliant on Liverpool and Southport for higher-end, comparison goods retail provision, with Burscough town centre being significantly smaller and dominated by a Tesco's supermarket. There is a large industrial estate to the west of the town which provides B2 (general industrial) and B8 (storage and distribution) business premises that draw businesses from across the western and northern parts of the Borough and North Sefton.

**4.53** To meet development targets for Burscough a single, large development site has been identified to deliver much of these targets. Given that such a large site would encompass a large amount of housing and employment land together with associated infrastructure, would involve the release of Green Belt and would collectively bring several benefits to the town, it is viewed that it would constitute a Strategic Development Site due to it being key to the delivery of the Local Plan.

### Policy SP3

#### **Yew Tree Farm, Burscough - A Strategic Development Site**

An area to the west of Burscough has been identified for a Strategic Development Site on the site of Yew Tree Farm that should deliver:

- Residential development for at least 500 new dwellings and safeguarded land for up to 500 more dwellings in the future (post 2027);
- 10 ha of new employment land as an extension to the existing employment area and safeguarded land for up to 10 ha more in the future (post 2027);
- A new town park for Burscough, with a Management Trust to co-ordinate and fund the maintenance of the park;
- A new Primary School and other local community facilities that cannot be appropriately accommodated elsewhere in the town;
- A decentralised energy network facility, including district heat and energy infrastructure, which will provide heat and electricity for the entire site and possibly beyond the site boundary;
- Appropriate highway access for the site on Liverpool Road South and Tollgate Road, together with a suitable internal road network;
- Traffic mitigation measures to improve Liverpool Road South and protect other local roads;
- A robust and implementable Travel Plan for the entire site to address the provision of, and accessibility to, frequent public transport services and to improve pedestrian and cycling links with Burscough town centre, rail stations and Ormskirk;
- 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;
- Financial contributions to improve the health care facilities and other existing community facilities in the town; and
- Financial contributions to improve public transport services and facilities and to improve cycling and walking facilities.

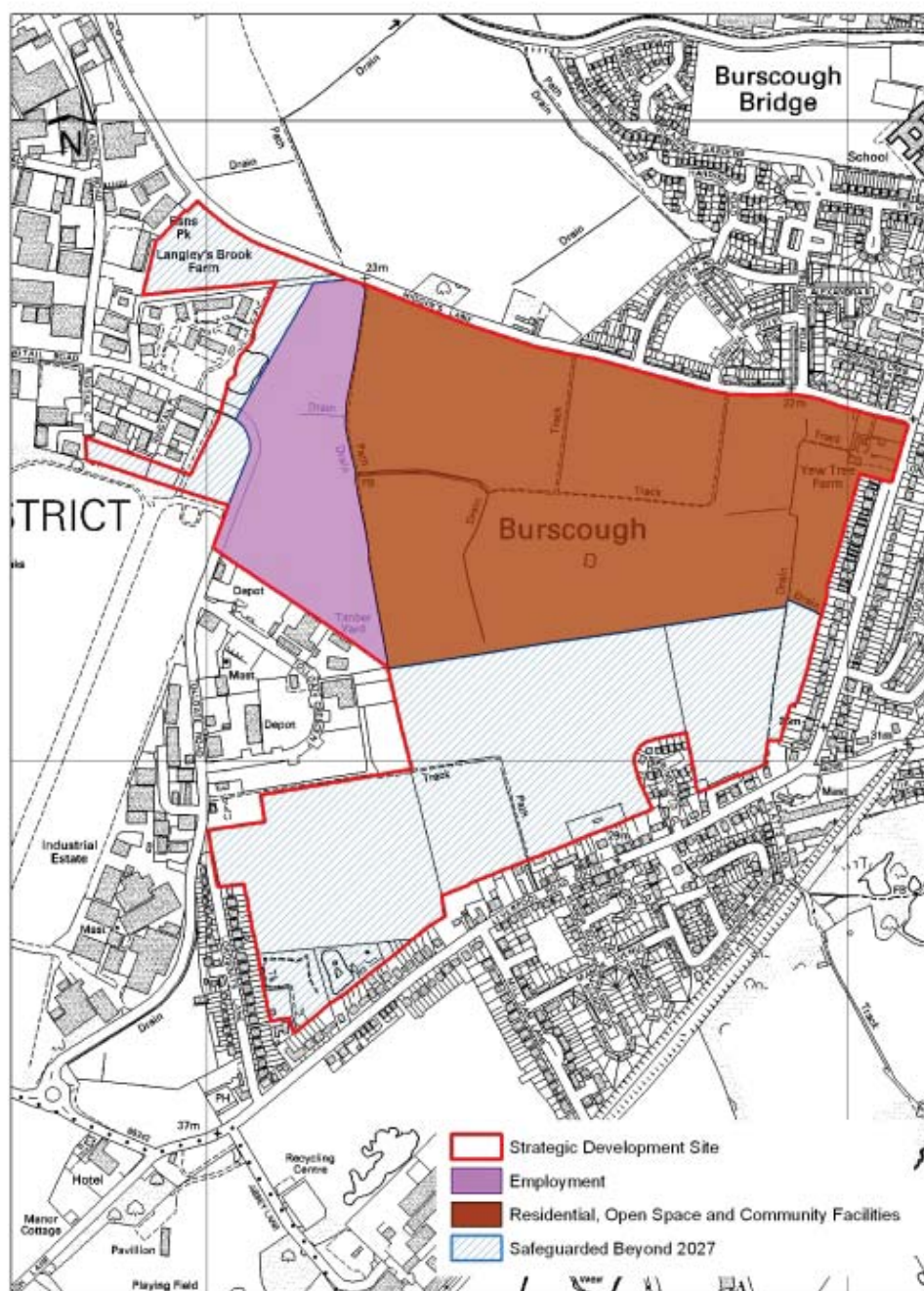
The Strategic Development Site will involve the release of approximately 74 ha of Green Belt to enable development but at least 30 ha of this will be safeguarded from development until at least 2027. The precise layout of the site will be defined through a separate masterplan that will be prepared in consultation with local residents.

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 or Burscough.

Development in this Strategic Development Site should be of a high quality of design and be of a high standard in relation to energy efficiency in line with Code for Sustainable Homes and Building Research Establishment Environmental Assessment Method (BREEAM), the specific level of which will be set in future detailed guidance for this site. The scale and massing of development should be appropriate, given the site's edge of built-up area location, in accordance with the Council's Design Guide SPD.



The following plan is purely indicative – precise layout of the site will be determined through a separate masterplanning exercise



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Figure 4.3 Burscough Strategic Development Site

### Justification

**4.54** It is clear from data on development land supply and deliverability that the development of 4,650 dwellings and 75 ha of employment land as required by Policy SP1 cannot be met within the existing settlement boundaries alone. Based on SHLAA data, knowledge of existing employment areas and knowledge of major pending applications, it is estimated that 3,900 dwellings and 65 ha of employment land could be provided on sites within the existing settlements of the Borough. This therefore leaves 750 dwellings and 10 ha of employment land that cannot be provided within existing settlements and so must be provided in the Green Belt.

**4.55** The Strategic Options and Green Belt Release technical paper available on the Council's website sets out the full process that the Council has gone through in assessing the various options for releasing Green Belt to meet this shortfall of development land in the existing settlements. Ultimately, it has been concluded that it would be most suitable to identify one or two large sites to, collectively, accommodate the shortfall in development land in order to ensure that the developments are able to contribute significantly to the improvement of infrastructure and services in the locality of the site.

**4.56** 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 on the edge of any of the Borough's villages, therefore leaving only the Key Service Centres as reasonable locations for this release. Skelmersdale / Up Holland was ruled out for further development beyond what is deliverable within the existing settlement 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 dwellings could be delivered in the Skelmersdale area over the next 15 years.

**4.57** Therefore, the remaining 750 dwellings and 10 ha of employment land will have to be delivered in the Ormskirk / Aughton and Burscough area. The housing and employment land targets set in Policy SP1 for Ormskirk / Aughton and Burscough reflect the identification of two sites for this development on Green Belt land, 250 dwellings at Grove Farm on High Lane, Ormskirk and 500 dwellings and 10 ha 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 Strategic Options and Green Belt Release technical paper.

**4.58** In relation to the Yew Tree Farm site specifically, it does not entirely fulfil any one of the purposes of the Green Belt and it is a logical location for such a large release in Burscough because the site is surrounded on three and a half sides by built development. Development of the site would also enable a direct extension of the existing employment area for new employment land and would essentially fill the gap between the town and the employment area. No other substantial site, or even any collection of smaller sites, around Burscough could accommodate such a level of development without extending the town out into open countryside.

**4.59** In relation to the benefits that this Strategic Development Site brings for the local community:

- The new town park would be an attractive addition for the town, providing several accessible open space and outdoor sports related facilities (although it is vital that the

large maintenance costs of such a facility are provided through an appropriately funded Management Trust arranged by a Developer);

- New or improved health, education and other community facilities would also be of benefit to the town;
- The extended employment area would provide important opportunities for new small and large businesses and potentially attract existing businesses from across the Borough (especially the northern and western areas) and from North Sefton to relocate and extend their activity;
- It would enable sustainable living through residents in the new housing having new employment opportunities close by and improved public transport services enabling better access to the employment opportunities from further afield;
- 35% of the new housing would be affordable housing, in line with Policy RS2, therefore making a significant contribution to the need for affordable housing in the Borough;
- The development could deliver improvements to address surface water flooding issues in the town; and
- It provides an ideal opportunity to incorporate a decentralised renewable energy facility, with district heating and energy infrastructure, that will provide heat and electricity from a renewable source for the entire site, for any additional new development nearby and for some existing properties, including the existing industrial estate and possibly surrounding houses.

**4.60** There are, however, three key constraints facing such a large development in Burscough:

- The loss of Green Belt and high quality agricultural land;
- Environmental limit constraints at New Lane waste water treatment works;
- Surface water drainage issues in Burscough; and
- The traffic impact of the development on local roads.

**4.61** Although the land at Yew Tree Farm is Green Belt and high quality agricultural land, it is not as high quality as many other locations (both in terms of Green Belt and agriculture). In addition, the overall site is well enclosed by existing built development, as discussed above, and its development would only affect the limited views of some adjoining properties.

**4.62** 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, development could not commence at Yew Tree Farm until this issue is resolved. 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.

**4.63** In relation to highways and traffic constraints, the Burscough Strategic Development Site will inevitably add a substantial number of vehicles onto the highway network, potentially creating congestion issues locally. In particular, Liverpool Road South itself, Burscough town centre, the junctions between the site and the town centre and the junction of Liverpool Road South and Square Lane (A5209) may all be affected, and there would be increased traffic flows southwards along High Lane (A59) to Ormskirk and Liverpool (possibly affecting traffic congestion within Ormskirk) and eastwards along the A5209 to Newburgh, Parbold and the M6 (Junction 27).

**4.64** Work is still being undertaken to attempt to predict what impact a Strategic Development Site in Burscough would have on traffic flows, but it is clear that Burscough would benefit from improved public transport connections, especially to Ormskirk and Liverpool, to reduce the number of vehicles on the roads. Any development of the Strategic Development Site should also contribute towards the improvement of local bus services and rail services, as well as highways improvements.

**4.65** 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.

**4.66** While the site is physically capable of delivering a further 500 dwellings and 10 ha of 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.

**4.67** Ultimately, the development of this Strategic Development Site will be a complex process and will need to be co-ordinated across the site to ensure efficiencies and the best possible, integrated development. Therefore, the Council will prepare a masterplan specifically for this site, to guide developers and ensure the highest quality of development.

### What You Said

**4.68** Through the Core Strategy Options Consultation in the Autumn of 2009, 30% said that Burscough was an appropriate location to locate significant development but 51% objected to it. Supporters cited the benefits of employment and residential development for the town, including improved infrastructure, and suggested that Green Belt was less precious to the west of Burscough than in other parts of the Borough.

**4.69** However, even supporters recognised that Burscough was somewhat reliant on Ormskirk for some services, highlighting the need to create sustainable links between the two towns. This was reflected in comments by objectors to large amounts of development in Burscough who felt it would be unsustainable to develop so much in Burscough and that infrastructure improvements would be vital if development did take place. Renewable energy schemes, in general, were supported.

**4.70** Comments received on the option for this site in the Core Strategy Preferred Options Paper in May/June 2011 mainly objected to the development of the site for 600 dwellings and 10 ha of employment land. Virtually all the objections came from local residents who live immediately adjacent to the site. The same response was received on the alternative Strategic Development Site in Ormskirk, where a large number of local residents who live close to the site objected to the option for that site as well. However, the Dispersal option, which involved less development on the Yew Tree Farm site and development on the edge of Ormskirk and Banks as well, had few objections. None of the options received a great deal of support.



**4.71** Therefore, the Policy in SP1 and SP3 reflects most closely the Dispersal option and, as a result, slightly less development is allocated for Yew Tree Farm.

### **Other Alternatives Considered**

**4.72** *Alternative Option 1:* To locate the development allocated on Yew Tree Farm in Policy SP3 on an alternative site on the edge of Burscough or around several sites on the edge of Burscough.

**4.73** *Reason for rejection:* Any other site on the edge of Burscough capable of accommodating such a large amount of development would involve a significant extension of the town out into the open countryside and would still share similar constraints as those affecting the Yew Tree Farm site.

**4.74** While it is conceivable that half a dozen smaller sites on the edge of Burscough could be identified to meet the equivalent of the proposal at Yew Tree Farm, spreading development out in this way would create its own issues, including impacting several parts of the town rather than just one, inevitably a slight extension of the town in more than one location into open countryside and the need to improve infrastructure in several parts of the town rather than just one.

**4.75** *Alternative Option 2:* A Strategic Development Site on up to 60 ha of Green Belt land to the south-east of Ormskirk, encompassing a similar amount of housing and employment land, a Sports Village and purpose-built, off-campus student accommodation.

**4.76** *Reason for rejection:* The anticipated impact of such a large development on the already congested Ormskirk town centre and St Helens Road, together with the visual impact on an important gateway into Ormskirk and the loss of high quality agricultural land and Green Belt raised major concerns about the possible negative impact this alternative would have on Ormskirk, even though it would potentially bring some significant benefits to the town and Borough as a whole.



### Chapter 5 General Development Policies

#### 5.1 Settlement Boundaries

##### Context

**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 set in the West Lancashire Replacement Local Plan 2006 (WLRLP). It is likely that these boundaries will, in the majority of cases, 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.

**5.2** One related issue is how to carry forward land designated in the WLRLP under Policy DS4 as 'Open Land on the Urban Fringe' (referred to from now on in this policy area as 'Open Land'). Such land is excluded from the Green Belt, but is not considered to be within settlements. Policy DS4 imposed strong restrictions on development, as the land is often open, greenfield and generally in relatively unsustainable locations. 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 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.

#### Policy GN1

##### Settlement Boundaries

The boundaries of West Lancashire's settlements, and sites designated as Protected Land, are shown on the Proposals Map and in Appendix G

##### a) Development within settlement boundaries

Within settlement boundaries, development on brownfield land will be encouraged, subject to other relevant Local Plan policies being satisfied.

Development proposals on greenfield sites within settlement boundaries will be assessed against all relevant Local Plan policies applying to the site, including, but not limited to, policies on settlements' development targets, infrastructure, open and recreational space and nature conservation, as well as any land designations or allocations.

##### b) Development outside settlement boundaries

Development proposals within the Green Belt will be assessed against national policy and any relevant Local Plan policies.



Development on Protected Land will only be permitted where it retains or enhances the rural character of the area, for example small scale, low intensity tourism and leisure uses, and forestry and horticulture related uses.

Small scale affordable housing (i.e. 10 units or fewer), or small scale rural employment (i.e. up to 1,000 square metres) or community facilities to meet an identified local need may be permitted on Protected Land, provided that a sequential site search has been carried out in accordance with Policy GN5. If it is demonstrated that there are no sequentially preferable sites within the settlement boundary, then the most sustainable Protected Land sites closest to the village centre should be considered first, followed by sites which are further from the village centre where a problem of dereliction would be removed. Only after this search sequence has been satisfied should other sites outside the settlement boundary be considered.

### Justification

#### Defining settlement boundaries

**5.3** It is considered that the WLRLP approach towards defining settlement boundaries (which itself is a continuation of previous Local Plan policy) remains sound, and that there is no reason for changing this approach. Where settlement boundaries coincide with the Green Belt boundary, the same settlement boundary is proposed in the emerging Local Plan, except where specific sites are to be released from the Green Belt and allocated for development or safeguarded for the longer-term.

**5.4** In the case of land designated under WLRLP Policy DS4 ('Open Land'), much of this land lies on the edge of settlements, often forming a buffer between the built-up area and the Green Belt. Under the National Planning Policy Framework, land within settlements is generally to be treated as being suitable for development. Given a judgement has been made under previous Local Plans that much of the Open Land is considered generally unsuitable for development, it would be inappropriate to incorporate it within settlements in this emerging Local Plan. However, a few sites are enclosed by substantial built development on three or more sides, and should be treated as part of the settlement.

**5.5** Therefore, the most appropriate approach is considered to be to continue to exclude the majority of Open Land from settlements, but to incorporate a small number of sites which are effectively surrounded by development.

**5.6** Changes to settlement and / or Green Belt boundaries (compared with the 2006 WLRLP) have been made at Up Holland, Ormskirk / Aughton, Burscough, Tarleton / Hesketh Bank, Banks and on the Birkdale boundary.

#### Land within settlement boundaries

**5.7** Policy SP1 favours brownfield development, and national policy presumes in favour of sustainable development. Therefore, Policy GN1 supports the development of brownfield land within settlements, subject to other relevant Local Plan policies being satisfied.

**5.8** Greenfield land within settlements that is neither safeguarded nor allocated for any specific use, will be subject to all the applicable policies within this Local Plan document. In addition to relevant Local Plan policies, the following considerations may also be taken into account when assessing proposals for development on greenfield sites within settlements.

- The sustainability of the site, including how well it relates to the settlement, and how easy it is to access the settlement centre and other local services on foot or by sustainable modes of transport;
- The extent to which any parts of the site are already developed (for example, greenhouses, or agricultural buildings), and the nature of the development (size, permanence, condition);
- The extent of, and the likely impact upon, the site's visual, amenity, leisure or recreational value (regardless of whether it is designated as open or recreational space);
- The extent of, and the likely impact upon, the land's biodiversity value (regardless of any environmental designation);
- The extent of, and the likely impact upon, tree cover on the site (regardless of whether or not the trees are protected by TPOs);
- If the proposals impact upon the site's visual, recreational, amenity, or natural environmental value, the scope for effective mitigation measures.
- Whether the site includes any Best or Most Versatile agricultural land, and if so, whether the proposed development can be configured in such a way as to minimise the loss or sterilisation of the agricultural land;
- The cumulative impact of successive development proposals in the same settlement, or in the same part of a settlement;
- The scope for provision of community facilities, general improvements to the locality, or other community benefits.

### Land outside settlement boundaries

**5.9** All land outside settlements in West Lancashire is either Green Belt, or has been designated under WLRLP Policy DS4 as 'Open Land on the Urban Fringe'. In previous Local Plans, the decision has been made not to include land designated under Policy DS4 (and preceding policies) within the Green Belt, primarily on account of the land not having a defensible boundary. Assuming this generally remains the case, it is considered that there should continue to be a distinction between 'Open Land' and Green Belt land in terms of what should be permitted upon it.

**5.10** It would be inappropriate to safeguard Open Land outside settlement boundaries, as this could imply that the land is considered suitable for development at some point in the future, and would effectively give it the same status as other former Open Land deemed worthy of inclusion within settlements, which would thereby undermine the setting of settlement boundaries.

**5.11** Therefore, Policy GN1 is less restrictive than national Green Belt policy, but generally seeks to restrict development on former non-Green Belt land outside settlements to small scale and low intensity uses, or to uses which are appropriate in rural areas, for example horticulture. The uses permitted by this emerging Policy GN1 for former Open Land outside settlements are consistent with Policy DS4 of the previous Local Plan (WLRLP 2006), and represent a continuity in approach.

**5.12** Outside settlement boundaries, emerging Local Plan Policy SP1 allows for countryside uses that retain or enhance the rural character of the area. Policy RS1 allows for affordable housing outside settlements only if there are no suitable sites within the settlement. These policies are consistent with what is allowed by Policy GN1 for non-Green Belt land outside settlements.

### What You Said

**5.13** During the Core Strategy Preferred Options consultation in May / June 2011, a variety of views were put forward with regard to how individual settlements should or should not expand. Whilst there has not been a specific consultation before now on the proposed settlement boundaries for 2012-2027, the views put forward during the Preferred Options consultation have been taken into account, along with a series of policy considerations. Policies CS1, CS5 and CS7 of the Core Strategy Preferred Options document set out what types of development would be permitted in rural areas. Few detailed comments were received during the consultation in May / June 2011 regarding suitable uses on non-Green Belt land outside settlements.

### Other Alternatives Considered

**5.14** *Alternative Option 1:* As all other land outside settlements in West Lancashire is Green Belt, it may appear reasonable to treat former Open Land outside settlements the same way.

**5.15** *Reason for rejection:* All land outside settlements in West Lancashire is either Green Belt, or is former Open Land. In previous Local Plans, the decision has been made not to include Open Land (or land designated under preceding policies) within the Green Belt, primarily on account of the land not having a defensible boundary. Assuming this generally remains the case, there should continue to be a distinction between former Open Land and Green Belt land in terms of what should be permitted upon it.

**5.16** *Alternative Option 2:* Safeguard, or apply a more relaxed policy to former Open Land.

**5.17** *Reason for rejection:* By safeguarding all such former Open Land outside settlements, this would imply that these sites are all considered suitable for development at some point in the future, and would effectively give them the same status as other former Open Land deemed worthy of inclusion within settlements, thereby undermining the setting of settlement boundaries.

**5.18** Allowing more development can help achieve the development targets in the emerging Local Plan. However, such a policy would be inconsistent with Policy SP1, which treats built development as generally inappropriate outside settlement boundaries. Also, to have the same policy for land inside and outside settlement boundaries defeats the object of evaluating which Open Land should be inside or outside settlements, and to setting a boundary in the first place.

### 5.2 Safeguarded Land

#### Context

**5.19** The Local Plan is required to demonstrate flexibility to respond to changing circumstances. In addition, when amending Green Belt boundaries, the National Planning Policy Framework directs Local Plans to have “regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.” (para 138, p.39). Therefore, there is a need to remove some land from the Green Belt and safeguard it for a “Plan B” (to allow flexibility within the Local Plan) and for development needs beyond the plan period (beyond 2027) and to continue to protect some open land that is already outside the Green Belt but is currently protected by Policy DS4 of the West Lancashire Replacement Local Plan (2006).

#### Policy GN2

##### Safeguarded Land

The land identified on the maps in Appendix G as safeguarded land is within the settlement boundaries but will be protected from development and planning permission will be refused for development proposals which would prejudice the development of this land in the future. This safeguarding is necessary for one of the following two reasons:

- It is allocated for the “Plan B” – such land will be safeguarded for the development needs of the “Plan B” should it be required. If the “Plan B” is not required then this land will be safeguarded for development needs beyond 2027.
- It is safeguarded for development needs beyond 2027 – these sites will only be considered for development after 2027 if there are no longer any other suitable sites within the settlement boundaries to meet any identified development needs at that time.

The following sites will be safeguarded from development:

##### a) “Plan B” sites

- i. Land at Parr’s Lane (east), Aughton
- ii. Land at Ruff Lane, Ormskirk
- iii. Land at Red Cat Lane, Burscough
- iv. Land at Mill Lane, Up Holland
- v. Land at Moss Road (west), Halsall
- vi. Land at Fine Jane’s Farm, Halsall
- vii. Land at New Cut Lane, Halsall

##### b) Safeguarded for beyond 2027

- i. Land at Yew Tree Farm (south), Burscough
- ii. Land at Parr’s Lane (west), Aughton

- iii. Land at Moss Road (east), Halsall
- iv. Land at Guinea Hall Lane / Greaves Hall Avenue, Banks

### Justification

**5.20** Ultimately, given the need to amend Green Belt boundaries in the Borough to ensure the delivery of the residential and employment development needs and the need to demonstrate flexibility in that delivery of development needs if circumstances change, there is a need to identify safeguarded land within the Local Plan. This land will be protected from development until it is absolutely required to meet development needs beyond this plan period or, if it is assigned as a “Plan B” site, to meet development needs in this plan period if allocated sites fail to deliver the required amount of development.

**5.21** In considering how much land is to be safeguarded, regard has been had as to how much land is required for the “Plan B” and what would be a reasonable amount to safeguard for potential development needs beyond 2027. In considering which sites should be safeguarded, a full site appraisal of a number of potential sites was undertaken. A summary of the site appraisal process that has led to the above list of sites is provided in the separate technical paper on Strategic Options and Green Belt Release. This is especially relevant for those sites safeguarded for the “Plan B”.

**5.22** The land safeguarded for beyond 2027 has been identified as such for one of two reasons:

- 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
- 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 falls within settlement boundaries.

**5.23** An example of the former would be Yew Tree Farm (south) in Burscough, where only the northern portion of Yew Tree Farm 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.

**5.24** 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.

### What You Said

**5.25** During the Core Strategy Preferred Options consultation in May / June 2011, it was made clear by many members of the public that the release of Green Belt land was not supported. However, the Council must reluctantly propose amendments to the Green Belt in order to meet development needs and provide flexibility within this plan period and the

next. Also during this consultation, the concept of a “Plan B” was put forward to ensure suitable flexibility. This concept was supported by many in the development industry but greater detail and quantum of flexibility was requested to ensure it was robust.

### Other Alternatives Considered

**5.26** More detail on the alternative options for sites to be safeguarded is provided within the site appraisal process documented in the separate technical paper on Strategic Options and Green Belt Release. The following sites were among the most viable alternatives considered but which were ultimately ruled out as not being suitable for the “Plan B” or safeguarding and so remained within the Green Belt:

- Land at Holborn Hill, Ormskirk
- Land at Alty’s Farm, Ormskirk
- Land at Slack House Farm, St Helens Road, Ormskirk
- Land at Grove Farm (north), High Lane, Ormskirk
- Land at Bath Farm, Greetby Hill / Dark Lane, Ormskirk
- Land at Little Hall Farm (the Mushroom Farm), Cottage Lane, Ormskirk
- Land at Orrell Lane, Burscough
- Land at Warper’s Moss Lane, Burscough

**5.27** Alternative options for the quantity of land to be safeguarded varied from safeguarding no land to safeguarding even more than is proposed in order to accommodate a larger “Plan B” and plan for a potential increase in housing and employment land targets in the next Local Plan. Neither of these alternatives was felt to be appropriate. The former alternative would allow no flexibility within the Local Plan and therefore the plan would not be consistent with the National Planning Policy Framework and would risk being found unsound.

**5.28** The latter alternative would run the risk of amending the Green Belt “just in case” and remove more land from the Green Belt than is likely to be necessary, therefore pre-empting a Strategic Review of the Green Belt. It is the Council’s view that a Strategic Review of the Merseyside Green Belt is required across borough-boundaries to assess what strategic amendments to the Green Belt should be made in order to ensure that the boundary is an appropriate one to last for the next 30 years or more.

## 5.3 Design of Development

### Context

**5.29** The aim of achieving good design is a key objective of the planning process and the Council is committed to ensuring that all development in the Borough is of a high quality which contributes positively to its distinctive character. All development within the Borough is therefore expected to be of the highest design quality, having full regard to the local context within which it sits.



**5.30** Aside from consideration for design of buildings, which ought to be a major consideration when proposing any new development, design features can also deal directly with wider issues such as crime, achieving renewable energy targets, dealing with drainage issues and addressing other environmental concerns such as air quality and lighting, creation of wildlife-friendly habitats, and making buildings accessible to all user groups.

### Policy GN3

#### Design of Development

All development will be expected to be designed to a high standard. Development will be assessed against the following criteria, in addition to meeting other policy requirements within the Local Plan:

##### 1. Quality Design

- i. It is of high quality, imaginative and inspiring design and be in keeping with the West Lancashire Design Guide SPD;
- ii. It respects the historic character of the local landscape and townscape;
- iii. It retains or create reasonable levels of privacy, amenity and sufficient garden/outdoor space for occupiers of the neighbouring and proposed properties;
- iv. It complements or enhances any attractive attributes and/or local distinctiveness within its surroundings through sensitive design, including appropriate siting, orientation, scale, materials, landscaping, boundary treatment, detailing and use of art features where appropriate;
- v. Where the proposal involves extensions, conversions or alterations to existing buildings, its design should relate to the existing building, in terms of design and materials, and should not detract from the character of the street scene.

##### 2. Crime

- i. It creates safe and secure environments which, through design, reduce the opportunities for crime. A crime impact statement may be required in accordance with the Council's validation checklist.

##### 3. Accessibility and Transport

- i. It integrates well with the surrounding area and provides safe, convenient and attractive pedestrian and cycle access;
- ii. It prioritises the convenience of pedestrians, cyclists and public transport users over car users, where appropriate;
- iii. Parking provision is made in line with the thresholds set out in Local Plan Policy IF2;
- iv. Proposals for developments over a certain size will be required to provide Transport Assessments and Travel Plans as detailed within the Council's Validation Checklist;
- v. It creates an environment that is accessible to all sectors of the community including children, elderly people, and people with disabilities;



- vi. It provides, where appropriate, suitable provision for public transport including bus stops and shelters;
- vii. It incorporates suitable and safe access and road layout design, in line with latest standards.

#### 4. Drainage / Sewerage

- i. It incorporates sustainable drainage systems where feasible, or, where this is not feasible, incorporates features to reduce the amount of surface water run-off by minimising hard surfaces and using porous materials where possible;
- ii. It is designed to prevent sewerage problems.

#### 5. Landscaping and the Natural Environment

- i. It maintains or enhances the distinctive character and visual quality of any Landscape Character Areas in which it is located;
- ii. It provides sufficient landscaped buffer zones and appropriate levels of public open space / greenspace to limit the impact of development on adjoining sensitive uses and the open countryside;
- iii. It minimises the loss of trees, hedgerows, and areas of ecological value, or, where loss is unavoidable, provides for their like for like replacement or enhancement of features of ecological value;
- iv. It incorporates new habitat creation where possible;
- v. It incorporates and enhances the landscape and nature conservation value of any water features, such as streams, ditches and ponds.

#### 6. Other environmental considerations

- i. It is designed to minimise any reduction in air quality;
- ii. It incorporates recycling collection facilities;
- iii. Proposed floodlighting should provide minimum levels of lighting required whilst having regard for any potential adverse impacts and ensuring any light spillage is minimised;
- iv. In coal mining development referral areas, appropriate account is taken of issues relating to the mining legacy. For certain types of development in these areas, a coal mining risk assessment report will be required.

In accordance with the Council's validation checklist, a Design and Access Statement should be submitted with any application for proposals of a certain scale or those on sensitive sites.

### Justification

**5.31** It is considered that a policy relating to design is essential to maintain existing high standards over the lifetime of the Local Plan. The policy should deal with specific building design, such as siting, materials, amenity etc. However, it should also be recognised that design incorporates many wider aspects which all require consideration at the earliest possible

stage when designing a scheme. The Council has an adopted Design Guide SPD which covers matters relating to building design. There is no need to replicate this policy in the emerging Local Plan.

**5.32** An all-encompassing policy on design is considered to be the best approach to development management and should take account of: crime and safety, renewable energy and provision of waste facilities, accessibility and transport, drainage and sewerage, landscaping and wider environmental issues such as potential light pollution.

**5.33** A more detailed policy is considered more sustainable in the long term and takes account of all potential impacts that a proposal may have in terms of both building and site design and site layout.

### What You Said

**5.34** Within the Core Strategy Preferred Options Consultation the need for high quality design was identified as an important aspect of all future development in order to maintain and enhance existing qualities of the Borough.

### Other Alternatives Considered

**5.35** *Alternative Option 1:* A policy relating specifically to building design.

**5.36** *Reason for rejection:* This option has not been taken forward as it is not considered to be a thorough approach to new development. In order for it to be sustainable, design must incorporate all potential aspects which could influence how a scheme is produced.

### Other Local Planning Policy and supporting documents

- Design Guide SPD

## 5.4 Demonstrating Viability

### Context

**5.37** A number of Local Plan policies seek to maintain particular uses of land, for example employment uses on employment sites, retail units in town centres, or agricultural buildings in the Green Belt. However, these policies allow for changes of use in some cases, provided it is robustly demonstrated by the applicant that to maintain the former use is no longer viable. The purpose of this policy area is to set out a range of parameters that will enable the Council to make a fair and robust assessment of whether there is a viability case for whatever change of use is proposed.

**5.38** In addition, any policy of this nature must facilitate the approach recently set out by Central Government which encourages local planning authorities to be proactive in terms of development proposals and approving planning applications wherever possible, unless the proposal contravenes other local or national policy objectives.

### Policy GN4

#### Demonstrating Viability

1. Applicants proposing the redevelopment of a site (or re-use of a building) for alternative uses not directly in accordance with other Local Plan policies will be required to submit a Viability Statement as part of a planning application. Redevelopment resulting in the loss of any of the following uses, though this list is not exhaustive, will require preparation of a Viability Statement:

- i. Commercial / industrial (B1, B2 or B8);
- ii. Retail (A1); and
- iii. Agricultural workers' dwellings.

2. The Viability Statement should provide proof of marketing and demonstrate that there is no realistic prospect of retaining or re-using the site in its current use. The viability case will be considered along with other policy considerations. Proof of marketing should include all of the following criteria:

- i. The land / premises has been widely marketed through an agent or surveyor at a price that reflects its current market or rental value for employment purposes, and no reasonable offer has been refused. For consistency, any commercial / industrial property should also be recorded on the Council's sites and premises search facility. The period of marketing should be 18 months for commercial / industrial, 6 months for retail and 12 months for agricultural workers' dwellings.
- ii. The land / premises has been regularly advertised in the local press and regional press, property press, specialist trade papers and any free papers covering relevant areas. This should initially be weekly advertising for the first month, followed by monthly advertising for the remainder of the marketing period.
- iii. The land / premises has been continuously included on the agent's website, the agent's own papers and lists of commercial / business premises for the marketing period.
- iv. There has been an agent's advertisement board on each site frontage to the highway throughout the marketing period.
- v. Evidence that local property agents, specialist commercial agents and local businesses have been contacted and sent mail shots or hard copies of particulars to explore whether they can make use of the premises.

4. The Viability Statement should also detail the following information:

- i. Details of current occupation of the buildings and where this function would be relocated;

- ii. Details as to why the site location makes it unsuitable for existing uses, including consideration for redevelopment of the site for modern premises of that use – having regard for access/highways issues and potential lack of public transport serving the site;
- iii. Any physical constraints making the site difficult to accommodate existing uses;
- iv. Environmental considerations/amenity issues;
- v. For an employment site, consideration for other employment generating uses such as those relating to tourism, leisure, retail and residential institutions; and
- vi. Consideration of the viability of providing affordable housing on the site, which could meet a specific local need, before consideration of market housing.

In certain cases, for example, where a significant departure from policy is proposed, the Council may seek to independently verify the Viability Statement, and the applicant will be expected to bear the cost of independent verification.

### Justification

**5.39** The Ministerial Statement which emerged at the end of March 2011, along with the draft National Planning Policy Framework (NPPF, July 2011) have made it clear that the Government's broad brush approach to development will focus on facilitating growth and new jobs in sustainable locations and generally on encouraging more residential development, including on vacant employment sites. The aim of these changes is to enable the delivery of much needed housing whilst losing those employment sites which are no longer considered economically viable.

**5.40** It is important that the Council has a robust policy in place to respond to this change in emphasis. However, that is not to say that we should freely permit such a change of use, and a robust case must be put forward by the applicant to demonstrate why the site is no longer suitable in its current use. A criteria based approach will form a crucial part of any policy.

**5.41** It is considered that the above criteria will ensure that only the least viable sites are permitted to be developed for other uses. Clearly, details of current occupation of a building (including length of time a building or site has been vacant) will provide a good indication of current levels of viability. This will be enhanced with details of marketing to demonstrate a potential lack of interest in a particular site in its current form. There are some sites across the Borough which have historically been used for a certain purpose, but as times have changed, they are no longer suitable for such uses for a number of reasons – these may be relating to access/transport, physical constraints to the site and environmental/amenity issues. The above criteria seek to ensure the applicant considers each of these points thoroughly. The provision of affordable housing is an important criterion to ensure the delivery of such housing to areas of acute need.

**5.42** It is considered that the above criteria will ensure a robust marketing exercise which will provide sufficient opportunity for an interested party to enquire about the site in question. The time periods selected for marketing and advertising have been identified using examples of similar policies elsewhere in the North West and they are considered fair and reasonable in light of the current economic climate, and indeed beyond this for the remainder of the plan period. It is also important that there is an element of consistency in how each site is marketed and therefore they should be recorded on the Council's Evolutive Property System, used by all Lancashire local authorities.

**5.43** To summarise, if it can be demonstrated that a site or building is no longer viable, in line with the above criteria, there needs to be some flexibility in the uses permitted. Regard should be had for whether, firstly, employment uses are viable, and then, if they are not, whether affordable housing is deliverable on the site. Only if these uses have been proven to not be viable, should market housing be considered as a possibility. Affordable housing requirements will apply to market housing developments on former employment sites.

### What You Said

**5.44** This policy has emerged as a result of comments and feedback from various stages of consultation and through the development management process. Therefore, we are seeking feedback on this new policy at this stage.

### Other Alternatives Considered

**5.45** *Alternative Option 1:* Removing this criteria based policy

**5.46** *Reason for rejection:* This option has not been taken forward as it is considered crucial that with the changing policy agenda, the Council has a robust policy in place to respond to ensure that appropriate decisions can be made in relation to new development. A criteria based approach is a crucial part of any policy.

## 5.5 Sequential Tests

### Context

**5.47** A number of Local Plan policies (for example, parts of RS1: Residential Development, and RS4: Provision for Gypsies and Travellers and Travelling Showpeople, as well as national policy on retail and town centre uses), require 'sequential tests' whereby developers demonstrate that the site they propose to develop is the most realistic site from a planning point of view, i.e. there are no sites in 'preferable' locations (in terms of a particular policy) that could be developed instead of the site subject to the planning application. For example, when proposing a retail development outside, or on the edge of, a town centre, the applicant should demonstrate that there are no sites within the town centre that could be developed instead. Sequential tests may also be used in proposals for other town centre uses outside town centres and for affordable housing on sites lying outside settlements.

**5.48** Whilst sequential tests are relied upon relatively frequently in development management, there has so far been no detailed policy at the local level. Since 2006, the Council has relied on an informal guidance note on undertaking sequential tests, and whilst

this has generally worked satisfactorily, its legal weight is limited, and the note has at times been challenged during the development management process. The purpose of Policy GN5 is to set out clearly the Council's expectations from developers submitting sequential tests. In particular, this policy covers the extent of the 'area of search' for alternative sites, and what will be considered satisfactory in terms of demonstrating whether sites are realistically available or suitable for development.

### Policy GN5

#### Sequential Tests

Sequential tests will be required for the following types of development:

- Retail and other town centre uses on sites outside town centres (in line with national policy)
- Affordable housing, employment uses, or community facilities on Protected Land (Policy GN1)
- Affordable housing in the Green Belt (Policy RS1)
- Gypsy and Traveller sites in the Green Belt (Policy RS4)
- Office developments outside settlement centres (Policy IF1)

In undertaking a sequential site search, the onus is on the applicant to demonstrate that there are no alternative sites in preferable locations that could reasonably be expected to accommodate the proposed development within the expected project timeframe.

To achieve a satisfactory sequential test, the Council will expect the following from applicants:

- Area of search: This will usually be the settlement, ward or parish in which the proposed development site lies. For major development proposals, the area of search will be wider, and may include the whole Borough.
- Comprehensiveness of search: Evidence should be provided of a rigorous investigation of relevant sources of information to find sequentially preferable sites.
- Availability / viability / deliverability of sequentially preferable sites: Evidence should be provided to demonstrate that landowners / site occupiers or their agents have been contacted to discuss the possibility of selling or developing the land, and financial information submitted to show on what basis that it would be unviable to proceed with the proposed development on any site rejected on viability grounds.
- Suitability: The test should take account of the suitability of sequentially preferable sites to accommodate the proposed development.



### Justification

**5.49** Sequential site searches are an important development management tool. A satisfactory sequential test should demonstrate beyond reasonable doubt that it is appropriate to allow a development proposal in an area where policy usually presumes against such developments. Policy GN5 seeks to strike an appropriate balance between protecting wider policy objectives and facilitating necessary development in West Lancashire. The comprehensiveness of the site search will often be proportionate to the scale of the proposed development. Where a proposed use could set a precedent (e.g. affordable housing in the Green Belt), the search will be expected to be particularly rigorous. Liaison with Council officers is encouraged before, and during, the undertaking of a sequential site search.

**5.50** Sequential searches may also be required, where appropriate, for other development proposals not listed in the policy above.

### Area of search

**5.51** The area of search will usually be the settlement, ward or parish in which the proposed development site lies. Where a site lies very close to the boundary between two wards or parishes, both areas should be considered. Where a site lies close or adjacent to a neighbouring Local Authority area, development sites within that area should be taken into account. In some cases, it may be more practical to consider sites within a certain radius (for example one kilometre, or one mile) from the nearest point on the Local Authority border to the proposed development site, than to consider all sites within a neighbouring settlement. For example, the Ainsdale / Birkdale area, adjacent to the West Lancashire boundary, spreads several kilometres, merging with Southport, and the most reasonable requirement in terms of sequential testing would be to consider sites within a given radius, rather than within the whole urban area.

**5.52** In the case of proposals for major development (for example, retail parks), or for uses such as hotels that typically draw from a wide catchment, it is appropriate to extend the search area beyond a single ward, settlement or parish. If judged appropriate, the area of search may include the whole Borough for certain development proposals.

**5.53** The area of search for any development proposal can be agreed with Council officers prior to the commencement of any sequential testing work.

### Comprehensiveness of search

**5.54** Depending on the type of development proposed, applicants will be expected to demonstrate that they have rigorously investigated relevant sources of information about alternative sites. For example, in terms of residential development proposals, the Council's Strategic Housing Land Availability Assessment and Housing Land Supply reports should be used in the first instance. In the case of proposals for retail or other town centre-type uses, the Council's commercial property register is a useful starting point. These sources of information are all available on the Council's website. Other sources include aerial photographs, and online mapping systems. Council officers may be able to provide information on land ownership for certain sites (e.g. SHLAA sites).



**5.55** It is possible for certain types of development to be accommodated on more than one smaller site elsewhere, rather than on a single similarly sized site. Where such a “disaggregation” of development is possible, the sequential search should consider smaller sites. Otherwise, the applicant should explain why the proposed development could only be accommodated on a single site. Both the applicant and the Council should demonstrate a reasonable level of flexibility when considering such cases.

### Availability / Viability / Deliverability of sequentially preferable sites.

**5.56** When considering the availability of sites, written evidence (for example, a letter from the landowner or agent) should be produced to demonstrate that landowners / site occupiers or their agents had been contacted to discuss the possibility of selling or developing their land within the expected project timeframe, and that the owner is either unwilling to sell, or that the asking price is unreasonable or unrealistic. If an unreasonable asking price is cited as a reason for a site not being available, a brief indication would be expected (in many cases, one paragraph would suffice), showing how the asking price would make the proposed scheme unviable.

**5.57** Where specific sites have been rejected as being unviable for the proposed development, written evidence would be required to demonstrate that land /business owners had been contacted regarding the disposal of the sites, and sufficiently detailed financial information submitted to show on what basis that it is unviable to proceed with the scheme.

The level of detail in the financial information should be proportionate to the scale or significance of the proposed development. Whilst the Council would expect clear, unambiguous information, it will not impose unreasonable burdens on the applicant.

### Suitability

**5.58** The suitability of sequentially preferable sites to accommodate the proposed development should be taken into account. Suitability considerations may include policy designations or physical constraints which may mitigate against the development of sequentially preferable sites, and the desirability of ensuring the efficient use of land, i.e. any development proposals should not preclude the development of larger areas land or render parts of it unusable, for example by restricting access.

**5.59** If highways issues are cited as reasons why particular sites may not be developable, the Council would expect the relevant highways authority (i.e. Lancashire County Council) to have been contacted for their views on access to the sites and for this to be documented. If difficulties with access to or across land are cited, evidence will be expected that consultation has taken place with landowners on this matter.

### Other Matters

#### Definition of settlement centre

**5.60** The town, village and local centres of West Lancashire are defined on the Proposals Map under Policy IF1. However, some of the smaller villages do not have such a centre and in such cases the location and extent of the village ‘centre’ should be agreed in writing with Council officers before the sequential test is undertaken.

**5.61** Distances will usually be measured using publicly accessible pedestrian routes, although it should be noted that not all public footpaths are necessarily suitable pedestrian routes. There may be the odd occasion where an ‘as the crow flies’ approach is more appropriate, for example when using a ‘radial’ approach in neighbouring local authority areas.

### Validity of information

**5.62** Applicants should ensure, as far as is reasonably possible, that the sequential test is valid during the expected timescale of the project. The Council’s Borough Planner will confirm, in writing, at what stage the sequential test is satisfied to enable any grant funding bids to be submitted to relevant agencies such as the Homes and Communities Agency.

### **What You Said**

**5.63** Policy GN5 appears for the first time in this Local Plan Preferred Options document, and thus it has not yet been consulted upon as part of the Core Strategy / Local Plan. However, an informal guidance note was prepared in 2006, primarily to advise on sequential searches for affordable housing sites. A draft version of this guidance note was sent to several Registered Providers. Few comments were received, and just two minor amendments were made to the document, primarily to clarify the issue of how settlement centres are defined.

### **Other Alternatives Considered**

**5.64** *Alternative Option 1:* Rely on national policy, rather than specify a Local Plan policy.

**5.65** *Reason for rejection:* National policy on sequential tests for town centre uses was set out in Policy EC15 of Planning Policy Statement 4. This policy was both clear and useful. However, the adoption of the National Planning Policy Framework, which has superseded PPS4, has resulted in much of the detail in national policy being removed. Even if PPS4 were to be adopted locally as an SPD, its Policy EC15 does not specify exactly how a sequential test is to be carried out, nor how availability, suitability and viability are to be assessed. Furthermore, it relates specifically to proposals for town centre uses in non-town centre locations, whereas the intended policy for West Lancashire covers other uses, for example housing. Therefore, it is not enough to rely solely on national policy to provide sufficient detail to guide sequential tests in West Lancashire, and a Local Plan policy is deemed necessary.



### Chapter 6 Facilitating Economic Growth

#### 6.1 The Economy and Employment Land

##### Context

**6.1** West Lancashire, whilst being considered a rural Borough, plays a significant role in the regional economy, contributing £1.2 billion annually towards the wider Lancashire economy. Despite this West Lancashire is in great need of further opportunities to meet employment land requirements up to 2027. This Policy Area seeks to provide a planning framework for delivering this employment development and ensure that the locally-determined targets for the Borough are met over the Local Plan period, and met as sustainably as possible while delivering the right kind of jobs, in the right sectors and in the right locations.

##### Policy EC1

##### The Economy and Employment Land

##### 1. Overall provision of employment land:

The delivery of 75 ha of new employment development (B1, B2 and B8 uses) will be promoted in West Lancashire between 2012 and 2027. Such a requirement will be met as follows:

52 ha of new employment development will be provided in the Skelmersdale area through the development of existing allocations and the regeneration of vacant and under-used premises on Pimbo, Gillibrands and Stanley Industrial Estates as well as the development of existing allocations at XL Business Park and White Moss Business Park.

The remaining 23 ha of the 75 ha target will be provided through:

- 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 Simonswood Industrial Estate (5 ha); and
- Existing allocations and new opportunities for rural employment sites in rural areas (5 ha).

Employment development in West Lancashire should continue to provide for the advanced manufacturing and distribution industries but should also encourage higher quality business premises and offices for business and professional services, the health sector, the media industry and other sectors related to research and degree courses provided at Edge Hill University. The “green” construction and “green” technology sectors will also be encouraged to locate in West Lancashire and developers should work with such businesses to ensure appropriate premises are provided.

### 2. Managing development on employment land:

a) *Strategic Employment Sites* - On the following sites, as detailed on the Proposals Map, the Council will require a mix of industrial, business, storage and distribution uses (B1, B2 and B8):

- i. Pimbo Industrial Estate
- ii. Stanley Industrial Estate / XL Business Park
- iii. Gillibrands Industrial Estate
- iv. Burscough Industrial Estate

On the following Strategic Employment Sites, the Council will permit B1 use classes only:

- v. White Moss Business Park

b) *Other Significant Employment Sites* - On the following sites, as detailed on the Proposals Map, the Council will permit industrial, business, storage and distribution uses (B1, B2 and B8):

- i. Westgate, Skelmersdale
- ii. Chequer Lane, Up Holland
- iii. Ormskirk Employment Area
- iv. Southport Road / Green Lane, Ormskirk
- v. Abbey Lane, Burscough
- vi. Platts Lane, Burscough
- vii. Briars Lane, Burscough
- viii. Orrell Lane, Burscough
- ix. Red Cat Lane, Burscough
- x. North Quarry, Appley Bridge
- xi. Appley Lane North, Appley Bridge
- xii. Simonswood Industrial Estate

c) *Other Existing Employment Sites* - On other employment sites the Council will permit industrial, business, storage and distribution uses (B1, B2 and B8) provided that the proposals will not cause harm to the amenity of other nearby users. The redevelopment

of individual existing employment sites for other uses will be considered where a viability case can be put forward (in line with Policy GN4) and where the provisions of Policy EC2 and EC3 are met, where relevant.

d) The Council will take account of the following factors when assessing all development proposals for employment uses:

- i. The accommodation should be flexible & suitable to potentially meet changing future employment needs, and in particular to provide for the requirements of local businesses and small firms;
- ii. The scale, bulk and appearance of the proposal should be compatible with the character of its surroundings;
- iii. The development must not significantly harm the amenities of nearby occupiers nor cause unacceptable adverse environmental impact on the surrounding area;
- iv. The scale of development should be compatible with the level of existing or potential public transport accessibility, and the on-street parking situation. Where additional infrastructure is required due to the scale of the development, such a development will be required to fund the necessary infrastructure to support it via appropriate means;
- v. The nature of the business sector proposed. The Council will seek to ensure that opportunities are provided for local people and, where necessary, developers will be encouraged to implement relevant training programmes.

### Justification

#### The Borough-wide Employment Land Target and its Spatial Disaggregation

**6.2** The locally-determined employment land target of 75 ha has been arrived at via a thorough analysis of the evidence base and utilises the methodology used in the Joint Employment Land and Premises Study (JELPS, January 2010), updated with new information. The basis of calculating the target is that of historic take-up of land for employment development over the past 19 years, including the last three years of employment land take-up not previously available for the JELPS and removing two anomalous years of very high take-up, and so the target is a fair reflection of anticipated need for employment land over the Local Plan period (2012-2027). Further details on how this target has been derived can be found in Appendix D.

**6.3** Skelmersdale has been identified as the spatial area most appropriate to take the majority of new employment development over the Local Plan period because of:

- its accessibility of location;
- the large existing provision of employment premises that promotes a critical mass and shared infrastructure;



- the fact it is the largest settlement in the Borough;
- the inward investment employment development would bring to the regeneration of the town, which would compliment the town centre masterplan; and
- the large amount of existing undeveloped allocations (32 ha) and the potential for new employment land being created through the remodelling and regeneration of vacant units in the existing industrial estates (20 ha).

It is still important to spread new employment development across the Borough, where appropriate, in order to spread the economic benefit of inward investment by making job opportunities as accessible to all as possible. As such, further employment land will be identified at Burscough and in rural areas, over and above existing allocations.

### Use of brownfield, greenfield and Green Belt land

**6.4** Existing employment land allocations that remain undeveloped in the Borough from the Replacement Local Plan (2006) and that are still realistic opportunities for employment development total less than 40 ha, when taking into account an assumption of what will be developed between 2010 and 2012, the vast majority of which (32 ha) is within Skelmersdale.

**6.5** Following further detailed survey work of the Borough's largest employment areas it has been identified that a total of 30 ha of land could be made available through the re-modelling, redevelopment and regeneration of existing vacant and under-used employment sites on these estates. This would however, rely upon a range of occupiers and owners working together to improve existing utilisation rates and would also be likely to require external funding to facilitate such improvements. For this reason, the Local Plan has to identify realistic opportunities for regeneration which are most likely to go ahead.

**6.6** Regardless of this issue, existing allocations and the regeneration and recycling of existing vacant and under-used employment land will not meet the employment land need for West Lancashire up to 2027. Therefore, it is anticipated that the remainder of the need (13 ha) will need to be met through newly identified sites.

**6.7** Given the significant constraints on developable land within the existing settlement areas of West Lancashire, there are no known viable brownfield sites within the Borough that could contribute to this need beyond a few small rural sites. In addition, at this time, there are few greenfield sites within the existing settlement areas that are viable for employment development, especially in the Borough's three towns. There is however a small area of 'safeguarded land' within the settlement of Banks which could account for some of the need, this area is approximately 2 ha. There remains, therefore, a need to identify land within the Green to meet the needs of the Borough over the Local Plan period.

**6.8** The Local Plan identifies that 10 ha of new employment land will be provided on Green Belt land in the following location:

- Burscough Strategic Development Site (at least 10 ha) – Burscough Employment Area is a vital source of employment provision, providing B2 opportunities for the Burscough area and the rural western and northern parts of the Borough, and this need for B2 opportunities is exacerbated by the shortage of available land for such development in North Sefton. However, there are infrastructure constraints connected to the Burscough

area, particularly in terms of highways capacity, hence the expansion of this estate has been limited.

**6.9** Given that this area of new employment land is in the Green Belt, based on current constraints within settlement areas, the findings of the West Lancashire Green Belt Study, which was prepared by West Lancashire Borough Council and verified by Lancashire County Council, have been utilised to inform the decision making process. The Green Belt Study prepared by WLBC identified that land to the West of Burscough was found not to fulfil any purpose of the Green Belt. This site has also been identified as it is not as constrained by other factors (such as infrastructure and environmental factors) as other Green Belt areas around the Borough's settlements.

### Phasing of Employment Land

**6.10** Skelmersdale's status as a designated New Town has left the town with an enduring legacy of problems and issues to tackle. Consequently in the past Skelmersdale has been acknowledged as a 'Regeneration Priority Area' recognising the importance of regeneration to solving many of the problems Skelmersdale faces.

**6.11** Whilst this regional designation no longer exists, the importance of regeneration to Skelmersdale remains the same and, in terms of employment requirements, the Local Plan attaches a significant importance to the delivery of new employment development and regeneration of existing employment areas within the town. Employment areas such as Pimbo and Gillibrands contain a number of plots and units which are either not occupied or are under-occupied. The main reason for this is that they are no longer fit for purpose nor meet modern business / industrial needs, an issue raised both in the Joint Employment Land and Premises Study (2010) and the West Lancashire Economy Study (2009). Therefore, priority for new employment development over the Local Plan period will be given to the development of existing allocations and regeneration of existing employment areas within Skelmersdale. It is however recognised that existing plots and units are fragmented and available sites may not always be suitable to accommodate new development proposals.



## Chapter 6 Facilitating Economic Growth

### Appropriate uses for new employment sites

**6.12** All allocated and existing employment areas in the Borough should be considered for a full range of 'B' type uses, including B1 (offices), B2 (General Industrial) and B8 (Storage and Distribution). A flexible approach should be taken to the range of uses proposed in order to best respond to market demand at any given time. The only exception to this would be development within White Moss Business Park, where only B1 would be appropriate given the high quality business premises desired at this location, and some rural sites, depending on the site context.

**6.13** The development of non-employment uses will be resisted on *Strategic Employment Sites* and *Other Significant Employment Sites* in order to maintain the Borough's employment land supply and maximise opportunities for new economic investment in the Borough. Exceptions may be made for mixed-use schemes on smaller individual employment sites, subject to suitability and viability assessment (this is addressed further in Policy Area GN4) and where overwhelming evidence highlights the unsuitability and unviability of employment development on a site.

### Promotion of specific Business Sectors and skilling the Borough's population

**6.14** The West Lancashire Economy Study (2009) identified several business sectors that West Lancashire has successfully provided over recent times and should continue to expand within. These included the advanced manufacturing and distribution industries, business and professional services, the health sector, education and the public sector. In addition, it is recognised that the Borough should seek to promote those sectors related to research and degree courses provided at Edge Hill University, such as the Media Industry.



**6.15** A further sector that it is anticipated that the Borough could benefit from investment in is that related to the "green" industries. As acknowledged throughout the Local Plan, the impacts of Climate Change are already being felt and will continue to be. In addition, mankind's reliance on fossil fuels is already resulting in ever increasing fuel and energy costs as the world's fossil fuel resources are depleted. As a result of this, those businesses that provide services related to technology that overcomes climate change and reduces dependency on fossil fuels were among the few who grew over the past few years, in spite of the economic recession.

**6.16** Given West Lancashire's strategic location on the edge of three city regions, in particular the Greater Manchester and Liverpool City Regions, it is recognised that these major conurbations will be the location for the implementation of much of the new technology related to:

- the retrofitting of new housing stock to be more energy efficient;
- the construction of zero carbon developments;
- the construction of renewable energy schemes; and
- the construction of flood-proof developments.

**6.17** Therefore, West Lancashire could offer a central base, accessible to the entire North West, for such businesses, and provide business premises at a cheaper price than within the major conurbations.

**6.18** Key to attracting businesses in all of the sectors above is providing a skilled workforce. Therefore, as important to any promotion of sectors in the Borough as the development of appropriate premises is the need to ensure that the population of West Lancashire, and in particular Skelmersdale, are provided with suitable employment related training opportunities to enable local people to access employment in these sectors. While the Local Plan cannot directly ensure training is provided, it would encourage and support any employment related initiatives such as apprenticeships, workplace learning and volunteering through the Local Strategic Partnership (LSP).

### What You Said

**6.19** Responses to the Core Strategy Issues Questionnaire in January 2009 identified that the most favoured methods to improve employment opportunities were to promote a greater range of jobs (especially for young people), regenerate existing employment areas, enhance training opportunities through better education facilities and to promote skilled job opportunities. More than one-third of respondents also supported the allocation of land both for existing businesses to expand and also for new businesses to move into the area. The specific comments of individuals to this questionnaire also supported the re-use of brownfield land and, if necessary, the release of Green Belt for employment development and promoted business locating within urban areas and along the M58 corridor.

**6.20** Preferred Options consultation in May / June 2011 further highlighted the need for a greater range of jobs and expansion of existing successful employment areas, such as Burscough and Skelmersdale.

### Other Alternatives Considered

**6.21** *Alternative Option 1:* To not plan for further employment development other than that already allocated, or to only plan for enough to enable a proportion of the employment land target to be met.

**6.22** *Reason for rejection:* The consequences of this alternative would be that economic demand, creation of new jobs and investment would not be realised in West Lancashire and, furthermore, that existing businesses seeking to expand may be forced to relocate outside of West Lancashire. This would result in slower growth in the Borough's economy.



**6.23** *Alternative Option 2:* To promote less employment development in Skelmersdale and more in other parts of the Borough, such as Ormskirk or Burscough.

**6.24** *Reason for rejection:* This alternative would not support the regeneration of Skelmersdale by taking away inward investment from the town and potential jobs that would be easily accessible for the people of the town, thereby not addressing issues of worklessness in Skelmersdale. This alternative would benefit other towns in the Borough economically but would not necessarily benefit the wider Borough as a whole and would locate employment development in generally less accessible locations. This alternative would require an even larger release of Green Belt land.

**6.25** *Alternative Option 3:* To only promote employment development in Skelmersdale and not in any other part of the Borough.

**6.26** *Reason for rejection:* This alternative would only benefit Skelmersdale and would limit economic growth in other parts of the Borough. In addition, the Strategic Option within the Core Strategy Options paper that solely promoted development in general within Skelmersdale was not supported in the public consultation exercise. This alternative would still require a large release of Green Belt land.

### Other Local Planning Policy and supporting documents

- The Joint Employment Land and Premises Study (2010)
- West Lancashire Economy Study (2009)
- West Lancashire Rural Economy Study (2006)

## 6.2 The Rural Economy

### Context

**6.27** Rural West Lancashire is an entrepreneurial place that avoids some of the challenges faced by many rural districts (e.g. declining farming incomes and rural isolation). Businesses located in rural West Lancashire feel it is a good place to do business and there is a higher business start-up rate in rural areas of West Lancashire than in the Borough as a whole and in Lancashire and the North West (Rural Economy Study, 2006).

**6.28** Rural West Lancashire is also a focus for the food industry, with a major cluster based around the horticultural industry in the northern parishes, and 16% of rural businesses in West Lancashire are related to agriculture, which support a wider range of food-related businesses (e.g. food processing, freight or packaging) and around 3,000 jobs (Rural Economy Study, 2006). The Borough also has important clusters in the manufacturing of engineering and construction products.

**6.29** Therefore, this relatively strong and positive position must be built-upon and protected from some potentially major issues which currently affect the rural economy. These issues include:

- The effect of supermarket practises, labour market stability and long-term consumer trends (e.g. the rise in organic food and the need to reduce air miles) on the food industry

- Skills and labour supply and the quality and quantity of candidates for jobs
- Transport and accessibility for businesses in rural West Lancashire, particularly the poor public transport in rural areas

**6.30** The weak tourism infrastructure, despite the presence of the Martin Mere nature reserve which attracts around 140,000 visitors annually and the potential of the Ribble Coast and Wetlands Regional Park.

### Policy EC2

#### The Rural Economy

The irreversible development of open, agricultural land will only be permitted where it would not result in the loss of the best and most versatile agricultural land, except where absolutely necessary to deliver development allocated within this Local Plan or strategic infrastructure.

Employment opportunities in the rural areas of the Borough are limited, and therefore the Council will protect the continued employment use of existing employment sites. This could include any type of employment use, including agriculture and farming, and may not be merely restricted to B1, B2 and B8 land uses. Where it can be robustly demonstrated that the site is unsuitable for an ongoing viable employment use (in accordance with the requirements of Policy GN4), the Council will consider alternative uses where this is in accordance with other policies in the Local Plan. As a general approach, the re-use of existing buildings within rural areas will be supported where they would otherwise be left vacant.

Proposals for new or significant extensions to agricultural produce packing and distribution facilities will be permitted in rural areas provided that:

- there is not a more suitable alternative site located within a nearby employment area;
- the proposed use remains linked, operationally, to the agricultural use of the land;
- the majority of the produce processed on the site is grown upon holdings located in the local area;
- the loss of agricultural land is kept to a minimum and, where there is a choice, that the lowest grade of agricultural land is used; and
- traffic generated can be satisfactorily accommodated on the local road network and will not be detrimental to residential amenity

The promotion and enhancement of tourism and the natural economy in the Borough's countryside will be encouraged through agricultural diversification to create small-scale, sensitively designed visitor attractions and accommodation which:



- take advantage of some of the Borough's natural and heritage assets such as the canal network and Rufford Old Hall;
- promote walking and cycling routes including long distance routes and linkages to national networks; and
- contribute to the Ribble Coast and Wetlands Regional Park and its enjoyment by visitors.

Encouragement will also be given towards the delivery of renewable and green energy projects.

Land allocated for the purpose of Rural Employment is as follows:

- i. Land between Greaves Hall Avenue and Southport New Road, Banks

Mitigation for areas of flood risk and other site constraints will need to be provided.

In addition to the above site, the Council will assess other proposals for rural employment on a site by site basis and having regard for other policies within the Local Plan.

### Justification

**6.31** A significant proportion of the Borough (over 90%) can be categorised as rural and therefore the development and the preservation of a sustainable rural economy is a high priority within this Local Plan.

**6.32** The evidence base work undertaken for the Local Plan (e.g. the Rural Economy Study, 2006) highlights the significant contribution that the rural economy can make in terms of investment and job opportunities for West Lancashire. Employment opportunities, whether urban or rural, are a finite resource and once lost for non-employment use, particularly if lost to residential uses, are unlikely to ever come back into an employment generating use. Therefore, there is a general policy presumption to protect rural employment sites against their loss for non-employment uses unless it can be demonstrated that they are inherently unviable for an on-going employment use and that the only realistic way to secure the sustainable future of the site is through an alternative use.

**6.33** A significant proportion of employment opportunities in the rural areas come from home-working and small 'cottage' industries, many making use of their own homes or small purpose built units. Therefore, support should be given to the development of such industries.

**6.34** Sustainable agricultural diversification will also be promoted through this Local Plan as an important aspect of maintaining the rural economy, with the re-use of derelict buildings being encouraged for sustainable uses, such as for rural business, tourism or recreational uses. Agricultural produce packing and distribution facilities are also a key, and sustainable, aspect of modern agricultural processes. Policy Area EC2 therefore allows their development, subject to certain criteria being met.

### What You Said

**6.35** Within the Core Strategy Issues Questionnaire (January 2009), nearly half of respondents identified access to rural employment as an issue in rural areas and nearly 60% identified public transport in rural areas as an issue. While it was recognised that rural businesses will inevitably be less accessible than urban ones, the promotion of rural businesses and high quality employment opportunities was still considered important.

**6.36** During the Core Strategy Preferred Options Consultation (summer 2011), the rural economy was again recognised as a crucial part of the wider economy of the Borough. It was considered that new opportunities should be promoted wherever possible.

### Other Alternatives Considered

**6.37** *Alternative Option 1:* Not allocating any rural employment sites within the Borough. in the Site Allocations DPD as a method of stimulating economic growth in the rural areas of the Borough.

**6.38** *Reason for rejection:* It is considered that allocating some rural employment sites is an important method of stimulating economic growth in rural parts of the Borough which may otherwise lack investment. Encouraging investment in rural areas as well as in main settlements is considered to be the most sustainable approach to economic development within the Borough.

**6.39** *Alternative Option 2:* Resisting the re-use of agricultural buildings for residential purposes

**6.40** *Reason for rejection:* In a rural Borough such as West Lancashire, there is an abundance of underutilised agricultural buildings which are no longer suitable for modern agricultural purposes. In line with guidance from Central Government, a proactive approach should be taken towards the re-use of such buildings, including for residential uses in light of the current shortage of housing land in the Borough. It is considered an important part of the Local Plan to encourage the re-use of such buildings in the interests of sustainability.

### Other Local Planning Policy and supporting documents

- The Joint Employment Land and Premises Study (2010)
- West Lancashire Economy Study (2009)
- West Lancashire Rural Economy Study (2006)
- 'The Conversion of Traditional Farm Buildings: a guide to good practice', English Heritage

### 6.3 Rural Development Opportunities

#### Context

**6.41** Within rural West Lancashire there are a number of sites which are no longer used for their initially intended purpose, or whose use is now in an inappropriate location, but which have not yet been redeveloped. In most cases, the intention has been to use the sites for employment uses, however this is not always a viable option given the relatively remote locations of the sites in question.

**6.42** Whilst it is important to ensure that some rural employment functions are delivered on such sites, it must be recognised that an element of flexibility is required in order to make schemes viable. Mixed use schemes can provide both employment opportunities and much needed housing in rural areas and are therefore considered to be acceptable on some sites. This approach is considered to be important for the emerging Local Plan and is dealt with in this section.

#### Policy EC3

##### Rural Development Opportunities

The development of some brownfield sites within more rural parts of the Borough for mixed uses will be permitted in order to stimulate the rural economy and provide much needed housing. High quality design will be essential in such areas.

The following sites are allocated as 'Rural Development Opportunities':

- i. Greaves Hall Hospital, Banks (a site-specific flood risk assessment for this site will be required)
- ii. East Quarry, Appley Bridge
- iii. Alty's Brickworks, Hesketh Bank (not all of this site will comprise built development and a masterplanning exercise will be required)
- iv. Tarleton Mill, Tarleton

On the above named sites a mix of the following uses will be permitted:

- Uses falling into classes B1, B2 and B8;
- Wider employment generating uses where a case can be made to demonstrate that new jobs will be created;
- Residential uses, particularly those meeting an identified need;
- Leisure, recreational and community uses; and
- Essential services and infrastructure.

Employment generating uses will be required to make up a reasonable proportion of the overall site in the interest of the rural economy. This will be determined on a site by site basis and in accordance with national and local planning policy.

### Justification

**6.43** A significant proportion of the Borough (over 90%) can be categorised as rural and therefore the development and the preservation of a sustainable rural economy is a high priority within this Local Plan document.

**6.44** However, important existing rural employment sites, such as those in the Northern Parishes of Tarleton, Hesketh Bank and Banks, will be dealt with in a pragmatic manner, acknowledging that bringing the site forward for 100% employment use may not be the most sustainable approach to take. Mixed use opportunities should be considered for all these sites, ensuring that whilst some of the site is retained for a sustainable employment use, the remainder of the site provides opportunities to address other local issues, such as affordable housing or provide contributions towards local services and infrastructure schemes. It is considered that requirement of a reasonable amount of employment uses on each site will contribute to sustaining the rural economy whilst allowing significant flexibility to ensure that viable schemes can come forward. It is considered inappropriate to specify a percentage of employment uses as each site will need to be considered individually.

### What You Said

**6.45** Within the Core Strategy Issues Questionnaire (January 2009), nearly half of respondents identified access to rural employment as an issue in rural areas and nearly 60% identified public transport in rural areas as an issue. While it was recognised that rural businesses will inevitably be less accessible than urban ones, the promotion of rural businesses and high quality employment opportunities was still considered important.

**6.46** During the Preferred Options Consultation in summer 2011, similar issues were raised in relation to the need for more rural employment. However, it was also highlighted that greater provision of services, infrastructure and affordable housing were required in rural parts of the Borough. As a result, the above policy has been created to draw out the importance of these current issues.

### Other Alternatives Considered

**6.47** *Alternative Option 1:* Retain all existing rural employment sites solely for B1, B2 and B8 land uses

**6.48** *Reason for rejection:* Existing rural employment sites, such as those mentioned at Tarleton Mill, Greaves Hall and Alty's Brickworks, had been under a solely employment allocation under the Local Plan. However, the re-development of these sites solely for B1, B2 and B8 uses is not realistic, and therefore mixed-use schemes provide better opportunities to deliver a wider range of services for people in rural locations.

### Other Local Planning Policy and supporting documents

- The Joint Employment Land and Premises Study (2010)
- West Lancashire Economy Study (2009)
- West Lancashire Rural Economy Study (2006)
- 'The Conversion of Traditional Farm Buildings: a guide to good practice', English Heritage

### 6.4 Edge Hill University

#### Context

**6.49** Edge Hill University is considered a major asset to the Borough of West Lancashire and the town of Ormskirk. The University has grown considerably over recent years and continues to be a major employer in the area. The presence of a large number of students, particularly in Ormskirk, has led to better provision of services and leisure facilities creating direct benefits for the wider community as well as students. A report carried out by Regeneris Consulting (2010)<sup>(10)</sup> demonstrated that the University currently contributes £63 million per annum to the local economy and 1340 jobs (FTEs).

**6.50** Along with the positive aspects of the University being located in the Borough, there are also some issues which have arisen from the continued expansion of this once relatively small educational establishment. The main issues for consideration within the Local Plan relate to traffic, parking and housing. Traffic continues to be a concern and the impacts are notable across Ormskirk. Housing is also a growing concern within Ormskirk with increasing student demand leading to less affordable housing for local people. The location of student accommodation has a direct link to resulting transport needs and a holistic approach needs to be adopted when addressing these issues.

**6.51** A further consideration is that future expansion plans must be tempered with the need to manage impact on the surrounding sensitive Green Belt environment as well as the town.



10 The Economic Impact of Edge Hill University (June 2010), Regeneris Consulting

### Policy EC4

#### Edge Hill University

Through the Local Plan the Council will seek to maximise the role and benefit of Edge Hill University as a key asset to the Borough, in terms of the employment opportunities and community benefits it provides, investment in the local area and the up-skilling of the population, whilst seeking to minimise any adverse impacts on Ormskirk and the wider environment.

The following key principles are promoted:

- i. 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, where such development incorporates measures to alleviate any existing or newly created traffic and / or housing impacts;
- ii. Requiring a masterplanned approach to future development within the Green Belt;
- iii. Working with the University to develop travel plans and parking strategies to encourage sustainable travel and improve access to the campus;
- iv. Improving the University accommodation offer and concentrating new student accommodation within the existing and / or extended campus in accordance with Policy RS3;
- v. 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
- vi. 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 employers.



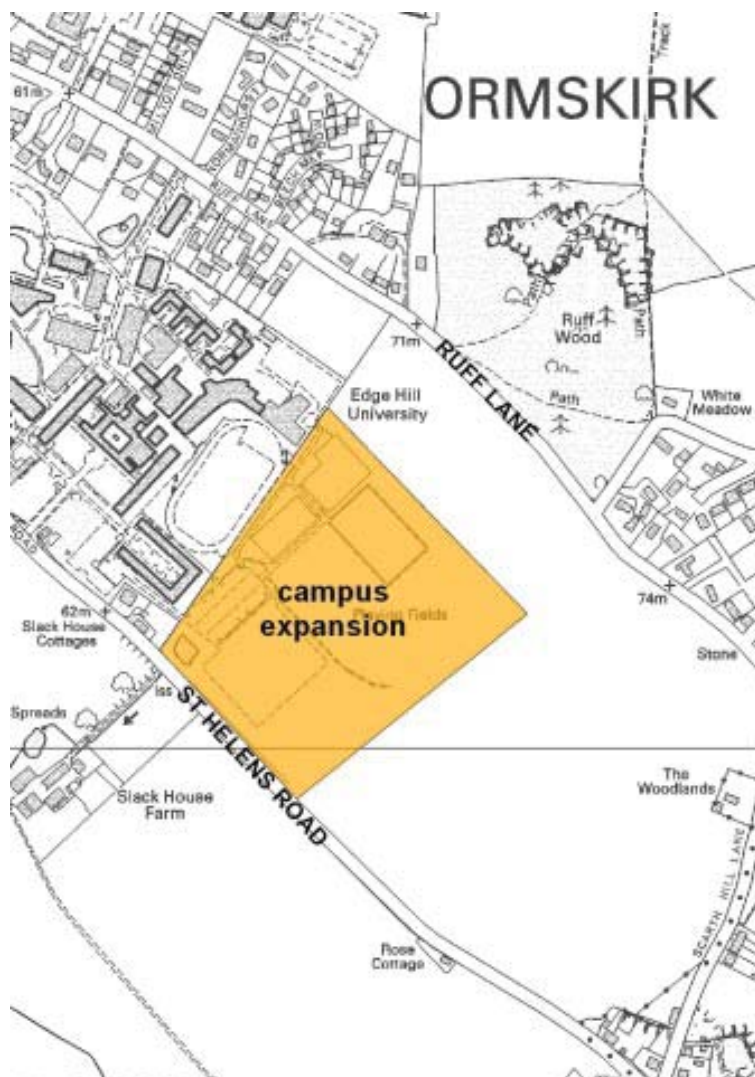


Figure 6.1 Proposed Expansion of Edge Hill University Campus

### Justification

**6.52** The University is a major asset to the Borough and its continued role in providing a valuable educational service as well as an economic benefit to the local area is essential for the future prosperity of West Lancashire. For this reason, careful consideration is required in relation to the future plans of the University.

**6.53** Although further growth of the University is generally supported, there are issues which need to be addressed and a balance should be found between expansion and the impact on the surrounding environment and local residents.

**6.54** Policy EC4 seeks to address this issue by allowing for growth during the Local Plan period, where necessary, whilst ensuring that existing and potential future problems are addressed. The policy also seeks to direct some of the benefits to those communities most in need of assistance in both educational and economic terms.

**6.55** The Council will work with the University to seek the delivery of a suitable strategy and masterplan for all parties.

### **What you said**

**6.56** It is widely recognised that Edge Hill is an important asset of the Borough and that expansion of the University would benefit the local economy, as well as public services and facilities. However, it has been suggested that expansion should be balanced by resolving existing (and potential future) issues and problems. Parking, traffic congestion and noise pollution have been identified as key concerns amongst local residents. In addition many people have raised concern regarding the number of homes in Ormskirk which are let to students.

**6.57** Many people also had concerns relating to use of the Green Belt for University expansion and considered that any released of land should follow a structured approach through the LDF process. Although the general principle of expansion is supported by many, it should be carried out in a sustainable manner.

**6.58** In addition, during the Core Strategy Preferred Options consultation there was significant objection from local people to Green Belt release at Edge Hill University.

### **Other Alternatives Considered**

**6.59** *Alternative Option 1:* No expansion of the University.

**6.60** *Reason for Rejection:* This alternative would mean that the university would not be able to deliver high quality facilities and therefore could be less attractive to students. Opportunities to remedy some of the existing issues would also be lost.

### **Other Local Planning Policy and supporting documents**

- The Economic Impact of Edge Hill University (2010)
- West Lancashire Economy Study (2009)



### Chapter 7 Providing for Housing and Residential Accommodation

#### 7.1 Residential Development

##### Context

**7.1** As with many other local authority areas in England, West Lancashire has seen rising house prices and intensification of affordability problems, increased discrepancies in prices between affluent and deprived areas, pressure to develop on greenfield land, and more recently, a decline in the market for apartments and a reduction in housing completion rates.

**7.2** A decade ago, the numbers of dwellings being granted permission and completed in the Borough were well in excess of development plan requirements, which led to the implementation of a restrictive housing policy in 2002. This policy of restraint was also in accordance with regional policy at the time. It lasted from 2002 until 2010 and was successful in the sense that it reduced the housing land “oversupply”, and led to more sustainable patterns of development in the Borough. However, the publication of Planning Policy Statement 3: Housing in 2006 and the adoption of a new Regional Spatial Strategy in 2008 heralded a change in wider housing policy, with an emphasis on the delivery of more housing. This change in policy, combined with a reduction in housing land supply and a growing need for affordable housing in West Lancashire, led to the implementation of a less restrictive “interim housing policy” in July 2010.

**7.3** The economic downturn from 2008 onwards has resulted in a significant reduction in the numbers of new dwellings being completed in West Lancashire. Housing Market studies and work on household forecasts show a continued need for more residential development in the Borough, both for affordable and market housing. Central government policy continues to prioritise the delivery of housing nationwide.

#### Policy RS1

##### Residential Development

###### a) Development within settlement boundaries

Subject to other relevant policies being satisfied, residential development will be permitted within the Borough’s settlements as set out below.

Within **Key Service Centres, Key Sustainable Villages and Rural Sustainable Villages**,<sup>(11)</sup> residential development will be permitted on brownfield sites, and on greenfield sites not protected by other policies, subject to the proposals conforming with all other planning policy.

11 Key Service Centres, Key and Rural Sustainable Villages and Small Rural Villages are as defined in the West Lancashire settlement hierarchy in Policy SP1.

The following sites, as shown on the Proposals Map, are specifically allocated for residential development:

- (i) Skelmersdale Town Centre
- (ii) Yew Tree Farm, Burscough
- (iii) Grove Farm, Ormskirk
- (iv) Land at Firwood Road, Lathom / Skelmersdale
- (v) Land at Whalleys, Skelmersdale
- (vi) Chequer Lane, Up Holland

Within **Small Rural Villages**, 100% affordable housing schemes that provide for local needs, or other specialist housing to meet the specific needs of a section of the local community, will be permitted.

b) Development outside settlement boundaries

On **Protected Land**, small-scale affordable housing (i.e. up to 10 units) may be permitted where it is proven that there are no suitable sites within the nearest or adjacent settlement, in accordance with Policy GN5 (Sequential Tests).

Within the **Green Belt**, very limited affordable housing (i.e. up to 4 units) may be permitted where it is proven that there are no suitable sites in non-Green Belt areas, in accordance with Policy GN5.

c) Development on garden land

When considering proposals for residential development on garden land, careful attention will need to be paid to relevant policies, including, but not limited to, those relating to the amenity of nearby residents, access, biodiversity and design.

d) Density

The density of residential development within West Lancashire should be a minimum of 30 dwellings per hectare, subject to the specific context for each site. Densities of less than 30 dwellings per hectare will only be permitted where special circumstances are demonstrated. Higher densities (in the order of 40-50 dwellings per hectare, or more, where appropriate) will be expected on sites with access to good public transport facilities and services.

When considering the possibility of high density development, the Council will seek to ensure that there is no unacceptable negative impact on local infrastructure or highway safety, and that adequate open space can be provided. The achievement of higher residential densities should not be at the expense of good design nor of the amenity of the occupiers of the proposed or existing neighbouring properties.

### e) Provision for all ages

In order to help meet the needs of an ageing population in West Lancashire, the Council will expect that at least 20% of units within residential developments of 15 or more dwellings should be designed specifically to accommodate the elderly, except in cases where it is clearly inappropriate to do so.

Until such time as it becomes mandatory, new homes will be expected to meet the Lifetime Homes Standard, except where it is demonstrated that it would clearly be inappropriate for particular dwellings to meet the Standard.

### f) Management of housing land supply

Should the supply of housing begin to grow too large (i.e. a situation emerges where there is a significant over-supply of housing relative to housing targets, either for the Borough as a whole, or for an individual settlement), and if it is clear that the over-supply of housing would cause harm to local or wider policy objectives, or towards the amenity or environment of a specific settlement, the Council may consider implementing some form of restraint, either Borough-wide or settlement-specific, provided this is clearly necessary and appropriate.

## Justification

**7.4** Policy RS1 is intended to facilitate a sustainable pattern of development in West Lancashire, meeting local housing needs and taking account of the various issues and constraints in and around West Lancashire, including existing patterns of development, the physical geography of the Borough, land availability, and infrastructure constraints in specific areas of West Lancashire. The strategy for distribution of housing is consistent with the settlement hierarchy set out in Policy SP1. There is greater flexibility in the higher-order settlements than in the lower-order settlements in terms of the types of site upon which housing development will be permitted.

**7.5** 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, where a release of Green Belt land will be necessary to meet the dwellings target.

**7.6** The phasing of sites in Skelmersdale needs to be planned in order to facilitate the regeneration of Skelmersdale Town Centre and the 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.



**7.7** 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 the regeneration of Skelmersdale Town Centre.

**7.8** There is scope for a proportion of the Borough's housing need to be met through bringing empty residential properties back into use. However, the expected number of such cases is likely to be modest, as the percentage of empty homes in West Lancashire is low.

### Garden land development

**7.9** The amount of residential development that has been permitted on garden land over recent years in West Lancashire has been relatively low. Only 4% of all units granted consent between 2002 and 2011 were garden land developments. Thus “garden grabbing” is not considered to be a pressing issue, although it is acknowledged that for neighbours of proposed garden developments, the issue can be particularly acute. National and local policies do not allow the development of garden land if neighbours’ amenity would be unacceptably harmed, or if other planning principles were breached. Policy RS1 only allows for garden land development subject to stringent caveats relating to design, amenity and other issues.

### Density

**7.10** Applying a minimum residential density standard for West Lancashire helps ensure the efficient use of land, a limited resource. In particular, the efficient use of brownfield land, land within the most sustainable parts of settlements, and, in a more general sense, land within areas excluded from the Green Belt, will help minimise the need to develop Green Belt land and greenfield land within settlements.

**7.11** The former Borough-wide (and national) minimum density of 30 dwellings per hectare has worked well over recent years, especially in suburban-type developments, which are expected to make up the majority of West Lancashire’s housing development over the Local Plan period. A lower density of development could lead to a less efficient use of land.

**7.12** It is recognised that there is scope for the 30 dwellings per hectare density to be exceeded by a significant amount in certain parts of West Lancashire, in particular close to the centres of the larger settlements, where there tend to be the highest levels of services and facilities, and where developments of more than two storeys would be acceptable. Achieving higher densities of residential development should not be at the expense of good design, highway safety, or amenity - both of the occupiers of the proposed housing, and of those living nearby. There may also be cases where higher density schemes are not the most suitable, for example where the local infrastructure would not be able to cope with the impact of a significant number of new homes, or where open space standards could not be met.

**7.13** Similarly, there may be cases where it is acceptable to permit a density lower than 30 dwellings per hectare, for example backland or infill schemes where, in the interests of neighbours’ amenity, 30 dwellings per hectare would be unacceptable; replacement dwellings, where the original dwelling has a large curtilage; and schemes in low density areas where new higher density development would not be in keeping with its surroundings.

### Provision for all ages

**7.14** The ageing population of West Lancashire presents a number of challenges, not least the need to cater for an increasing number of older people's accommodation requirements. Whilst developments aimed specifically towards the elderly will be welcomed in appropriate locations, the Council is unable to influence such schemes coming forward, and thus it is also considered necessary to seek to deliver residential units suitable for elderly people through requiring that a proportion of residential units in new developments should be designed specifically for the elderly.

**7.15** The 2008-based population projections indicate that 43% of households in West Lancashire could comprise people aged 65 and over by 2033. If insufficient accommodation is provided for such people, this could lead to inefficient occupation of larger dwellings suitable for families (rather than a single pensioner, or pensioner couple), as well as potential hardships with regard to bills for pensioners occupying larger properties. It would be impractical to attempt to achieve a proportion of 43% of dwellings in West Lancashire being designed for the elderly. However, a requirement that 20% of new dwellings in schemes of 15 units or more be designed for the elderly should strike an appropriate balance between meeting the obvious need for more accommodation suitable for elderly persons, and providing flexibility for housing developers. Such accommodation need not be traditional sheltered accommodation or similar, but could be individual private dwellings that are designed specifically for the elderly.

**7.16** In addition, the Council will expect new residential units to be designed to Lifetime Homes Standard to provide sufficient flexibility to accommodate people at all stages of life, whether as individuals, couples, families with children or older people, as well as having the capacity to meet the needs of disabled people of all ages.

**7.17** Various studies have been undertaken into the cost of meeting of the Lifetime Homes Standard. It is estimated at between £545 and £1,615, depending on the dwelling size, whether the changes are incorporated from the outset of the design process and the experience of the housebuilder in this field. The costs are considered to be a modest amount above the cost of meeting the mandatory "Part M" Building Regulations, and the long-term benefits of properties meeting this standard are considered to outweigh the initial cost involved, as well as making such dwellings more attractive to buyers.

**7.18** Where it can be demonstrated that it is clearly inappropriate for the Lifetime Homes Standard to be met for a particular property, the Council may consider waiving the requirement to meet the standard in certain exceptional cases.

### Management of housing land supply

**7.19** The target numbers of dwellings for each settlement, or category of settlement, have been set in Policy SP1 taking into account various factors, including the sustainability of each area, infrastructure provision (or the capacity to provide infrastructure during the Plan period) and the amount of potential housing land shown in the SHLAA. There is a possibility that exceeding settlement targets by a considerable margin could result in unsustainable patterns of development across the Borough, and / or harm to the amenity of individual settlements, for example through traffic congestion or unacceptable pressure on local infrastructure and

services. Policy RS1 therefore allows the Council to consider limiting development in different settlements if evidence shows that harm is being caused by the dwelling targets being exceeded by a considerable margin.

**7.20** At present, there is a shortage in housing land supply, and the challenge for at least the first few years of the Local Plan will be to deliver the Plan's development targets. Through the 'Plan B', there is scope for releasing more land in 2017 and 2022, should this be deemed necessary. Conversely, in the unlikely event that housing land supply should, at some future point, significantly exceed requirements (either through a sustained surge in development rates, through a reduction in housing requirements as a result of future population data and household forecasts, or through a combination of these two scenarios), it is considered prudent for there to be scope in the Local Plan, should monitoring information confirm this to be necessary and / or appropriate, for the temporary implementation in future of some form of management of housing land supply. It is recognised, however, at the time of writing this Local Plan, that, given the housing land undersupply, the difficult economic conditions, and the government's Growth Agenda, the likelihood of there being any need for restraint during the Plan period seems remote.

### What You Said

**7.21** A significant number of comments were made on Policy CS7 (now Policy RS1) in the Core Strategy Preferred Options consultation in May / June 2011. Points made, and views expressed included:

- The former target of 3,000 dwellings for Skelmersdale is unachievable. Less housing should be provided in Skelmersdale, and more should be allowed in rural settlements.
- Safeguarded land and "OpenLand on the Urban Fringe" (Policy DS4 of the 2006 WLRLP) should be considered for development before Green Belt land.
- Mixed views were put forward with regard to the proposed development sites and / or areas of search in Skelmersdale, and in the Green Belt at Ormskirk and Burscough.
- There should be changes to Green Belt policy to allow barn conversions and live-work units were recommended.
- There were three objections by developers to the requirement to meet the Lifetime Homes Standard in every new dwelling.
- There should be a specific percentage requirement for elderly persons' accommodation, rather than relying on applications for such developments being submitted, or the meeting of the Lifetime Homes Standard.
- A definition of 'major greenfield site' is needed.
- The requirement in Policy CS7 that all brownfield sites be considered for housing before developing a non-allocated greenfield site should be amended.
- Three respondents objected to the proposals for introducing restraint in the future if judged necessary.

- Housing targets should be considered minima, rather than limits.
- Caveats are required with respect to the development of garden land for housing.

### Other Alternatives Considered

**7.22** *Alternative Option 1: Unrestricted growth* – Allow brownfield and greenfield housing development in all non-Green Belt areas of the Borough, with no specific quotas (or “maxima”) for different settlements. This approach could also include permitting infill development within hamlets “washed over” by Green Belt, and conversions of buildings (barns, etc.) within the Green Belt.

**7.23** *Reason for rejection:* This approach, with its lack of control, could lead to unsustainable patterns of development, with attractive small rural settlements likely to be more popular for developers than the main, most sustainable settlements. Skelmersdale in particular may not attract the levels of investment needed to deliver regeneration. Local infrastructure is unlikely to be able to cope with unrestrained development.

**7.24** *Alternative Option 2: Preservation of Green Belt “at all costs”;* meeting requirements in non-Green Belt areas – Allow development on the non-Green Belt land considered currently unsuitable on policy grounds for housing development in the SHLAA, rather than releasing Green Belt land. Such land includes sites designated in the 2006 West Lancashire Replacement Local Plan under Policy DS4 as “OpenLand on the Urban Fringe” (most of this occurs in Banks, Tarleton, and Hesketh Bank), land designated under Policy EN8 as Green Spaces (most of this occurs in Skelmersdale), and possibly some employment or recreational sites.

**7.25** *Reason for rejection:* The settlements of Banks, Tarleton and Hesketh Bank suffer from various constraints (flood risk, water infrastructure, traffic congestion) and significant new development in these areas would exacerbate these problems. There is a shortage of employment land in the Borough, and allowing existing sites to be lost to housing could harm the local economy, or could result in alternative provision being required, including on Green Belt land. Green Spaces make a valuable contribution towards settlements’ quality of life, and to lose such land to housing development would generally be undesirable.

**7.26** *Alternative Option 3: Restraint* – Restrain housing development in West Lancashire in order to protect Green Belt and other undeveloped land. This may involve not meeting the current 300 dwellings per annum target, or having the Borough’s needs met elsewhere in the sub-region.

**7.27** *Reason for rejection:* At the time of writing this draft Local Plan the RSS figure of 300 dwellings per annum remains the legal requirement for the Borough. It is also considered appropriate for the Borough, and should help maintain the local economy, and enable the delivery of much-needed affordable housing. If evidence gathered in the future indicates that the Borough’s housing requirement should change, there is scope in the Local Plan for a variation in the strategy for releasing housing land. The possibility of having neighbouring Boroughs meeting part of West Lancashire’s needs was explored during the “Options” stage, and resoundingly rejected by all key parties.

**7.28** *Alternative Option 4:* Meet development needs via new or significantly expanded settlements – Rather than spreading the sites needed to meet the Core Strategy housing requirement across the Borough, allocate all the land together in one place, either as a new settlement, or as a significant expansion to an existing (small or large) settlement. Thus all the “damage” (loss of undeveloped land) would take place in just one location. Such an approach would also provide good opportunities for “place shaping” and the creation of a new, sustainable community.

**7.29** *Reason for rejection:* There are no obvious candidate settlements in the Borough for large-scale expansion, each having its own particular issues, whether to do with topography, physical or infrastructure constraints (e.g. Skelmersdale, Ormskirk, Banks) or related to the loss of prime agricultural land and other environmental issues. This approach is not consistent with the settlement hierarchy in Policy SP1, and would not deliver regeneration or economic development in existing towns.

### Other Local Planning Policy and supporting documents

**7.30** The following locally-produced documents are of particular relevance to this policy:

- Strategic Housing Land Availability Assessment 2011 update
- Housing Land Supply in West Lancashire 2011

## 7.2 Affordable and Specialist Housing

### Context

**7.31** As is the case nationwide, West Lancashire has an acute need for more affordable housing. The Borough as a whole has seen significant increases in house prices over recent years, leaving the average (or median) house price up to nine times the average (or median) wage in the most affluent settlements. The exception is Skelmersdale, where there are many relatively low-priced properties in various parts of the town, and thus in theory a good supply of affordable housing. However, the lowest priced properties in Skelmersdale tend to be one or two bedroom flats or terraced houses, and there is a need for affordable three and four bedroom houses.

**7.32** A series of studies undertaken between 2000 and 2010 for the Council have consistently shown that to meet affordable housing needs, a considerable number of affordable dwellings would need to be completed each year, the figure sometimes exceeding the annual requirement for housing of all tenures. Clearly it would be almost impossible to deliver such levels of affordable housing, and thus the Borough is faced with a perpetual pressing need to deliver affordable housing.

**7.33** Affordable housing has proved hard to deliver in West Lancashire over the past decade. Most recently, the economic downturn has had implications for the viability of delivering affordable housing, with development costs (in particular, the cost of borrowing money up-front to finance schemes) increasing, resulting in a corresponding decrease in the percentage of units in a scheme that could be affordable whilst keeping schemes viable. A



Court of Appeal ruling in July 2008 (Blyth Valley Council v Persimmon Homes) requires that local development plans take account of the viability of schemes when setting affordable housing requirements. In 2009, the Council commissioned Fordham Research to carry out a study looking specifically at viability, and this research has directly informed the preparation of this policy area.

**7.34** Another factor influencing the delivery of affordable housing in West Lancashire over the past decade has been the restrictive housing policy in place between 2002 and 2010 (Policy DE1 of the West Lancashire Replacement Local Plan 2006). Although WLRLP Policy DE3 requires between 30% and 50% of the units in developments of 10 dwellings and over to be affordable, Policy DE1 restricted opportunities to secure affordable housing as part of market housing developments because it limited where market housing could be developed. Just 33 affordable units were granted planning permission in the Borough as part of market housing developments between 2002 and 2009.

**7.35** Thus, there are a number of challenges when it comes to meeting affordable housing needs in West Lancashire, including the unmet need for affordable housing that will have built up over recent years. The policy below seeks to meet those challenges as far as possible, taking account of the various constraints described above.

### Policy RS2

#### Affordable Housing

Outside of Skelmersdale, affordable and specialist housing will be required as a proportion of new residential developments of 8 or more dwellings, as follows:

<b>Proposed development size (number of units)</b>	<b>Affordable housing requirement (minimum % of units)</b>
8-9	25%
10-14	30%
15 and above	35%

Within residential developments in Skelmersdale town centre, 10% of units will be required to be affordable, in accordance with Policy SP2. Elsewhere in Skelmersdale, no affordable housing will be required for developments of fewer than 15 units, whilst on sites of 15 or more dwellings, 20% of units will be required to be affordable, with up to 30% on greenfield sites on the edge of the built-up area.

The Council will take account of viability when assessing individual schemes. If a level of affordable housing lower than those set out above is proposed for a specific scheme, the Council will expect robust information on viability to be provided by the applicant.



The Council may seek to have such information independently verified in certain cases, with any costs associated with the verification expected to be met by the applicant, before approving a scheme with lower levels of affordable housing than those specified above.

A forthcoming Supplementary Planning Document (SPD) may include a Dynamic Viability Model, which may vary the proportion of affordable housing required on sites from the levels stated above, depending on the viability, costs and expected income of the developments at the time that planning applications are submitted. Similarly, if future Housing Needs Studies indicate a change in the Borough's Housing Need, the SPD may vary the percentage requirements for affordable housing from those specified above.

In accordance with Policies GN1 and RS1, 100% affordable housing schemes to meet an identified local need will be supported in the Borough's non-Green Belt settlements; small scale affordable housing developments (i.e. up to 10 units) may be permitted on non-Green Belt land outside settlements, provided that a sequential site search for sites within settlement areas has been carried out in accordance with Policy GN5; and very limited affordable housing developments (i.e. up to 4 units) may be permitted in the Green Belt, provided that a sequential site search for sites within areas excluded from the Green Belt has been carried out in accordance with Policy GN5.

The precise requirements for tenure, size and type of affordable housing units will be negotiated on a case-by-case basis, having regard to the viability of individual sites and local need. Further details will be set out in the Affordable Housing SPD. The Council will usually expect the following:

- Tenure - the majority of affordable housing provided should comprise social rented units, with the remainder intermediate housing.
- Lifetime Homes - the Council expects all affordable units to be built to Lifetime Homes Standard.
- On / off-site provision - affordable housing should be provided on the development site, unless there are exceptional circumstances which necessitate provision elsewhere. Such off-site provision should be provided in the locality of the development site.

### **Specialist housing for the elderly**

Specialist housing for the elderly will be provided in sustainable locations via specific schemes for elderly accommodation (e.g. Extra Care and Sheltered Accommodation), and through the requirement in Policy RS1 that, in schemes of 15 dwellings or more, 20% of new residential units should be designed specifically as accommodation suitable for the elderly.

### Justification

**7.36** The Council has commissioned a series of studies to comprise its Local Plan evidence base with regard to housing need and demand, affordable housing needs, and the viability of providing affordable housing. Policy RS2 has directly followed the conclusions and / or recommendations of these studies:

- The West Lancashire Housing Market Assessment (2009) was the first of these studies, although some of the conclusions of this study have since been superseded by the conclusions of the studies below, which are based on more recent evidence.
- The Housing Needs Study (2010) highlights different levels of affordable housing need in the different settlements, or Parishes, of West Lancashire, including numbers of dwellings, types and size of dwelling (e.g. house or flat, number of bedrooms), and tenure. It identifies an annual requirement of 214 affordable dwellings in the Borough (which would represent 71% of the annual requirement for all residential development in the Borough) but sets a more balanced and deliverable affordable housing need target of 35% of all dwellings.
- The Affordable Housing Viability Study (2010) shows how the viability of housing schemes varies by settlement, by the types of dwellings being built, and by scheme size. The study concludes that a Borough-wide affordable housing requirement of 35% on all schemes of 3 dwellings or more would be viable. It also recommends an 80% : 20% tenure split between social rented and intermediate housing.

**7.37** The “graded” affordable housing requirement set out in the table in Policy RS2 is considered the most appropriate approach in terms of affordable housing requirements. It is consistent with the findings of the housing needs and viability studies in relation to the requirement for 35% of dwellings to be affordable, although the 35% requirement is applied to a higher threshold than the Viability Study indicated would be possible. This reflects the challenging economic times that the UK currently faces and so seeks to ensure that smaller residential schemes are not made unviable by onerous affordable housing requirements.

**7.38** The studies show that affordable housing in Skelmersdale is not such a pressing issue on account of the large number of relatively low priced properties in the town, but that nevertheless, there is a need for larger affordable dwellings (typically 3 bedroom houses). There is thus a requirement for affordable housing within market housing schemes in Skelmersdale.

**7.39** The requirement to provide affordable housing will apply to incremental developments on sites which would result in the development of 8 dwellings or more (15 dwellings or more in Skelmersdale) on a larger site. An example would be where a large site was divided up into smaller sites and proposals were submitted for 7 dwellings or less on each site on a piecemeal basis.

**7.40** Where exceptional circumstances exist and it is deemed appropriate, off-site provision of affordable housing may be considered as an alternative to on-site provision. In such circumstances, that off-site provision should be provided in the locality, i.e. within the same parish as the development site, or within the same settlement in non-parished areas.

**7.41** Provision of 100% affordable housing schemes, which are usually undertaken by, or in partnership with Registered Providers (RPs), is supported across the Borough, except on Green Belt land. The SHLAA demonstrates that there should be a sufficient range of sites in non-Green Belt areas to accommodate RP schemes across West Lancashire.

**7.42** In line with the BlythValley court ruling, the Council will take account of viability when assessing individual schemes. If a level of affordable housing lower than those set out above is proposed for a specific scheme, the Council will expect robust information on viability to be provided by the applicant. The Council may seek to have such information independently verified in certain cases, with the cost of the verification expected to be met by the applicant.

**7.43** A forthcoming Supplementary Planning Document (SPD) may incorporate a “Dynamic Viability Model” that can be used to calculate the potential viability of schemes under different scenarios relating to the percentage of affordable units required. This model is able to take into account changes to the general economic situation, and will output different values for the maximum amount of affordable housing that could viably be provided on a particular site, depending on when the model is run (i.e. under what economic circumstances). It is anticipated that this Model will be used to periodically review the affordable housing requirements for new development once the SPD is adopted to enable a fair reflection of the economic circumstances at that time.

**7.44** The affordable housing requirements set out in Policy RS2 are based on the evidence contained in the 2010 West Lancashire Housing Needs Study. If future Housing Needs Studies indicate a change in the Borough's housing need, the SPD will be amended if necessary, to alter the percentage requirements for affordable housing from those specified above, reflecting the most up-to-date information available.

**7.45** The Affordable Housing SPD will also provide details on the Council's expectations with regard to tenure split, the proportion of the elderly accommodation (required by Policy RS1) that should be affordable, Lifetime Homes Standards, and on/off site provision. With regard to tenure split, the current preference, based on the 2010 Housing Needs Study, is for 80% social rented housing and 20% intermediate housing. However, a new ‘affordable rent’ tenure was introduced by central government in Spring 2011, whereby rents are set at 80% of the market rent for the locality. The full impact of the introduction of this new tenure will become apparent over coming months, and any necessary variations in the details of the affordable housing policy will be reflected in the SPD.

### What You Said

**7.46** During the Core Strategy Preferred Options consultation in May / June 2011, a variety of views were put forward with regard to affordable housing provision. Developers tended to be of the opinion that the threshold at which affordable housing was required (8 units) was too low, and should be increased to 10 or 15 units, and that the percentage requirements (up to 35%) were too high. Others suggested that the percentage requirement should be raised higher. Two respondents suggested that there should also be a percentage requirement

for elderly persons' accommodation. The flexibility of the policy and the proposed use of the "Dynamic Viability" model were supported. A few respondents were sceptical about whether schemes for 100% affordable housing were deliverable.

### Other Alternatives Considered

**7.47** *Alternative Option 1:* Variation in affordable housing threshold and percentage requirement – Use a different threshold (as low as 3, or take the national average of 15) and different affordable housing requirements (less stringent, or more stringent).

**7.48** *Reason for rejection:* Variations in the threshold and requirement have been explored as part of the preparation of the Local Plan Evidence Base. Whilst a threshold as low as 3 is possible in theory, in practice it is considered that such a stringent threshold would stifle small developments, and thus do little to reduce the shortfall in affordable housing. Conversely, as the majority of recent housing schemes in West Lancashire have been for fewer than 15 units, using a threshold as high as 15 would result in most residential developments not being required to provide any affordable housing, and the potential to secure affordable housing via market housing developments would not be fully realised. It is recognised that affordable housing provision may affect the viability of schemes, especially smaller developments, and thus the viability of individual schemes will be taken into account under Policy RS2.

**7.49** *Alternative Option 2:* Different requirements for different locations – Set different requirements for different settlements across the Borough (i.e. divide the Borough not just into Skelmersdale / elsewhere, but into individual settlements, or groups of small numbers of settlements). Those settlements with the highest house prices would have the highest affordable housing requirements. The threshold could also be varied between settlements.

**7.50** *Reason for rejection:* The set of figures contained in the policy above is considered complicated enough. To add in different tables for different settlements would make this policy over-cumbersome and difficult to understand. A split between Skelmersdale and the rest of the Borough is considered sufficient.

**7.51** *Alternative Option 3:* Allocate / do not allocate sites for affordable housing – In addition to requiring a percentage of market housing developments above a certain threshold to be affordable, allocate sites specifically for 100% affordable housing developments.

**7.52** *Reason for rejection:* It is not considered appropriate to allocate specific sites for 100% affordable housing development in this Local Plan, given the likely (small) size of the sites involved. However, if affordable housing delivery proves difficult in future, the option of allocating specific sites for affordable housing can be explored at a future date.

### Other Local Planning Policy and supporting documents

**7.53** Local documents of relevance include:

- West Lancashire Strategic Housing Land Availability Assessment (SHLAA) 2011 update
- West Lancashire Strategic Housing Market Assessment (SHMA) 2009
- Housing Need and Demand Study 2010

- Affordable Housing Viability Study 2010
- Policy Framework Formulation Document 2010

### 7.3 Provision of Student Accommodation

#### Context

**7.54** The success and growth of the University has brought economic and social benefits to West Lancashire, and to Ormskirk in particular. However, it has also raised a number of issues, mainly related to the accommodation of students within Ormskirk.

**7.55** Whilst many students live on the University campus in purpose-built accommodation, or are mature students living outside the town, there are a significant number of others who live within the residential areas of Ormskirk. The off-campus accommodation in Ormskirk typically consists of rented, often terraced, houses in areas close to the town centre. Over recent years, a significant number of properties have been purchased by landlords, and converted from single family dwellings to 'Houses in Multiple Occupation' (HMOs). These properties were often originally family housing at the cheaper end of the scale, and their being taken out of the residential market has had knock-on implications for affordable housing provision in Ormskirk.

**7.56** In some streets in Ormskirk, the proportion of properties being let to students as HMOs is so high that the character of the area has changed, and in certain cases there have been problems with insufficient parking provision and anti-social behaviour by a minority of students. Whilst the idea of a sustainable mixed community is attractive, too high a proportion of HMOs at a local level has been shown to be undesirable in Ormskirk.

**7.57** Under current planning law, changes of use from a dwelling house to an HMO do not require planning permission. However, local planning authorities are able, if deemed appropriate, to impose an "Article 4 Direction" which would make it necessary to obtain planning permission for changes of use from dwelling houses to HMOs. An Article 4 Direction covering Ormskirk, Aughton and Westhead is intended to take effect in December 2011. This should give the Council some control over the number and distribution of further HMOs in these areas, although it will not affect any HMOs already in place at the time the Direction comes into force.

**7.58** The decision needs to be taken as how best to address the issue of student accommodation. The Council will endeavour to work with the University to ensure that the provision of appropriate accommodation (predominantly on or near the campus) is facilitated for students of Edge Hill, and it is hoped that through joint working between the University, landlords and students on a "code of practice", existing problems associated with student accommodation within residential areas can be addressed.

#### Policy RS3

##### Provision of Student Accommodation

###### a) Purpose-Built Student Accommodation

Proposals for the construction of purpose-built student accommodation will be supported within the University Campus or within any extension of the campus proposed in accordance with Policy EC4, where the need for increased provision of student



accommodation associated with Edge Hill University is demonstrated by evidence. The development of purpose-built student accommodation elsewhere in Ormskirk and Aughton will be restricted, except where:

- i. an over-riding need for such accommodation is demonstrated;
- ii. demand for the conversion of existing dwelling houses to HMOs will be demonstrably reduced; and
- iii. it will not negatively impact the amenity of surrounding uses, especially residential uses.

When assessing the potential impact of purpose-built student accommodation on the amenity of the surrounding areas, the Council will also have regard to the presence of any HMOs in the vicinity.

### b) Houses in Multiple Occupation

When assessing proposals for conversion of a dwelling house to a House in Multiple Occupation (HMO)<sup>(12)</sup>, the Council will have regard to the proportion of existing properties in use as, or with permission to become, an HMO, either in the street as a whole, or within the nearest 60 properties in the same street, whichever is the smaller. Where levels of HMOs reach or exceed the percentages specified in the table below, proposals for further HMOs will not be permitted. The Council will also have regard to any purpose-built student accommodation in the same street, or section of the street.

Category	Max %	Description of street	Streets
Category A	15%	Typically A- and B- classified roads and other important routes in Ormskirk which tend to have the highest levels of traffic and are within easy walking distance from the University.	Aughton Street (section outside Primary Shopping Area), Moor Street (section outside Primary Shopping Area), Park Road, Derby Street West, Knowsley Road, Stanley Street, St. Helens Road, Wigan Road.
Category B	10%	Typically unclassified roads that have relatively high levels of through traffic, and / or roads with a significant amount of	Burscough Road, Burscough Street (section outside Primary Shopping Area), Southport Road (section east of County Road

12 A house in multiple occupation (HMO) is defined as a house or flat occupied by three or more people who rent a property, are not related and share a kitchen, bathroom or toilet. Where between three and six unrelated people who satisfy the criteria of an HMO, live in a property and share one or more basic amenities, the property falls within Class C4 of the Use Classes Order. However, for the purposes of Policy RS3, the definition of HMO may also include any house or flat occupied by seven or more unrelated people who rent the property and share one or more basic amenities. Where the conversion of a dwelling house to rented accommodation for seven or more people requires planning permission, then Policy RS3 will apply.

Category	Max %	Description of street	Streets
		non-residential uses present, within reasonable distance of the University, usually further away than Category A roads.	only), County Road, Derby Street, Green Lane, Hants Lane, Moorgate (section outside Primary Shopping Area), New Court Way, Railway Road (section outside Primary Shopping Area), Ruff Lane.
Category C	5%	All other streets in the Ormskirk area covered by the Article 4 Direction on HMOs (or in any other areas covered by other Article 4 Directions in the future).	-

Figure 7.1 below shows the above streets.

Within the primary shopping area of Ormskirk, as defined on the Proposals Map, a greater proportion than 15% of residential properties above ground floor level will be permitted to function as HMOs, subject to there being no unacceptable impact on the residential amenity of the primary shopping area or on the supply of accommodation for other town centre uses (for example, offices, or storage for ground floor retail units).

When assessing proposals for changes of use to HMOs, regard will be had towards any potential clustering of HMOs and the effects of this on nearby properties.

The Council will not permit the conversion to HMOs of any new housing built in Ormskirk following the adoption of the emerging Local Plan, regardless of its location, and notwithstanding the limits in the above table, other than that created as part of purpose-built student accommodation.

This policy is applicable in conjunction with an Article 4 Direction relating to HMOs and covering Ormskirk and Aughton. If in future years, there is evidence that HMOs are becoming an issue in settlements outside of Ormskirk and Aughton, and Article 4 Directions are implemented to cover such areas, the principles of Policy RS3 will apply to such areas.



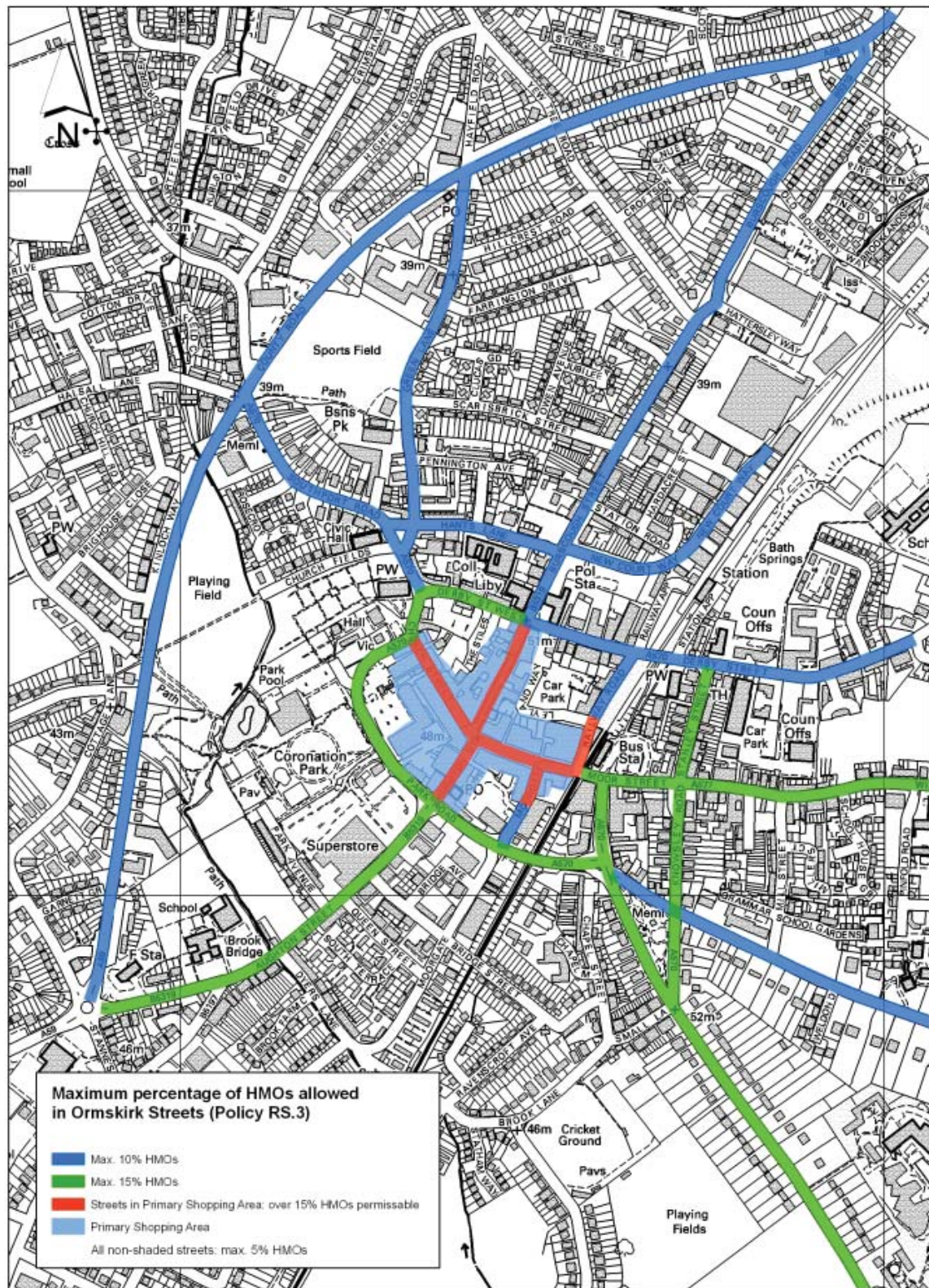


Figure 7.1 HMO percentages in Ormskirk



### Justification

**7.59** The continued success of Edge Hill University is in the interests of the wider community of West Lancashire, with the University delivering overall economic and social benefits to the Borough as a whole. The Council supports in principle the development of the University, and the provision of sufficient and good quality bed spaces for Edge Hill students, whether in hall-type accommodation on the campus (usually occupied by first year students) or in rented accommodation off the campus. However, any development of the University should not have an unacceptable impact, and student numbers should only increase in future if the students can be accommodated satisfactorily within the Borough without causing unacceptable harm to Ormskirk and Aughton or to any other settlement, whether in terms of the impact of students living locally, or students living further afield who commute to and from the University.

**7.60** The provision of purpose-built student accommodation is supported in general terms, although it is important that such accommodation should be sited in the most appropriate areas. As with HMOs, accommodation for significant numbers of students is not considered appropriate in predominantly residential areas. Land at the existing University campus is the most appropriate location for student accommodation, but other locations will be considered, where there are adequate parking arrangements, and good access to the University by means of transport other than the private car.

**7.61** The allocation of land on the campus for student accommodation is raised in Policy EC4. The efficient use of such land will be expected, whilst recognising the need to provide a quality environment on the site. The Council will seek reassurance that any extra student accommodation will not lead to an increase in demand for HMOs in residential areas (for example from students staying in on-campus accommodation in their first year and needing to find off-campus accommodation elsewhere in subsequent years).

**7.62** The Council has had contact over recent years with local residents groups who have highlighted problems associated with the uncontrolled proliferation of HMOs within certain areas of Ormskirk. The most appropriate approach towards HMOs is considered to be to limit the proportion of HMOs within specific streets to a certain percentage, whilst recognising that in some cases the ideal maximum percentage has already been exceeded during the period where it was not possible to control the conversion of dwelling houses to HMOs. Once the percentage limit is reached, no more HMOs will be permitted under this policy.

**7.63** If, in addition to HMOs, there exists any purpose-built student accommodation in the same street (or amongst the nearest 60 residential properties in the street), this will be taken into account when assessing the likely impact of any proposed new HMO. It may be the case that, even if the HMO percentage limit is not exceeded, planning applications for HMOs may be refused if their likely impact, combined with any purpose-built student accommodation nearby, is judged to be unacceptable. The number of occupants in a proposed HMO may also be taken into account when assessing potential impact.

**7.64** Outside the Primary Shopping Area of Ormskirk, an overall limit of 15% for the proportion of HMOs is considered to strike an acceptable balance between the need to accommodate students within Ormskirk, and the need to maintain acceptable levels of residential amenity. The lower limits of 10% and 5% reflect the different characteristics of the streets to which they apply. Busy A-roads and through routes are considered more suitable for HMOs (provided parking can be adequately addressed) than quiet residential

streets with low volumes of traffic, which tend to be better locations for the elderly, or for households with children. Also, the proximity of commercial premises, public houses, and facilities such as primary schools are factors influencing which areas are more appropriate for which types of housing. Given the recognised need for student accommodation in general terms, it is not considered appropriate to completely exclude HMOs in particular streets. The lowest proposed limit of 5% is just one unit in twenty, and any negative effects associated with the conversion of properties to HMOs are likely to be acceptable at such a low density.

**7.65** If all types of unit are considered (commercial, retail, etc.) it could be the case that the actual percentage of HMOs amongst the residential properties in certain streets might be significantly higher than the HMO limit for that type of street, which could lead to unacceptable loss of amenity for residents. Given one of the main objectives of this policy is to protect residential amenity, the units to be considered when calculating percentages of HMOs should be restricted to just the residential units in a particular street.

**7.66** Within the primary shopping area of Ormskirk Town Centre, the environment is predominantly commercial rather than residential. In this area, it should be possible to accommodate a higher proportion of HMOs than 15% (taken as a proportion of residential units) without there being unacceptable effects on the amenity of town centre residents. It is important, however, to ensure that conversion of accommodation to HMOs does not result in any significant loss of space for other appropriate town centre uses, for example offices, or storage for ground floor shop units, that would undermine town centre viability and vitality.

**7.67** New housing is being proposed in Ormskirk in the Local Plan and this will involve the release of Green Belt land. This housing is intended to meet local needs. Therefore, it is considered appropriate to specify that none of this new housing should subsequently be converted to HMOs, otherwise further Green Belt release would be required to meet local needs, especially given that new student accommodation will be provided on an extended Edge Hill University campus (see Policy EC4).

**7.68** This policy is applicable in conjunction with an Article 4 Direction relating to HMOs and covering Ormskirk, Aughton and Westhead. If in future years, there is evidence that HMOs are becoming an issue in settlements outside of Ormskirk, Aughton and Westhead, and Article 4 Directions are implemented to cover such areas, the principles of this policy will apply to such areas. Variations between different streets in other Article 4 areas can be set out in future Supplementary Planning Documents, where necessary.

### What You Said

**7.69** As mentioned above, the Council has had ongoing contact with local residents groups regarding the proliferation of HMOs in Ormskirk. The Council is also in regular liaison with Edge Hill University. Residents groups and the University participated in the consultation on the Core Strategy Preferred Options document, and made a number of representations. There was general support for the limiting of the proportions of HMOs in the Ormskirk area. It was requested that clustering and the number of students in each HMO be taken into account, and that new accommodation on the University Campus should not be used primarily to facilitate an increase in students. Edge Hill University provided clarification with regard to student numbers, and how they expected these to vary with time, as well as explaining how new accommodation on Campus was aimed at meeting current, rather than future accommodation needs.

### Other Alternatives Considered

**7.70** *Alternative Option 1:* No restraint – Allow conversion of properties to HMOs regardless of location or the proportion of properties already in use as HMOs in the surrounding area.

**7.71** *Reason for rejection:* The unrestrained conversion of the (often) cheapest available market housing to HMOs has knock-on effects in terms of affordable housing provision. An uncontrolled number of student properties in an area can in certain cases lead to blight, loss of property value for existing residents, and problems with parking and occasional antisocial behaviour. The Council is aware from discussions with certain residents groups of acute problems in areas where there is already a significant proportion of HMOs.

**7.72** *Alternative Option 2:* Full restraint – Do not allow any more conversions of dwelling houses to HMOs. (It is expected that such an approach would be in tandem with liaison with the University to provide purpose-built student accommodation in suitable locations.)

**7.73** *Reason for rejection:* It is arguable that having a small amount of student accommodation in certain areas helps achieve sustainable mixed communities. Whilst it would be reasonable not to allow any more HMOs in certain streets, there are other streets which could in theory accommodate a small number of HMOs without material harm to the local area. There is a recognised need for student accommodation not just in halls on campus, but also off-campus to meet the varying demand from the student population. In addition, the building of sufficient purpose-built student accommodation would be likely to require significant Green Belt land.

**7.74** *Alternative Option 3:* Setting aside of areas for up to 100% student accommodation – this approach would restrain the conversion of properties to HMOs in most areas, whilst allowing complete streets or neighbourhoods to become HMOs, thus creating “student zones” within Ormskirk.

**7.75** *Reason for rejection:* Whilst this approach has been shown to work in certain University cities, it is not considered appropriate for Ormskirk, which is a smaller town, and does not appear to have residential areas that could be set aside as student areas without detriment to, or significant effect upon, the whole town. There is a danger that a “student area” approach can also lead to “ghettos” which are largely empty during summer holiday time.

### Other Local Planning Policy and supporting documents

- The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010
- West Lancashire Borough Council Article 4 Direction on HMOs in Ormskirk, Aughton and Westhead, December 2011



### 7.4 Provision for Gypsy & Travellers and Travelling Showpeople

#### Context

**7.76** Due to West Lancashire being relatively accessible to most parts of the region by motorway, the area has a history of Gypsies and Travellers and Travelling Showpeople setting up unauthorised sites. This policy seeks to provide a planning framework for delivering authorised sites which will address the established needs of Gypsies and Travellers and Travelling Showpeople within West Lancashire, whilst providing the Council with the necessary powers to take enforcement action against unauthorised sites.

**7.77** There are currently no authorised sites for gypsies and travellers in West Lancashire. However, until recently there were two established unauthorised sites for Gypsies and Travellers located at Pool Hey Lane in Scarisbrick and also White Moss Lane South in Skelmersdale. The site at Skelmersdale became vacant in early 2011. There is also one authorised site for Travelling Showpeople located on land off Liverpool Road North in Burscough.

**7.78** Gypsies and Travellers and Travelling Showpeople are unique to the planning system and have experienced difficulties finding suitable sites and stopping places in recent years. It is understood that Gypsies and Travellers experience the worst health and education status of any disadvantaged group in England. Research has shown a link between the lack of good quality sites and poor health and education. As part of a strong and sustainable community, members of the Gypsy and Traveller community, as well as Travelling Showpeople, should have the same rights and responsibilities as any other member of society.

#### Policy RS4

##### Provision for Gypsy and Traveller and Travelling Showpeople

##### 1. Number of Pitches

In order to meet the established need for Gypsies and Travellers and travelling Showpeople within West Lancashire the following number of pitches/plots should be provided by 2027:

- Up to 21 permanent pitches for Gypsies and Travellers on up to 3 sites
- Up to 14 transit pitches for Gypsies and Travellers on 1 site
- Up to 7 permanent plots for Travelling Showpeople on 1 site

##### 2. Broad Location

These sites should be broadly located as follows:

- Permanent Gypsy and Traveller pitches shall be located close to the M58 corridor and within, or close to, Scarisbrick
- Transit pitches shall be located close to the M58 corridor
- Plots for Travelling Showpeople shall be located within the Burscough area or close to the M58 corridor.

Provision should be made in the above locations only, unless it can be demonstrated that appropriate sites cannot be provided in these locations.

### 3. Criteria

a) Proposals for establishing of Gypsy/Traveller and Travelling Showpeople sites will only be considered if:

- i. The intended occupants must meet the definition of Gypsies and Travellers and Travelling Showpeople as defined within Circular 01/2006 and 04/2007 and any replacement documents
- ii. The site will provide no more than 15 pitches

b) Proposed sites must be located sustainably and must meet the following criteria:

- i. The site must be within 1 mile of a motorway or a Class A road, with the road access onto the site being of a sufficient quality and size to enable access onto and off the site by heavy vehicles such as trailers or static caravans
- ii. The site must be located within 1 mile (or 20 minute walk) of public transport facilities and services in order to access GP's and other health services, education, jobs and training and local services
- iii. The location will not cause a significant nuisance or impact upon the amenity of neighbouring properties
- iv. Proposals for Gypsy and Traveller and Travelling Showpeople sites should be well planned and include soft landscaping and play areas for children where suitable

c) In order to ensure that the health and safety and quality of life of the intended occupants is protected, sites must meet the following:

- i. Sites will avoid contaminated land unless it can be demonstrated that suitable mitigation measures can be delivered
- ii. Sites must be on stable and level land suitable for caravans
- iii. Sites must provide a safe environment for the intended occupants
- iv. Sites must be capable of providing adequate access to all emergency vehicles
- v. Sites will not be considered in areas defined as flood zone 2 or 3 on Environment Agency maps

- vi. Sites must have access to sanitation facilities, a mains water supply and drainage or the applicant must demonstrate that they can be provided
  - vii. Consideration needs to be given to the health and safety of potential residents, particularly that of children. Where there are potential issues (including proximity to tips, electricity pylons, industrial areas etc) individual risk assessments must be carried out
- d) As well as meeting the above criteria, sites for travelling show people will be allowed to accommodate mixed use yards, i.e they can accommodate both caravans and space for storage and equipment.
- e) A transit site will be considered providing it meets the above criteria and does not exceed the number of pitches required by this policy and provided that the applicant can demonstrate that they can and will enforce a suitable time limit on how long pitches are occupied.
- f) Sites will not be considered within the Green Belt unless applicants can demonstrate that there are no other suitable sites within the locality within settlement areas. This must be done by complying with the requirements of the sequential test as per Policy GN5 Sequential Tests.

### Justification

**7.79** This policy is the most likely to provide appropriate sites that will allow Gypsies and Travellers and Travelling Showpeople to maintain their quality of life and give them reasonable access to facilities and services. The preferred option also meets the requirements of Circular 01/2006 and 04/2007 for criteria to be set out in the Local Plan.

### Number of Pitches

**7.80** The figures for new permanent and transit Gypsy and Traveller and Travelling Showpeople provision are based on locally agreed targets. The number of pitches was determined based upon information contained within the Lancashire Sub-Region Gypsy and Traveller Accommodation Assessment (GTAA) published in May 2007, which was prepared as evidence for the now redundant Regional Spatial Strategy Partial Review. The study was prepared for all Lancashire authorities (see Appendix D).

**7.81** Given the experience and patterns of unauthorised sites experienced and the results of the Gypsy and Traveller Accommodation Needs survey it is considered that West Lancashire need to find accommodation for 15 permanent and 10 transit pitches for gypsies and travellers, and 5 plots for travelling showpeople, together with an annual increase of 3% in the level of overall residential pitch provision from 2016.

### Broad Location

**7.82** Three broad areas of search for the location of Gypsy and Traveller and Travelling Showpeople pitches have been identified based upon consultation responses in the Options Paper and also the established need experienced within the Borough. For permanent Gypsy and Traveller pitches two locations have been identified: close to the M58 and Scarisbrick.

**7.83** These locations were chosen because they have both experienced historic demand in relation to unauthorised sites and both have had, until recently, unauthorised sites which have been in place for over 5 years. Both of these locations have also been identified by members of the travelling community who have said that their preference would be to stay in the locality as they have built links within the local community, such as children attending local schools.

**7.84** Although there have been instances of unauthorised sites in other parts of the Borough these have occurred within the last year and so cannot be considered to demonstrate a historic established need within West Lancashire.

**7.85** The M58 also represents a main transport corridor used by Gypsies and Travellers as well as Travelling Showpeople and areas near to the M58 were identified during the options consultation as being an appropriate location for permanent and transit pitch provision.

**7.86** Broad locations for Travelling Showpeople have been identified where West Lancashire has experienced a historic need and also along the M58 corridor, which offers the best transport links. Burscough was chosen because it has one established site with permission which has been used by Travelling Showpeople for over 20 years.

### Criteria

**7.87** There is a requirement within Circulars 01/2006 and 04/2007 that a criteria based policy should be set out within Local Plans. The specific criteria were derived to ensure that when sites are allocated they maintain a suitable quality of life for residents. These sites should provide reasonable access to facilities and services, meet the needs of national guidance and must not cause an adverse impact upon neighbouring uses.

**7.88** The specific criteria contained within the Policy contains a local interpretation of guidance contained within national guidance including both circulars 01/2006 and 04/2007 and also communities and local government guidance on designing traveller sites.

**7.89** Communities and Local Government Guidance 'Designing Gypsy and Traveller Sites- A Good Practise Guide says that ideally sites should consist of a maximum of 15 pitches unless there is clear evidence that a larger site is preferred by the Gypsy and Traveller Community. It recommends that sites with a maximum of 15 pitches is conducive to providing a comfortable site which are easy to manage.

**7.90** Although it is desirable that no sites are located within the Green Belt there is an acceptance that, given the constraints upon available land located within West Lancashire and the failure to deliver any authorised sites so far, there may be no alternative but to have development in Green Belt locations. In order to control and prevent development on Green Belt sites that do not demonstrate exceptional circumstances (i.e that there are no other deliverable sites within non Green Belt locations within the particular locality) a requirement to meet the sequential tests set out in Policy GN5 has been included

### What You Said

**7.91** Debate during the Options consultation mainly centred around whether the Council should consider making the existing pitches permanent, whether new sites for Gypsies and Travellers should be located within settlements or within a Green Belt location off the M58 corridor or whether there are more suitable locations in the Borough.

**7.92** Most people believed that sites should be located within the M58 corridor. There was also support that sites within the Green Belt should be considered.

**7.93** The issue of Travelling Showpeople was not discussed at the issues and options consultation although discussions have taken place with the Showman's Guild which represents Travelling Showpeople. Discussions have suggested that the general location is not important and that an industrial area would be acceptable.

**7.94** During the Preferred Options consultation there was general support for the Council's approach, however this was subject to detailed consideration being given to the criteria for this policy, which have now been included.

**7.95** There was also some concern raised that a criteria based approach should have been included in the Core Strategy to make the policy effective.

### Other Alternatives Considered

**7.96** *Alternative Option 1:* Do not allocate any pitches and do not allocate an assessment policy, relying instead upon general planning policies.

**7.97** *Reason for rejection:* This approach does not meet with national requirements or planning policy and would not ensure that WLBC meet their required need as set out in the Gypsy and Traveller Accommodation Assessment. If the Council cannot meet its current needs it would be failing to meet the requirements of Circular 01/2006.

**7.98** *Alternative Option 2:* Reliance on national advice from Circular 01/2006

**7.99** *Reason for rejection:* This approach would commit the Council to the identification of pitches for Gypsies and Travellers and Travelling Showpeople through a separate DPD. The number of pitches sought would be derived from the results of the Council's evidence base, but would take into account any pitches granted permission in that period. This approach would not contain a criteria based policy but instead the allocation of pitches and determination of planning applications would be solely based on national advice contained within the Circular. There is no guarantee that this approach will deliver the required number of pitches. Although the Circular has been in place for a number of years it has so far failed to deliver any sites in West Lancashire.

### Other Local Planning Policy and supporting documents

- DoE Circular 01/1994 Gypsy sites and Planning
- ODPM Circular 01/2006 'Planning for Gypsy & Traveller Sites'
- DCLG Circular 04/2007 Planning for Travelling Show People
- DCLG: Designing Gypsy and Traveller Sites Good Practice Guide
- 2004 Housing Act

- DCLG: Guidance on managing anti-social behaviour related to Gypsies and Travellers (March 2010)
- North West Regional Spatial Strategy (Sep 2008)
- Submitted Draft North West Plan Partial Review (July 2009)





### Chapter 8 Infrastructure and Services Provision

#### 8.1 Maintaining Vibrant Town and Local Centres

##### Context

**8.1** National policy with regard to planning for retail, leisure and town centres is set out in Planning Policy Statement 4, which is being replaced by the National Planning Policy Framework. The West Lancashire Local Plan will generally rely upon national policy with regard to the promotion and protection of town centres. However, there is one issue in West Lancashire which requires a locally distinctive, more detailed policy, namely the incremental change of units in town and local centres from retail to non-retail uses.

**8.2** At present, Ormskirk Town Centre functions as the primary retail centre for West Lancashire although, hierarchically, Skelmersdale is the highest order centre and is expected to become the primary retail centre in the Borough once the town centre strategic development site has been developed.

**8.3** Ormskirk is distinctive on account of its twice-weekly market, its pedestrianised shopping area, and its good selection of independent shops, a number of which have been in existence for several decades. Ormskirk town centre has managed to 'hold its own' and maintain reasonable levels of vitality and viability in spite of external pressures such as the general leakage of trade out of the Borough, out-of-centre retail developments and the effects of the recession.

**8.4** The purpose of Policy IF1 is to set out the retail hierarchy for the Borough, to define the Primary Shopping Areas of the main town centres, and to maintain and enhance the vitality and viability of town and local centres, by retaining an appropriate percentage of retail uses there, and by encouraging the retention and viability of other recognised town centre uses, such as commercial, leisure and cultural facilities. This policy will work in conjunction with national policy, which seeks to encourage town centre, as opposed to out-of-centre, development.

#### Policy IF1

##### Maintaining Vibrant Town and Local Centres

Retail and other appropriate town centre development will be encouraged in town and local centres, in line with national policy. Retail and other uses normally associated with town centres will be resisted in out-of-centre locations unless a specific need is proven for the proposed development and there is no suitable site within a town or local centre.

The hierarchy of town centres within West Lancashire is as follows:

Level	Settlements in this level
1: Town Centre	Skelmersdale, Ormskirk, Burscough

Level	Settlements in this level
2: Large Village Centre	Tarleton, Hesketh Bank, Up Holland, Banks, Parbold
3: Small Village Centres and Local Centres	All other centres, as defined on the Proposals Map

### Town Centre Hierarchy within West Lancashire

The Proposals Map shows the location of all town, village and local centres, and defines the primary shopping areas of town centres.

Within local centres and the primary shopping areas of town centres, proposals for the change of use from retail (i.e. Class A1 of the Use Classes Order) to other uses will be required to meet the following criteria:

- The proposal, when taken cumulatively with other existing or consented non-retail uses, does not have a detrimental effect upon the vitality and viability of the centre;
- The proposal retains a ground floor shop front with windows and display;
- Any proposed non-A1 use should, wherever possible, have operational hours that include at least a part of traditional opening times (i.e. 9am – 5pm). Uses that involve operational hours in the evening or night should not create inappropriate disturbance to residents or other users of the town centre and surrounding areas;
- There is evidence that the unit has been marketed as a retail unit in accordance with Policy GN4.

At least 70% of ground floor units within each local centre and primary shopping area should remain in Class A1 retail use. A unit within a primary shopping area should only be released from a Class A1 retail use if at least 70% of the units within the immediate area<sup>(13)</sup> and within the centre as a whole are in Class A1 use. The Council will not necessarily take the approach of allowing all proposals for change of use away from A1 until the proportion of units in A1 use drops down to, or below, 70%.

When assessing the effect upon the vitality and viability of the centre (i.e. the town centre primary shopping area or the local centre), the following factors should be taken into account:

- The size (amount of floorspace) of the unit proposed for change from retail to other uses and whether this is significant in relation to the total retail floorspace of the centre as a whole;

13 “Immediate area” is defined as: the local centre as a whole, or, in the case of primary shopping areas, anywhere within a 50m radius of the main entrance of the unit in question, including other streets within the primary shopping area, but excluding land outside the primary shopping area.

- The extent of alternative provision in the centre and in the wider area, including the range of retail units remaining, and their size, type and quality;
- The level of demand for retail units in the centre;
- The nature of the immediate area;
- Whether conversion of the unit in question would cause the proportion of A1 uses to drop to around, or less than, the target (70%) of ground floor units in the immediate area, or in the centre as a whole;
- Any traffic / highways issues that may arise from certain A1 uses, especially in a pedestrianised area such as Ormskirk town centre; and
- Whether the proposed use is a typical town-centre use, and the likely contribution it would make towards the vitality and viability of the centre compared with the original retail unit.

In the case of proposals to bring a Class A1 retail unit that has been vacant for six months back into non-A1 use, the Council will consider whether the loss of inactive A1 floorspace for another active use outweighs any negative impact associated with loss of the A1 floorspace.

### Other uses in Town Centres

Within town centres, a diversity of uses will be encouraged outside the Primary Shopping Area, and above ground floor level within the primary shopping area, in order to maximise centres' vitality and viability, to encourage an evening economy, and to improve safety and security by increasing natural surveillance of the centre. Such uses may include cultural facilities, restaurants and cafés, drinking establishments and nightclubs, financial and professional services, offices and residential uses, student accommodation, as well as uses relating to non-residential institutions and leisure / recreation uses that are appropriate in a town centre.

Office development will be encouraged within or on the edge of the town centres of Skelmersdale, Ormskirk and Burscough, and on sites allocated for Class B1 development. Office uses will be permitted elsewhere within settlements, provided that they comply with other Local Plan policies, they are of a suitable scale, and they do not have an unacceptable impact on their locality, for example in terms of traffic generation. New office developments should be readily accessible by public transport. Proposals for office developments of more than 1,000 m<sup>2</sup> outside town centres should demonstrate that there are no town centre sites that could be developed, in line with Policy GN5 (Sequential Tests). Any proposals for office developments within the Primary Shopping Area will still be subject to the policy above regarding the change of use from retail (Class A1) uses.

### Justification

**8.5** West Lancashire has always “leaked” trade to neighbouring local authority areas. This is due to a number of factors, including the lack of any bespoke retail parks in the Borough and the location of major retail facilities, both town centre and out-of-centre, within easy access of the Borough but outside its boundaries. It is accepted that, although an improvement to West Lancashire’s retail offer will help retain trade and improve the vitality and economy of the Borough, significant leakage of expenditure to larger centres outside West Lancashire is expected to continue.

**8.6** Therefore, Policy IF1 does not seek to address the issue of leakage of trade to other areas, but instead focuses on the protection and enhancement of the vitality and viability of the Borough’s town, village and local centres, because this is considered to be especially important in West Lancashire.

**8.7** The previous Local Plan policy (Policy DE10 of the Replacement West Lancashire Local Plan 2006) (WLRLP) was criteria-based and sought to limit the change of use of units in the primary shopping area of Ormskirk Town Centre from retail (i.e. Class A1 of the Use Classes Order) to other uses. An informal target of having at least 60% of the units within the primary shopping area in retail use was included in an Appendix to the Local Plan. Over recent years, there have been a number of proposals to change the use of town centre retail units to non-A1 uses such as financial services, drinking establishments and hot food take-away premises. The Local Plan policy and target have in practice been less effective than intended in preventing changes of use from retail to other uses in Ormskirk Town Centre.

### Assessing impact on vitality and viability

**8.8** The criteria listed in Policy IF1 have been drawn up in the light of experience in assessing planning applications for change of use away from A1 retail in Ormskirk since the adoption of the 2006 WLRLP. The main purpose of Policy IF1 is to maintain and enhance the vitality and viability of town, village and local centres.

**8.9** The impact resulting from the loss of a retail unit will vary according to:

- The unit's size in relation to the centre (or primary shopping area) as a whole, and the extent of alternative provision in the centre. For example, the loss of the only large unit in a centre would have greater impact than the loss of a more prevalent average-sized unit.
- The level of demand for retail units in the centre. Where there is high demand for retail units, changes away from A1 use should be resisted. Where there is little or no demand for A1 uses, then other economic activity in the town centre could help maintain vitality.
- The nature of the immediate area. It could be the case that in large centres, the centre as a whole is vital and viable, but less vital / viable pockets exist in certain locations.

- Traffic / highways issues that may arise from certain A1 uses. For example, for a take-away type use, there may be issues created by delivery vehicles or customers' vehicles.
- The alternative use proposed. Different uses contribute towards vitality and viability to different extents.

**8.10** Retention of a ground floor shop front helps minimise the impact of changes of use away from retail by maintaining a retail-like “look” in the street, and allowing for easy conversion back to retail in the future if necessary. Having the operating times of non-retail uses coinciding with, or overlapping, the retail uses' operating times will aid vitality and viability by maximising potential footfall during shop opening hours. Marketing should help identify or secure appropriate new occupiers for empty or “relocating” retail units, thereby continuing the retail use of such units.

### Area of Assessment

**8.11** In defining the ‘immediate area’, the most appropriate approach is considered to be “radius-based” (i.e. all units within X metres), the radius being taken from the main door of the unit in question. This would be simple to agree with developers, and would mean that the “alleyways” would not be missed in assessments. Where at least half of a unit lies within the given radius, this unit should be taken into consideration in any calculations.

**8.12** 50 metres is considered the most practical radius to use. Anything smaller (e.g. 30m) may not “capture” many units, whilst larger radii could lead towards the whole primary shopping area being considered, which could defeat the purpose of assessing the “immediate area”.

**8.13** In the case of village and local centres, which tend to be small, the whole centre should be included in the assessment. In the case of any multi-storey shopping centres (e.g. the Concourse, Skelmersdale), the area to be assessed should be restricted to the storey on which the retail unit is located.

### Percentage of units to be in Class A1 use

**8.14** In terms of a ‘target percentage’ of units to be in Class A1 use, the previous target of 60% in Ormskirk is considered to be too low in that although the proportion of units in the primary shopping area (PSA) of Ormskirk has been well above 60% in recent years (West Lancashire Annual Monitoring Report 2010, p53), and the centre is ‘holding its own’, there are localised parts of the PSA where there is a relatively high proportion of units in non-retail use (for example, the eastern end of Moor Street). Setting a target of 60% would in effect allow the conversion of several more retail units away from Class A1 use in Ormskirk, and a likely associated reduction in vitality and viability.

**8.15** By increasing the target to 70%, this policy will still allow for some flexibility and appropriate changes of units in Ormskirk town centre from retail to other uses, but should prevent significant numbers of retail units being lost. A higher target (e.g. 75% or 80%) is considered over-stringent and may lead to more vacant units, rather than vital and viable retail centres.



**8.16** This approach for Ormskirk is also considered appropriate for the rest of West Lancashire. As Skelmersdale is the highest-order settlement according to the hierarchy set out in Policy CS1, its primary shopping area should have at least the same level of protection as Ormskirk's. Burscough is dominated by a food superstore, and the vitality and viability of the small units in its primary shopping area need to be carefully supported. Given the lower number of units in local centres, the change of use of just one unit can have significant impact on the remainder of the centre, and thus the maintenance of a high proportion of units in retail use is important.

### Use Classes Order

**8.17** The target takes account of the current national definition of what constitutes a Class A1 use. If the Use Classes Order is subsequently revised, and the proportion of units in town and local centres defined as retail varies as a result, the target in this policy may be revised accordingly.

### Vacant units

**8.18** The vitality and viability of town centres in general has been affected by the recent difficult economic climate. If proposals involve bringing a vacant unit (formerly Class A1) back into use, the Council will consider whether any negative impact associated the unit lying vacant longer-term (i.e. on account of permission to change use not being granted) outweighs the loss of inactive A1 floorspace for another active use. This would most likely be the case when the unit in question had been vacant for many months and efforts to market it for retail use had proved fruitless. The Council would expect written evidence of the marketing to be provided before granting permission for a change away from retail use (see the criteria above, and Policy DM8), especially where the proportion of units in the centre in question was close to the target for that centre.

### First (and higher) floor properties within centres

**8.19** Promoting the use of premises above ground floor level in town centres and larger local centres for a diverse range of appropriate uses can enhance the vitality and viability of the centres by maintaining activity there, even after the shops have closed in the evening. It is important to ensure that the operation of potential future retailers on the ground floor is not compromised (e.g. by removing storage space).

### Office Uses

**8.20** Office uses are appropriate in or close to town and village centres, and can help contribute towards vitality and viability as workers access local shops and services during their time spent in the centre. Town centres tend to be easily accessible by sustainable forms of transport. Office uses of an appropriate scale will therefore be encouraged in town and village centres.

**8.21** As office uses provide economic benefits, they will also be permitted elsewhere within settlement areas, provided other relevant policies are satisfied. By requiring that they be accessible by public transport, the impact on the area in terms of traffic congestion can be reduced. Limiting schemes to a scale in keeping with the locality should minimise the possibility of negative impacts on neighbouring uses. It is considered unreasonable to require

sequential tests to be undertaken for minor office development (i.e. up to 1,000 m<sup>2</sup> floorspace), but applicants proposing larger developments should demonstrate that they have first considered sites within or adjacent to town centres.

### Operational hours

**8.22** One further consideration is the operational hours of the proposed use. While it is important to keep a range of active uses in town centres at a range of times, it is important that the primary use of a town centre (i.e. shopping) is not undermined by a plethora of units that are closed during the day and only open in the evening, giving the impression during the day that the town centre is under-used. Hence, any proposed non-A1 use should have operational hours that include at least a part of traditional opening times (i.e. 9am – 5pm) wherever possible.

**8.23** Uses that involve operational hours in the evening or night should not create inappropriate disturbance to residents or other users of the town centre and surrounding areas.

### **What You Said**

**8.24** Few comments were made on the Town Centres policy during the Preferred Options consultation. There was general support for the protection and enhancement of Ormskirk and Skelmersdale town centres, and the protection of local facilities and services in rural settlements. One respondent advised that the policy should cover other town centre uses in addition to retail.

### **Other Alternatives Considered**

**8.25** *Alternative Option 1: Different Targets* – Rather than applying the requirement of 70% for every town and local centre, have varying targets, according to the settlement and type of centre.

**8.26** *Reason for rejection:* The imposition of different targets for different areas would make this policy more complicated, and would require a significant amount of evidence to back it up. It is considered that the reasoning provided in the policy justification above with regard to the setting of a target in each place is sound, and that as 70% is judged to work for Ormskirk based on monitoring over recent years, the same target should work in different areas, for the reasons outlined above.

**8.27** *Alternative Option 2: More detailed restrictions on changes of use* – Class A1 includes a wide range of uses: travel agents, hairdressers, funeral directors, sandwich bars, dry cleaners, and internet cafés. Not all of these uses are the same as most people's perception of a traditional "shop" – i.e. where one goes in to buy and carry away a material product. It could possibly be argued that some A1 uses contribute less to town centre vitality and viability than "typical" or independent and specialist convenience and comparison shops. GOAD subdivide Class A1 into more specific categories, and consideration could be given to making Policy IF1 more specific, limiting conversions away from certain GOAD categories. In addition, impose restrictions on the number of charity shops.

**8.28** *Reason for rejection:* It is not clear whether it would be possible in legal terms to have, or to implement, such a policy. It would go beyond the provisions of the Use Classes Order and thus may require an Article 4 Direction or similar legal tool. It would be very complicated to compile sufficiently robust evidence to determine appropriate targets for each centre, and the monitoring and application of the policy would be very time-consuming.

### Relevant supporting documents

- West Lancashire Retail Study Update 2011
- West Lancashire Annual Monitoring Reports

## 8.2 Enhancing Sustainable Transport Choice

### Context

**8.29** West Lancashire is a two tier authority with Lancashire County Council being responsible for transport. The current Local 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.

**8.30** 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:

- 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.

**8.31** 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 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. National parking standards are contained within Planning Policy Guidance Note 13: Transport (PPG13). However, as with the RSS, this guidance does not cover every type of development. The NPPF will replace this and doesn't set policy standards. Therefore there is a need for locally derived targets that are comprehensive and locally specific.

### Policy IF2

#### Enhancing Sustainable Transport Choice

##### 1) Transport Infrastructure

a) In order to secure the long term future and viability of the Borough, and to allow for the increased movement of people and goods expected, the Council will work with neighbouring authorities and transport providers to improve accessibility across the Borough, improve safety and quality of life for residents and reduce the Borough's carbon footprint. Over the Local Plan period the Council will seek to:

- i. improve community health and well-being by providing alternative means of transport such as walking and cycling. This should be achieved through the provision of additional footpaths and cycleways (including towpaths) where appropriate;
- ii. reducing the environmental impact of transport through suitable mitigation and design;
- iii. reduce transport emissions such as carbon dioxide and other greenhouse gases by encouraging greater usage of public transport facilities;
- iv. reduce congestion in the Borough's key service centres to promote competitiveness, with particular reference to Burscough and Ormskirk;
- v. preparing and actively promoting travel plans for all new developments, including both employment and residential in accordance with DfT guidance on transport assessments; and
- vi. improve public transport to rural parts of the Borough and where appropriate support and implement innovative rural transport initiatives and support the shift towards new technologies and fuels by promoting low carbon travel choices and encouraging the development of ultra low carbon / electric vehicles and associated infrastructure.

b) The Council will support the delivery of and not allow development which could prejudice the delivery of the following schemes:

- i. the proposed A570 Ormskirk bypass;
- ii. a new rail station in Skelmersdale including new track, and electrification of existing track, as appropriate;
- iii. an appropriate rail link made between the Ormskirk-Preston line and Southport-Wigan line;
- iv. electrification of the railway line between Ormskirk and Burscough;
- v. the remodelling of the bus station at Ormskirk, providing improved linkages with Ormskirk railway station;

- vi. a new bus station for Skelmersdale town centre;
- vii. improved cycle linkages between Ormskirk and Burscough;
- viii. improved car park management within Ormskirk;
- ix. the provision of 3 linear parks between Ormskirk and Skelmersdale, Tarleton and Hesketh Bank and along the former railway line at Banks;
- x. any potential park and ride schemes associated with public transport connections;
- xi. any potential green travel improvements associated with access to the EdgeHillUniversity campus on St Helens Road, Ormskirk; and
- xii. use of the land at the railway pad at the West Quarry, AppleyBridge for a small-scale rail facility.

c) Developments 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 Network Rail.

### 2) Parking Standards

#### a) Residential Development

Proposals for residential development will be required to meet the following standards for car parking provision:

<i>Type of development</i>	<i>Number of parking spaces (per dwelling)</i>	<i>Cycle Parking Provision (in developments with communal parking only)</i>	<i>Disabled Parking Provision (in developments with communal parking only)</i>
Dwellings with 1 bedroom	1	1 communal space per 5 dwellings	1 space per 10 dwellings
Dwellings with 2-3 bedrooms	2	1 communal space per 5 dwellings	1 space per 10 dwellings
Dwellings with 4+bedrooms	3	1 communal space per 5 dwellings	1 space per 10 dwellings

#### b) Non-Residential Development

Parking standards for non-residential developments are set out within Appendix F.

The Council will support development which seeks to encourage the use of public transport. Locations that are considered more sustainable and well served by public transport by the Council may be considered appropriate for reduced levels of parking provision.

Proposals for provision above or below the recommended parking standards will be supported by evidence detailing the local circumstances that justify a deviation from the policy. These local circumstances will include:

- i. The location of the development – urban / rural, within walking or easy cycling distance of a range of services and facilities;
- ii. The proposed use;
- iii. Levels of local parking provision, and any local parking congestion issues;
- iv. The distance to public transport facilities, and the quality (frequency / reliability / connection to main routes or interchanges) of the public transport provision in question;
- v. The quality of provision for cyclists: cycle parking, dedicated cycling facilities, access points to site, quality of design and provision;
- vi. The quality of provision for pedestrians; and
- vii. Evidence of local parking congestion.

Consideration will be given to allowing proposed developments to share car parking spaces where these joint developments have communal car parks and where it can be demonstrated that the different uses have peaks of usage that do not coincide.

### **3) Electric Vehicle Recharging Points and Reducing Transport Emissions**

In addition to the above, developments will also be required to provide Electric Vehicle Recharging (EVR) points and a Low Emissions Strategy statement.

Where a Transport Assessment, a Transport Statement or a Travel Plan is required (as advised in PPG 13 and LTP3), a Low Emission Strategy statement should be integrated within this work, explaining actions for carbon reductions and reductions in toxic air pollutant emissions. This requirement will mostly apply to larger developments.

In order to support the development of the LES statement, information on the types of mitigation measures and low emission technologies and a national toolkit will be available online to guide applicants in the future (<http://www.lowemissionsstrategies.org>). This will help assess the amount of transport emissions resulting from the proposed development. Developers will be able to assess the costs, effects and benefits from adopting low emission fuels, technologies and infrastructure



EVRs will be required for all types of new developments that require parking provision. The minimum provision of parking bays and charging points for Electric Vehicles in new developments will be as follows:

All dwelling houses with at least one off-street parking space or garage space integral to the curtilage of the property:	One charging point per house.
All residential properties served by communal parking areas for the use of those properties only:	At least one or 10% (whichever is the greater) of parking spaces must be marked out for use by electric vehicles only, together with an adequate charging infrastructure and cabling for each marked bay
All other development:	At least one or 10% (whichever is the greater) of parking spaces must be marked out for use by electric vehicles only, together with an adequate charging infrastructure and cabling for each marked bay

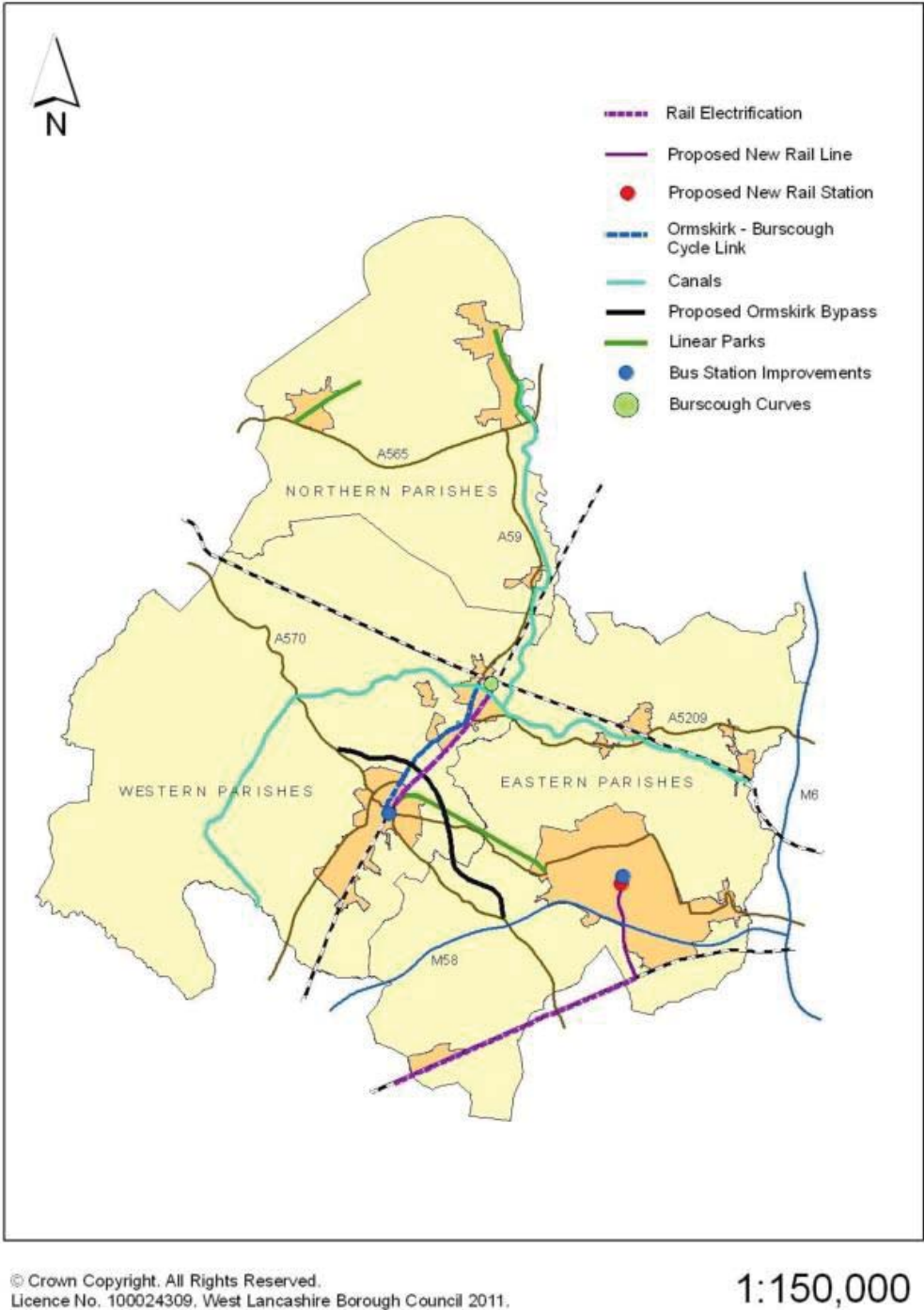


Figure 8.1 Enhancing Sustainable Transport Choice

### Justification

**8.32** Policy IF2 has been set out to ensure that the future transport requirements of the Borough are met and that the correct parking standards are in place. This policy seeks to enhance and preserve the existing transport infrastructure whilst looking to improve where provision is lacking. The policy also seeks to improve sustainable forms of transport to reduce carbon emissions.

### Transport Infrastructure

**8.33** The road network in Ormskirk suffers from major problems of congestion caused by traffic running from the M58 along the A570 and through to Southport. The level of congestion reduces the level of safety for local residents and also makes air quality worse. The Council believe that the proposed A570 bypass is a priority scheme and is the Council's preferred option to take through-traffic out of Ormskirk, therefore, reducing congestion in the town centre and speeding up journey times between the M58 and Southport. However, it is recognised this project may not be affordable during the plan period.

**8.34** Skelmersdale is identified as a regeneration priority area and in order to support regeneration both socially and economically it is essential that the public transport system is improved. Although the town is well served by road links the current public transport links in the town are poor. Skelmersdale is the second largest town in the North West after Leigh to have no direct access to a railway station. The proposed rail station would provide direct access to Liverpool and Wigan, providing access to jobs, education and training as well as higher order retail and cultural facilities.

**8.35** 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 the Burscough Curves and electrification 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 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.

**8.36** Ormskirk bus station is currently outdated and lacks modern facilities. In addition, the bus station suffers poor links with Ormskirk rail station due to overgrown embankments creating negative perceptions such as a fear of crime which prevents usage. The Council considers that improvement to these facilities would encourage greater usage, ultimately leading to reduced congestion.

**8.37** The Council believe that improvements to the transport network are essential in helping to deliver local objectives as well as sub regionally important projects such as Skelmersdale Vision.

**8.38** There are many opportunities within West Lancashire to improve the provision for cyclists and pedestrians, including Linear Parks along the disused railway line linking Ormskirk and Skelmersdale, along the banks of the River Douglas between Hesketh Bank and Tarleton and along the former railway line in Banks.

**8.39** Government policy requires transport assessments to be prepared in relation to proposals that could have a significant transport impact. For major developments the assessment must look at the accessibility of the site by all modes of transport and include the likely modal split of journeys. It should also give details of the proposed alternative means of transport for example measures to improve accessibility by public transport, walking and cycling and to reduce the need for parking. For smaller schemes the plan should simply outline the transport impacts of the development. This Policy approach will make a contribution to meeting the priorities of the sustainable communities' strategy with emphasis on safety, economic performance, environmental sustainability and health and wellbeing.

**8.40** The Climate Change Act 2008 commits the UK to an 80% reduction in carbon emissions by 2050 with an immediate target of 34% reduction by 2020. In order to help meet this target West Lancashire Borough Council has an obligation to reduce carbon emissions caused by transport. Policy IF2 seeks to address the transport carbon footprint by encouraging public transport use, improved transport facilities, low carbon transport infrastructure and walking and cycling where possible.

### Car Parking Standards

**8.41** As government policy requires that local authorities set their own car parking standards a comprehensive and locally-specific set of parking standards is required in the emerging Local Plan for West Lancashire, that will best deal with the Borough's specific parking-related issues. Given some of the specific parking problems experienced in parts of West Lancashire in recent years this approach is welcomed.

**8.42** The Council believes that providing the right parking facilities in the right place can have major impacts upon an area. Some of the benefits include helping to promote the vitality and viability of town centres, attracting businesses to an area, and reducing congestion. On-street parking can add to congestion by hindering traffic movement, and can present a potential danger for pedestrians, cyclists and other road users; therefore the provision of off-street parking is usually desirable. The limiting of (free) parking spaces can be used as a means to encourage a shift towards more sustainable forms of transport, although such restrictions usually need to be applied at a regional level to work successfully. Thus a second issue is finding a balance between providing adequate levels of parking, and helping encourage a modal shift towards more sustainable forms of transport.

**8.43** In March 2010 an Examination in Public took place into the Partial Review of the RSS, which contained proposed changes to the car parking standards in RSS Policy TR2. The proposed changes were largely agreed across authorities (including those in Lancashire). The EIP Panel Report, published in response to a Freedom of Information request, recommended amongst other things that local circumstances be taken into account when setting local parking standards.

**8.44** This policy has been set to utilise the recommendations as set out in the draft RSS Partial Review. These standards were largely agreed across Lancashire and the Council only had a few minor modifications which were felt necessary to take account local circumstances. These changes include not reducing the Higher and Further Education Establishment requirements from 1 space per 15 students (as recommended in the submitted

draft for the partial review) to 1 space per 10 students. In addition, parking standards were added for University halls of residence. Given the presence of Edge Hill University, a specific criterion was felt necessary to cater for its needs.

**8.45** West Lancashire is committed to reducing carbon emissions and, in particular, to reducing emissions caused through transport. As well as seeking to encourage walking and cycling the Council is committed to introducing electric vehicle recharging points so that low carbon travel can become a reality.

**8.46** The Council supports 'Access for All' and both PPG13 and the NPPF places a requirement upon Local Authorities to seek to provide suitable parking provision for disabled people. As such this policy area will address provision of parking for disabled drivers, as well as cyclists.

### Electric Vehicle Recharging Points and Reducing Transport Emissions

**8.47** The Council believes that a Low Emissions Strategy Statement can provide a package of measures to help mitigate the transport impacts of development by encouraging the accelerated uptake of cleaner fuels and technologies in and around a development. It is believed that they can complement other design and mitigation options, such as travel planning.

**8.48** The introduction of Electric Vehicle Recharging points is seen as an important and deliverable way of reducing transport emissions. Road transport is the third biggest source of carbon emissions nationally. Although there are different types of low emissions vehicles on the road electric vehicles have several advantages, these include:

- As they run off batteries and electric motors they produce no vehicle exhaust or carbon emissions at the point of use.
- They use energy in a far more efficient way than standard engines
- Electric vehicles have the potential to be zero-emission vehicles' if powered by renewable electricity, and create almost no noise.

**8.49** Through the delivery of EVR points the Council is ensuring that West Lancashire will be in a position to take full advantage of this new technology by having a modern fit for purpose transport infrastructure. EVR points are being rolled out across the North West region and the Country as a whole and in most cases a domestic 13a socket fixed to an internal/external wall should cost less than £100 (based on 2011 prices).

### **What you said**

**8.50** During the Preferred Options consultation respondents highlighted that there was a sense of social exclusion in many of the rural areas due to a lack of public transport and also that there is a lack of public transport in Skelmersdale, reducing access to jobs. Respondents believed that transport improvements could help deliver new employment areas and link communities to these opportunities. This policy seeks to address all of the concerns highlighted.



**8.51** During the Core Strategy Options consultation, we did not ask any specific questions regarding parking standards; however we did ask questions relating to Edge Hill and the specific issues that parking at the university causes in and around Ormskirk. We also asked for people's opinions on whether they support sustainable forms of transport.

**8.52** There were varying views with regards to Edge Hill but it was apparent that parking at the University was a particular issue. Many residents said that parking at student homes was a cause of concern and that more students should travel to the University via public transport. In the whole residents supported the use of greater forms of sustainable transport.

**8.53** This policy has sought to address all of the concerns.

### Other Alternatives Considered

**8.54** *Alternative Option 1:* Rely upon policies contained within the Joint Local Transport Plan.

**8.55** *Reason for rejection:* Although the Council does provide input into Local Transport Plans the plans are strategic documents which take a long term strategic view. Reliance upon this option would not allow West Lancashire Borough Council to use the LTP in a way which works best for the Council. As Local Transport Plans are strategic documents they do not contain guidance which can be used on a development management basis to guide development. Also the LTP contains no guidance with regards to parking standards.

**8.56** *Alternative Option 2:* Rely upon national advice and policies.

**8.57** *Reason for rejection:* This option would see future development guided by policies contained within national guidance. Whilst this guidance is relevant it does not account for regional and local issues and would not allow for variations in national policy that may not be in accordance with the Council's spatial and strategic objectives. This approach would also not give the Council the flexibility to protect land for local schemes. With regards to parking standards there is a gap in the national guidance and local issues are not taken into account. In addition the NPPF will reduce detail contained within PPG13.

**8.58** *Alternative Option 3:* Adopt minimum parking standards - this option would ensure that a development has at least a minimum amount of parking spaces with no maximum level set.

**8.59** *Reason for rejection:* Although this approach would allow for developers to go above and beyond the minimum level set, and should help reduce off street parking, it would also be unsustainable in that it encourages use of the car and would therefore be contradictory to the requirements of PPS1: Delivering Sustainable Development. Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4) advises that local planning authorities should set maximum parking standards ensuring alignment with policies in the Local Transport Plan (LTP3).

**8.60** *Alternative Option 4:* Adopt maximum parking standards as recommended in PPG13 - PPG13 Annex D formerly set out maximum parking standards for non-residential development. Although this approach does have some merit, providing clear coherent guidance which would be consistent with that of other authorities,



**8.61** *Reason for rejection:* This approach would not provide the Council with the flexibility to make changes to account for local circumstances. In some cases, maximum parking standards are too restrictive and there may be instances where it would be desirable to see additional parking spaces provided. In January 2011, following the government's Localism Agenda, PPG13 Annex D was amended and the requirement for local planning authorities to set out and apply maximum car parking standards for residential development was removed.

**8.62** National research carried out for CABI has demonstrated that designs for residential development should adopt a realistic approach to average levels of car ownership. Attempts to restrict car ownership previously in order to promote more sustainable forms of transport have largely proved unsuccessful and levels of car ownership have not fallen. As a result, problems of off street parking, congestion, conversion of front gardens and difficulties for pedestrians have occurred.

**8.63** *Alternative Option 5:* Adopt a flexible approach - as argued above, in seeking to provide enough car parking spaces for all users of new developments, minimum parking standards would have been too accommodating and may have resulted in less willingness for the Borough's residents, employees and visitors to use public transport.

**8.64** *Reason for rejection:* Whilst such a policy may be appropriate in more rural, isolated areas, it would be inappropriate in areas which have a good public transport network. Conversely, maximum standards are inappropriate in certain cases. Therefore a flexible approach is considered most appropriate, whereby maximum standards are generally applied, but there is scope for these standards being exceeded where necessary.

**8.65** *Alternative Option 6:* Use the standards set out in the Joint Lancashire Structure Plan - this approach would see the Council using the existing standards contained within the Joint Lancashire Structure Plan.

**8.66** *Reason for rejection:* The standards set out in the Joint Lancashire Structure Plan were adopted in March 2005 and are seen as being largely out of date. PPG13 no longer has maximum parking requirements and some of the parking standards have been superseded by amendments to PPG13 Annex D. As it is important to ensure a consistent approach when it comes to parking standards, using the standards of the Joint Lancashire Structure Plan is not seen as being appropriate.

### Other Local Planning Policy and supporting documents

- Joint Lancashire Local Transport Plan 3
- Joint Lancashire Structure Plan SPG 'access and parking' (March 2005)
- DCLG (ODPM) Planning Policy Guidance 13 Transport
- The Transport Act 2000
- The Climate Change Act 2008 Merseyside Route
- Utilisation Strategy 2009

- Regional Spatial Strategy
- Regional Spatial Strategy Submitted Draft

### 8.3 Service Accessibility and Infrastructure for Growth

#### Context

**8.67** A vital element of sustainable development is the provision and delivery of local services and infrastructure. Development should be directed toward those settlements that have a good range of existing services and infrastructure before considering settlement areas where there are deficits requiring investment and improvement.

**8.68** The Council has produced an Infrastructure Delivery Plan (IDP) to ensure that the existing infrastructure capacity in West Lancashire is fully understood, where the gaps currently exist and what will be required in order to support delivery of the Borough's development needs to 2027. Infrastructure now has a much broader definition and includes physical, social/community infrastructure and environmental/green infrastructure.

**8.69** West Lancashire has both assets and issues in relation to infrastructure capacity and these must be enhanced and resolved through development. One of the key issues in the Borough is drainage of waste water. Waste water treatment facilities serving Burscough, Rufford, Scarisbrick and much of Ormskirk are currently close to capacity in terms of environmental limits. This means that the treatment of additional waste water generated by new development cannot be managed at the existing treatment plant and will require a solution to be delivered by the utility provider who is the statutory undertaker.

**8.70** Whilst it is important for West Lancashire to make the most efficient use of infrastructure, it is essential that improvements, such as telecommunications and broadband to serve growing businesses, are identified and that the Local Plan assists in making these improvements happen.

#### Policy IF3

##### Service Accessibility and Infrastructure for Growth

Development will be required to provide essential site service and communications infrastructure and demonstrate that it will support infrastructure requirements as set out in the Infrastructure Delivery Plan

In order for West Lancashire to protect and create sustainable places for communities to enjoy, proposals for development should:

- i. make the most of existing infrastructure by focusing on sustainable locations with the best infrastructure capacity;

- ii. ensure no negative impacts or depletion to the quality of the existing infrastructure as a result of new development;
- iii. where appropriate, contribute towards improvements to existing infrastructure and provision of new infrastructure, as required to support the needs of the development;
- iv. where appropriate, demonstrate how access to services will be achieved by means other than the car; and
- 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) of the development.

New development proposed in the areas of Ormskirk, Burscough, Rufford and Scarisbrick that are affected by limitations on waste water treatment, must be phased to ensure delivery of the development coincides with the delivery of an appropriate solution which meets the standards of the Council, the Undertaker and the Regulators.

The Council will support the delivery of broadband and communications technology to all parts of the Borough and will encourage and facilitate its use in line with national policy.

### Community Facilities

Development proposals for new public facilities and services should be co-located where possible, creating “community hubs” and providing a range of services in one sustainable and accessible location. Where new facilities are required independent of new development, they should be located in the most accessible location available.

The loss of any community facilities such as (but not limited too) pubs, post offices, community centres and open space will be resisted unless it can be demonstrated that the facility is no longer needed, or can be relocated elsewhere that is equally accessible by the community.

### **Justification**

**8.71** One of the most effective ways of tackling climate change is by supporting and creating sustainable communities. Dispersing services and work places over large areas makes them difficult to serve with public transport or on foot or cycle. In addition, the rural nature of West Lancashire means that isolation to services can be common and is a particular concern which requires consideration through the Local Plan

**8.72** Planning for infrastructure provision in West Lancashire is an ongoing process through the development of the Infrastructure Delivery Plan (IDP) and partnership working with stakeholders. The IDP will form the basis for identifying infrastructure requirements needed to support development and will focus on, but is not limited too:

- Utilities and Waste – water supply, foul water sewerage, waste and recycling, energy generation, telecommunications and broadband;
- Transport – highway, rail, bus, canal and cycle network;
- Social and Community – hospital, GP, dentist, children’s centres, schools, further education, emergency services, libraries, youth centres, leisure centres, community halls, local convenience shop, theatres, public realm, public house; and
- Green Infrastructure – waterways, parks, natural and semi natural spaces, outdoor sports facilities, allotments, play areas, corridors/footpaths.

**8.73** In ensuring West Lancashire’s infrastructure capacity is maximised, development should, in the first instance, be located where there is existing infrastructure capacity. Where infrastructure deficiencies exist, the Council is committed to achieving a consistent and co-ordinated approach to providing new or improved infrastructure through partnership working. The work with partners will involve other delivery bodies, authorities, developers and other agencies and will be documented in the IDP.

**8.74** West Lancashire Borough Council will use its role to support and facilitate infrastructure provision by taking actions such as pro-active involvement in the development management process and the establishment of an Infrastructure Delivery Group within the Local Strategic Partnership to ensure the Sustainable Community Strategy (SCS) is at the heart of development. .

**8.75** The most significant infrastructure issues for the Borough are traffic and transport and waste water treatment capacity which affects most of Ormskirk, Burscough, Rufford and parts of Scarisbrick.

**8.76** Policy IF2 sets out how the Council will begin to tackle the issues relating to traffic and transport. However, the delivery of a solution to resolve the waste water treatment capacity issue is the responsibility of United Utilities. As the statutory undertaker, United Utilities will be required to resolve this issue and provide adequate sewerage to meet the needs of customers and support development growth. The Council has an established working relationship with United Utilities and will continue to work with them in order to support the delivery of a suitable resolution in an acceptable timescale.

### What You Said

**8.77** During the Core Strategy Preferred Options Paper Consultation, many respondents supported the approach to protection and enhancement of all types of infrastructure requirements. There was a great deal of concern regarding existing infrastructure pressures and deficiencies which have resulted through the organic growth of development in previous years across the Borough and in particular, Ormskirk and Burscough and the Northern Parishes. It is hoped that a policy to manage the impact of all development on infrastructure will begin to address this pattern.

### Other Alternatives Considered

**8.78** *Alternative Option 1:* A reactive approach to infrastructure delivery which relies upon a case-by-case assessment of development to secure infrastructure improvements was considered inappropriate.

**8.79** *Reason for rejection:* This approach is symptomatic of the way infrastructure has been managed historically and lacks the strategic overview which would ensure gaps do not appear in the infrastructure fabric of the Borough. It would also be unsound in relation to the delivery of the Local Plan.

## 8.4 Developer Contributions

### Context

**8.80** Co-ordination and funding of the delivery of new infrastructure and infrastructure improvements is necessary to ensure that development does not place an unacceptable strain upon existing infrastructure and communities. This will be achieved through the development and regular monitoring of the Infrastructure Delivery Plan (IDP) which will sit alongside and informs the Local Plan. The IDP identifies what infrastructure will be required and when it should be delivered. Where it is possible, costs and funding for delivery of the infrastructure is identified along with the lead and partner delivery authorities.

**8.81** Whilst some of the cost of such infrastructure will be borne by the public and third sectors, equally some of it must be delivered by the developer. Furthermore, it is likely that not all infrastructure identified as necessary will have allocated funding and it will be necessary for development to contribute to the delivery of this infrastructure and assist in plugging the funding gap.

### Policy IF4

#### Developer Contributions

New development will be expected to contribute to mitigating its impact on infrastructure, services and the environment and to contribute to the requirements of the community. This may be secured as a planning obligation through a Section 106 agreement, where the development would otherwise be unacceptable and through the Community Infrastructure Levy (CIL), at such a time when the Council has prepared a Charging Schedule.

The types of infrastructure that developments may be required to provide contributions for include but are not limited to:

- i. Utilities and Waste (where the provision does not fall within the utility providers legislative obligations);
- ii. Flood prevention and sustainable drainage measures;

- iii. Transport (highway, rail, bus and cycle / footpath network, canal and any associated facilities);
- iv. Community Infrastructure (such as health, education, libraries, public realm);
- v. Green Infrastructure (such as outdoor sports facilities, open space, parks, allotments, play areas, enhancing and conserving biodiversity);
- vi. Climate change and energy initiatives through allowable solutions;
- vii. Affordable housing; and
- viii. Skelmersdale Town Centre Regeneration.

Where appropriate, the Council will permit developers to provide the necessary infrastructure themselves as part of their development proposals, rather than making financial contributions.

### Justification

**8.82** All development, regardless of size and scale, places additional demands on services and facilities, impacting on their ability to meet the needs of the community. The Community Infrastructure Levy (CIL) will create a system which would pass the cost of infrastructure improvements pro rata onto those developments above the 100sqm threshold and of a type that it has been found to be viable to charge CIL to. This would allow the Council greater autonomy over expenditure to ensure strategic infrastructure aims are met along with localised issues.

**8.83** CIL was introduced in the Planning Act 2008 (Part 11) and, from 6<sup>th</sup> April 2010, regulations were passed that enable local planning authorities to apply CIL on new developments in their areas. The Localism Bill has confirmed the role of CIL in securing developer contributions and has increased the flexibility of the CIL framework. The Council is investigating the preparation of a CIL Charging Schedule and will shortly be undertaking a viability assessment to inform this process.

**8.84** The introduction of a CIL charging schedule will not remove the requirement for Section 106 planning obligations which will remain to be used in accordance with the tests set out within the CIL regulations. Planning obligations are a key delivery tool in providing the opportunity to secure financial contributions which will mitigate against the localised impacts of development which would otherwise render the proposal unacceptable in planning terms.

**8.85** The Infrastructure Delivery Plan identifies particular issues in relation to infrastructure requirements within the Borough to support the Local Plan and ensure delivery of sustainable communities and economic growth. The CIL and Section 106 agreements will be vital in supporting the delivery of infrastructure along with other streams of funding. In particular



transport improvements are key to securing sustainable growth in Skelmersdale and creating the means for people to live and work in Skelmersdale and to access the wider area and region.

**8.86** Policy IF4 is the delivery mechanism required to deliver the necessary contributions to support Policies RS2: Affordable and Specialist Housing, IF2: Enabling Sustainable Transport Choice, IF3: Service Accessibility and Infrastructure for Growth, EN1: Low Carbon Development and Energy Infrastructure, EN2: Preserving and Enhancing West Lancashire's Natural Environment, EN3: Provision of Green Infrastructure and Open Recreation Space and EN4: Preserving and Enhancing West Lancashire's Built Environment.

### What You Said

**8.87** Feedback from the previous round of consultation on the Core Strategy Preferred Options Paper identified a need for a fair and reasonable approach to developer contributions which was in line with the latest regulations governing CIL and Section 106 Planning Obligations. The feedback also suggested it was unreasonable to seek lower contributions within Skelmersdale as this is the settlement with some of the greatest infrastructure needs, particularly transport and community infrastructure. Any reduction should be viability evidenced.

### Other Alternatives Considered

**8.88** *Alternative Option 1:* Continue to collect contributions on an ad hoc basis through Section 106 agreements only and do not implement CIL.

**8.89** *Reason for rejection:* Choosing not to implement CIL is not the preferred option as relying on Section 106 Planning Obligations alone could seriously limit the ability of the Council to plan for and deliver strategic infrastructure in the Borough.

### Other Local Planning Policy and supporting documents

**8.90** The function of planning obligations is embedded within many national planning policies, but, in particular, the following Planning Policy Statements (PPS) are most relevant in relation to financial contributions:

- The Planning Act 2008 (Part 11)
- The Community Infrastructure Levy Regulations 2010
- The Community Infrastructure Levy (Amendment) Regulations 2011-10-21
- The Localism Bill (Chapter 2 Community Infrastructure Levy)
- ODPM Circular 05/2005: Planning Obligations

**8.91** There is currently also a West Lancashire Supplementary Planning Document (SPD) entitled Open Space and Recreation Provision in New Residential Developments SPD, which addresses developer contributions from residential developments towards Public Open Space.

## Chapter 9 Sustaining the Borough's Environment and Addressing Climate Change

### 9.1 Low Carbon Development and Energy Infrastructure

#### Context

**9.1** The planning system has a key role to play in delivering targets for low and zero carbon development in the UK in order to work towards energy security and assist in mitigating the causes of climate change through reducing greenhouse gas emissions. New development in West Lancashire will have regard to the principles set out within Policy EN1 in order to assist in meeting the national targets to reduce carbon dioxide (CO<sub>2</sub>) emissions by 34% on 1990 levels by 2020 and to achieve 15% of our energy consumption from renewable sources by 2020.

**9.2** In order to mitigate the impacts of climate change, compliance with the energy hierarchy is essential and as such the climate change agenda cuts across several of the Local Plan Policies:

- **Be lean:** or reduce in terms of using less energy through good design incorporating solutions such as natural lighting and ventilation and passive heating and cooling;
- **Be clean:** or reuse in terms of supplying energy efficiently through improved insulation or by sourcing energy through a decentralised network such as community energy network or a district heating network; and
- **Be green:** or recycle in order to reduce CO<sub>2</sub> emissions by using renewable energy techniques.

#### Policy EN1

##### Low Carbon Development and Energy Infrastructure

##### 1. Low Carbon Design

The Council will mitigate against and adapt to climate change by requiring all development to:

- achieve the Code for Sustainable Homes Level 3 as a minimum standard for new residential development and conversions, rising to Level 4 and Level 6 in line with the increases to Part L of the Building Regulations;
- achieve the BREEAM 'very good' standard as a minimum for new commercial buildings of more than 1000m<sup>2</sup>, rising to 'excellent' and "zero carbon" in line with the increases to Part L of the Building Regulations;

- iii. contribute financially to a Community Energy Fund, such as the Council's Community Energy Fund, through 'Allowable Solutions', for all new residential development, when carbon compliance cannot be achieved on site in line with the final Part L building regulation increase (expected 2016);
- iv. be resilient to climate change by incorporating shading and SuDS and locating it away from areas at risk of flooding, unless it can be demonstrated through a flood risk assessment that it satisfies the sequential test and the exception test, where applicable, as set out in national policy.

The above standards are in line with the implementation of the revisions to Part L of the contemporary Building Regulations and are a minimum only. Development will be expected to set out how improvements are achieved within an Energy Statement as part of any planning application. These standards will apply until any other national or locally-determined standard is required.

### **2. Low and Zero Carbon Energy Infrastructure**

The Council will deliver climate change mitigation and energy security measures by:

- i. requiring all major developments to explore the potential for a district heating or decentralised energy network, particularly on those sites of strategic importance;
- ii. requiring development located where a decentralised or district heat network is planned to be constructed and sited to allow future connectivity at a later date or phase;
- iii. using funds from the Community Energy Fund to support carbon saving projects; and
- iv. supporting proposals for renewable, low carbon or decentralised energy schemes provided they can demonstrate that they will not result in unacceptable harm to the local environment which cannot be satisfactorily addressed and which is not outweighed by the benefits of such proposals. Renewable and low carbon energy development proposals within the Green Belt will need to demonstrate that the harm to the Green Belt is outweighed by the wider benefits of the development.

### **Justification**

**9.3** Policy EN1 aims to ensure that the Council's commitment to mitigate and adapt to climate change can be achieved. Through effective Development Management, Policy EN1 will influence the quality of development proposals and promote energy efficiency and sustainable sources of energy supply. The policy also sets out a supportive framework for delivering low and zero carbon energy infrastructure which will assist West Lancashire in reducing CO<sub>2</sub> emissions and in moving towards a low carbon economy.

**9.4** Progress towards 'zero carbon' development will be made through progressive tightening of the Building Regulations. Over time these changes will replace the energy related elements of the Code for Sustainable Homes (CSH) standards and the Building Research Establishment Environmental Assessment Method (BREEAM) standards for non-domestic buildings. As the Building Regulations change, developers will be dependant on having access to decentralised energy networks to achieve low and zero carbon targets.

**9.5** West Lancashire Borough Council participated in the Liverpool City Region Renewable Energy Capacity Study (October 2010) which examined the potential for renewable energy generation in the sub-region. The study was in 2 stages and considered the viability of different forms of energy generation, identified possible constraints and set out suitable areas of least constraint and the greatest resource. The study also identified possible renewable energy generation targets, derived from the Regional Spatial Strategy targets and disaggregated based upon the Boroughs capacity to generate.

**9.6** The results identified a significant capacity for wind energy generation within the Borough and the Stage 2 analysis applied constraints mapping in order to identify areas of least constraint and greatest potential. Two areas for commercial scale wind energy potential were identified in West Lancashire, with the caveat that there would need to be additional analysis as the study did not account for landscape impacts or localised feasibility.

**9.7** The study also identified that Ormskirk Town Centre could be a potential energy priority zone for district heating. This is primarily due to the major energy users such as the swimming pool, hospital and other public buildings that would be required to ensure a network would be feasible. Retrofitting district heating and decentralised energy can be costly and is much more deliverable within new developments. Therefore, Policy EN1 requires all major development (developments of 10 or more dwellings or 1000sqm) to explore the potential of district heat and decentralised energy systems and particularly the strategic sites allocated within this plan.

**9.8** A further study was produced in April 2011 for the Lancashire Authorities and is still being finalised in relation to targets for potential renewable energy generation capacity. The Lancashire Sustainable Energy Study analysed the outcome of the Northwest Renewable and Low Carbon Energy Capacity Study (2010) in order to produce data at a more local level for each Lancashire Local Authority. The initial findings of the study for West Lancashire also identified significant potential for wind energy generation within the Borough with a total capacity of 1630 MW for renewable energy which accounts for about 16% of the overall renewable energy capacity in Lancashire.

**9.9** When finalised, the Lancashire Sustainable Energy Study will set out a target for the expected amount of renewable energy that is deployable within the Borough. Policy EN1 aims to encourage low carbon development that sources its energy from renewable sources and also encourages planning for energy delivery on a broader scale than individual households. This will assist in the Council fulfilling any deployment capacity targets and mitigating climate change impacts.

**9.10** The findings of the studies will be referenced within a future Supplementary Planning Document (SPD) which will also provide greater detail and guidance on how developments can adapt to and mitigate against climate change. The SPD will be consistent with the Local Plan and / or National Policy and include further detail regarding 'Allowable Solutions' once the national framework on this is completed.

**9.11** Wind energy development potential is significant within West Lancashire and developers are required to provide evidence to support their proposals considering the following;

- Singular or cumulative impacts on landscape character and value;
- Impact on local residents (including flicker noise and shadow flicker);
- Ecological impact including migration routes of protected bird species
- Impacts on land resources including agricultural land and areas of deep peat;
- Impacts on the historic environment and assets;
- Community benefits of the proposal;
- Impacts on aviation navigation systems and communications.

**9.12** The evidence will be required to demonstrate that any impacts can be satisfactorily addressed but need only be proportional to the scale and nature of development.

**9.13** The Green Belt is in place to, amongst other things, safeguard the countryside from encroachment of development and to prevent urban sprawl. PPS22 for Renewable Energy recognises the potential for wind turbines to have an impact on the Green Belt and landscape but requires that local authorities recognise that the impact on the landscape will vary according to the size and number of turbines and the type of landscape involved.

**9.14** Green Belt can be considered as a constraining factor for wind energy development, requiring special circumstances to be demonstrated before a wind energy proposal could be deemed acceptable. However, PPS22 suggests such special circumstances could include the wider environmental benefits associated with the production of renewable energy. This is consistent with the approach within the latest Draft National Planning Policy Framework. Therefore, the Green Belt designation is a consideration but does not entirely rule out renewable energy generation.

**9.15** The Council acknowledges the limitations that the existing evidence base offers with reference to understanding the environmental and landscape capacity for renewable energy development within the Borough. Therefore, the Council relies upon the landscape character information set out within the Natural Areas and Areas of Landscape History SPG in order to assess the possible landscape impacts of any proposals. This will need to be given due regard when submitting proposals that could have an impact on the landscape. Furthermore, in order to optimise opportunities for joining up development proposals and to measure the relative success of energy policy and the commitment to preparing for a low carbon future, the planning authority will monitor all energy projects developed or consented and the carbon compliance of new developments, particularly major proposals (developments of 10 or more dwellings or 1000sqm).



### What You Said

**9.16** Many respondents to the Core Strategy Preferred Options Paper noted that the Council should not seek to impose a higher requirement than the national requirement for low carbon building standards without evidence. It was also noted that some form of spatial direction for developers in terms of large scale commercial energy would be beneficial. Many respondents welcomed the Council's support for renewable energy development and low carbon design whilst maintaining regard for the Green Belt.

### Other Alternatives Considered:

**9.17** *Alternative Option 1:* At the Core Strategy Options Stage, the Council considered implementation of a requirement upon developers to meet a percentage of their energy consumption through renewable or low carbon sources.

**9.18** *Reason for rejection:* This approach lacked a strategic overview to energy supply in the Borough and could result in unviable and piecemeal energy schemes coming forward. Furthermore, building regulations now cover much of this requirement in the need for energy efficiency within development and as such this option was ruled out.

## 9.2 Preserving and Enhancing West Lancashire's Natural Environment

### Context

**9.19** West Lancashire is a predominantly rural authority with an array of natural assets including green spaces, landscapes, land resources and some of the most valuable habitats to a wide range of protected species. Many of which are designated as important international and national habitats.

**9.20** The Borough's land resources include some of the best agricultural land in the country, vast areas of deep peat and many opportunities for recreational access for residents. These natural assets combined with the historic buildings and settings mean that West Lancashire has some of the most important landscape character areas in the region. It will be important to ensure that any development respects and enhances the special historical and environmental significance of areas of landscape importance

**9.21** These spaces, assets and landscapes are multi-functional and contain a variety of roles, including helping to provide amenity space, improving the visual aspects of the Borough, preserving the countryside and providing a high quality, attractive landscape which helps make West Lancashire an attractive place to live, work and visit.

**9.22** Policy EN2 provides an effective framework to balance the need for conservation and protection of the Borough's natural assets including biodiversity, land resources and landscape character against the need to meet development requirements. Striking a balance will ensure the Borough's natural assets are managed for West Lancashire's current and future needs.



**9.23** Some of the detail contained in national planning policy set out in Planning Policy Statements (and Planning Policy Guidance Notes) is due to be lost, when PPSs and PPGs are replaced by the National Planning Policy Framework. Any necessary provisions in these documents that have particular significance for West Lancashire Borough should also be contained within a new Local Plan policy.

### Policy EN2

#### **Preserving and Enhancing West Lancashire's Natural Environment**

Development proposals which seek to enhance, preserve and improve the biodiversity or geological value of West Lancashire will be supported in principle. In order to do this development must meet the requirements set out below:

##### **1. Biodiversity**

The Council will:

- i. Protect and safeguard all sites of international, national, county and local level importance including all Ramsar, Special Protection Areas, National Nature Reserves, Sites Special Scientific Interest, Regionally Geologically Important Sites and biological heritage and nature conservation sites;
- ii. Support the development of the Ribble Coast and Wetlands Regional Park with the vision that by 2020 the Ribble Coast and Wetlands Regional Park will become an internationally recognised area; and
- iii. Provide and support a network of strategic green links between the rural areas, river corridors and green spaces to provide a network of green corridors that will provide habitats to support biodiversity and prevent fragmentation of the natural environment.

In addition to the provisions of national and European law, and the requirements of national planning policy, development must adhere to the provisions set out below.

##### **a) Nature Conservation Sites**

This policy applies to all presently designated nature conservation sites, as shown on the Proposals Map, and to any sites or networks that may be identified in the future by appropriate agencies.

Development that would directly or indirectly affect any County Biological Heritage Site, Local Nature Reserve, Regionally Important Geological / Geomorphological Site or Local Nature Conservation Site, will be considered only where it is necessary to meet an overriding local public need.

Where development is considered necessary adequate mitigation measures and compensatory habitat creation will be required through planning conditions and / or obligations, with the aim of providing an overall improvement in the site's biodiversity value. Where compensatory habitat is provided it should be of equal area, if not larger and more diverse than what is being replaced.

Where there is reason to suspect that there may be protected species on or close to a proposed development site, planning applications should be accompanied by a survey assessing the presence of such species and, where appropriate, making provision for their needs.

b) Damage to nature conservation assets

The following definition of what constitutes damage to natural environmental assets will be used in assessing applications potentially impacting upon assets:

- i. Loss of the undeveloped open character of a part, parts or all of the ecological framework;
- ii. Reducing the width or causing direct or indirect severance of the ecological framework or any part of it;
- iii. Restricting the potential for lateral movement of wildlife;
- iv. Causing the degradation of the ecological functions of the ecological framework or any part it;
- v. Directly or indirectly damaging or severing links between green spaces, wildlife corridors and the open countryside; and
- vi. Impeding links to ecological frameworks recognised by neighbouring planning authorities.

c) Trees and Hedgerows

The Council will encourage the creation of new woodlands where appropriate. Development will not be permitted that would directly or indirectly damage existing mature or ancient woodland, veteran trees or species-rich hedgerows. All development should:

- i. Include appropriate tree planting which should integrate well with existing mature trees (both new and existing trees should be maintained by the owner of the site);
- ii. Promote an increase in tree cover where it would not threaten other vulnerable habitats;
- iii. Avoid encroachment into the canopy area or root spread of trees considered worthy of retention; and
- iv. Replace any trees lost on a like-for-like basis.

d) Land Resources

Development will have regard to the conservation of the Borough's deep peat resources.

Development on the most important agricultural land (Grades 1, 2 and 3a) will not be permitted unless it can be demonstrated that there are no other sites suitable to accommodate the development. This excludes land that has an environmental importance or designation or that provides habitat for protected species.

e) Coastal Zone

Development within the Borough's Coastal Zones, as defined on the Proposals Map, will be limited to that which is essential in meeting the needs of coastal navigation, amenity and informal recreation, tourism and leisure, flood protection, fisheries, nature conservation and / or agriculture. Development will not be allowed which would allow the loss of secondary sea embankments.

Development in Marine areas as defined by the Marine Management Organisation (MMO) must be in line with Marine Policy Statements and Marine Management Plans.

f) Landscape Character

New development will be required to take advantage of its landscape setting and historic landscapes by having regard to the different landscape character types across the Borough. Development likely to affect landscapes or their key features will only be permitted where it makes a positive contribution to them. The level of protection afforded will depend on the quality, importance and uniqueness of the landscape in question as defined in SPG Natural Areas and Areas of Landscape History Importance and any subsequent documents.

The active use of the Borough's landscapes through leisure and tourism will be promoted where this is compatible with objectives relating to their protection. Proactive management of the Borough's landscape, for the benefit of carbon retention, biodiversity and flood prevention will also be supported.

In addition, development will be permitted where it meets the following criteria:

- i. The development maintains or enhances the distinctive character and visual quality of the Landscape Character Area, as shown on the Proposals Map, in which it is located;
- ii. It respects the historic character of the local landscape and townscape, as defined by the Areas of Landscape History Importance shown on the Proposals Map; and
- iii. It compliments or enhances any attractive attributes of its surroundings through sensitive design which includes appropriate siting, orientation, scale, materials, landscaping, boundary treatment, detailing and use of art features where appropriate'.

### Justification

**9.24** This Policy seeks to protect the biodiversity of the Borough, through preventing the loss of important natural habitat and wildlife corridors whilst also protecting and providing important recreational facilities for local residents. West Lancashire provides important habitats for a number of protected species including many varieties of birds, water voles and red squirrels whose habitat has to be protected and managed sensitively.

**9.25** Government Guidance in Planning Policy Statement 9 Biodiversity and Geological Conservation places a statutory duty upon the Council to maintain, protect and restore any conservation sites found within Special Protection Areas for birds (SPA), Special Areas of Conservation (SAC) and Ramsar sites (Wetlands of International Importance). PPS 9 also requires planning policies avoid, mitigate or compensate for harm but seek always to enhance and restore biodiversity and geology.

**9.26** Although there is significant national designation protecting the natural environment within West Lancashire this national guidance may be removed with the introduction of the new National Planning Policy Framework (NPPF). If this occurs there will be a vacuum in policy to protect sites of local importance and therefore their protection will be reliant upon local plan policies. Furthermore, whilst the most important habitats tend to be protected by law in addition to national planning policy, there are a number of locally-designated environmental sites in West Lancashire that do not enjoy any protection. This policy aims to create a framework which will address these issues and protect any wildlife sites not covered by national policy or law.

**9.27** Trees and hedgerows are protected through separate government legislation as set out in the Town and Country Planning Act 1990, the Tree Regulations 1999 and Hedgerow Regulations 1997. The Council understands that the contribution that trees, either as woodland or individual specimens and hedgerows make to the landscape is significant. In particular the range of benefits for wildlife and people they provide as well as helping to mitigate the effects of climate change. The Council acknowledge the high biodiversity value of ancient woodland and the fact that it is an irreplaceable habitat. Although West Lancashire is a rural authority the Borough has relatively low woodland cover. This is due to the agricultural nature of the Borough. Although the Borough has some wooded areas and hedgerows, these have declined over recent years, particularly due to modern farming practises. The Policy seeks to protect existing tree cover and provide additional woodland where appropriate.

**9.28** Deep peat deposits are an important resource because of the unique habitat and biodiversity that they encourage. Extraction or degradation of peat also results in the release of CO<sub>2</sub> into the atmosphere.

**9.29** A further consideration for the Local Plan will be to seek to protect nationally important agricultural land and the Borough's deep peat resources. West Lancashire has some of the best agricultural land in the country which is not only important nationally but is also of national significance. The Department for Environment, Food and Rural Affairs has said that agricultural land graded as being grades 1, 2 and 3a is the most versatile. PPS7 'Sustainable Development in Rural Areas' states that the presence of the best and most versatile land should be taken account of alongside other sustainable considerations.

**9.30** Much of the Ribble Estuary provides habitats for nationally and internationally important wildlife and consequently benefits from protection such as being located within Special Protection Areas or in an area designated as being of Special Scientific Interest. However, the area which has been identified on the proposals map as being a Coastal Zone does not benefit from this protection. Due to the flat open nature of this area, developments can be particularly visually intrusive as well as being harmful to the environmental sensitivity of the locality. As such, this policy seeks to restrict development other than that meeting the specific criteria stated in the policy.

**9.31** Planning Policy Statement 7 Sustainable Development in Rural Areas requires that Local Development Frameworks resist development which could have a detrimental impact upon the landscape. PPS7 states that 'criteria based policies should be used to assess the impact of development upon the landscape'. As such there is little alternative but to have a criteria based policy.

**9.32** West Lancashire has many historic and important landscapes which are recognised for their special cultural, horticultural, historic and landscape qualities. Scarisbrick Hall Park is a site included on the national register of gardens and parks of special historic interest and adds to the character of the Borough. With an increased pressure from developers it is important to protect these areas to ensure that the character is not inherently affected.

**9.33** The European Landscape Convention (ELC) promotes landscape protection, management and planning, and European co-operation on landscape issues. Signed by the UK Government in February 2006, the ELC became binding from March 2007. It applies to all landscapes, towns, villages and open countryside; the coast and inland areas; and ordinary or even degraded landscapes, as well as those that are afforded protection. Although at present, no widely accepted classification of European landscapes exists, work at a national, sub-regional and local scale level contributes to delivering the commitment to the binding ELC.

**9.34** Proposals should have regard to the Council's Landscape Character Assessment set out in The Natural Areas and Areas of Landscape History Importance Supplementary Planning Guidance (SPG) (1996, updated 2007). Although this SPG was originally produced in 1996, then updated in 2007, the content of the document is still relevant today and is likely to be relevant for some time. This is evidenced by the consistency that the document has with emerging regional work produced by Natural England and the existing Lancashire County Council Landscape and Heritage SPG.

### What You Said

**9.35** It was felt that during the Core Strategy Preferred Options consultation there was insufficient focus on landscape heritage assets and landscape character and that the Core Strategy should take account of and embrace the dynamics of the natural and built environment and biodiversity and cater for climate change adaptation. It was also requested that ancient woodland protection should be incorporated into the policy as well as the creation of new woodland.

**9.36** There was also criticism that Policy CS16 did not recognise that there may be situations where loss of green space is appropriate in terms of development proposals and they recommended that the wording should be changed to reflect this. Surplus supplies should



be recognised as well as deficiencies. Similarly, it was felt that the policy should reflect that there may be situations where a loss or partial loss of biodiversity sites could be regarded as appropriate.

### Other Alternatives Considered

**9.37** *Alternative Option 1:* Consideration was given to relying solely on national guidance for the protection, conservation and management of the Borough's natural assets and landscape character.

**9.38** *Reason for rejection:* This policy approach was subsequently ruled out as this would

**9.39** fail to take into account important local circumstances, locally designated sites and features and would be unlikely to enhance the value of West Lancashire's natural environment and landscape character. Also the proposed NPPF may remove protection contained within the existing policies.

**9.40** *Alternative Option 2:* Do not protect existing natural assets and landscape character.

**9.41** *Reason for rejection.* This approach would have been contrary to national planning policy and would have allowed locally and regionally important natural habitat and landscapes to have been lost. The rural character of West Lancashire is also one of the reasons West Lancashire is unique and an attractive place to live, work and visit. In addition, given the amount, quality and regional importance of the Borough's prime agricultural land, a local policy that goes beyond the provisions of PPS7 is considered necessary.

### Other Local Planning Policy and Supporting Documents

- Marine & Coastal Access Act & Marine Licensing System (2011)
- Lancashire Biodiversity Action Plan
- Lancashire Landscape and Heritage DPD
- West Lancashire Open Space, Sports and Recreational Study (October 2009)
- West Lancashire Playing Pitch Strategy (October 2009)
- Tarleton-Hesketh Bank Linear Park Study
- Skelmersdale-Ormskirk Linear Park Study

## 9.3 Provision of Green Infrastructure and Open Recreation Space

### Context

**9.42** Green Infrastructure is a term used to summarise the variety of functions of open spaces around us including parks, sports facilities, play areas, natural and semi natural open spaces, footpaths or green corridors, allotments and the inland waterways and canal network. Good quality green infrastructure can help improve where people live and work, mitigate and adapt to climate change, provide alternative modes of transport and can help assist in regeneration as well as helping to attract visitors and improve the visitor economy. Therefore, green infrastructure has a key role to play in delivering healthy sustainable communities and is as important as other more traditional forms of infrastructure, such as roads or the provision of sanitation.



**9.43** Whilst the Borough does appear to have an abundance of open green space as a result of the rural setting, one of the main issues relate to deficiencies in certain types of open space and sports facilities, and poor access to these spaces space for local communities. In addition, problems relating to an oversupply of poor quality green spaces in areas such as Skelmersdale have led to poor maintenance and an under utilisation.

**9.44** The Council is committed to improving Green Infrastructure within the Borough and aims to provide high quality facilities which will fulfil a number of roles. This policy should help in delivering an integrated network of multi functional green infrastructure, with specific sites identified for conservation, enhancement or inclusion in the network.

### Policy EN3

#### Provision of Green Infrastructure and Open Recreation Space

##### 1. Green Infrastructure

The Council will:

- i. 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, 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;
- ii. require development to contribute to the green infrastructure strategy and enhance as well as protect and safeguard the existing network of green links, open spaces and sports facilities, and secure additional areas where deficiencies are identified - this will be achieved through contributions to open space as outlined within Policy IF4;
- iii. provide 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; and
- iv. seek to deliver new recreational opportunities, including the proposed linear parks between Ormskirk-Skelmersdale, along the River Douglas at Tarleton and Hesketh Bank and the former railway line in Banks.

##### 2. Open Space and Recreation Facilities

- a) Development should be strongly resisted if it results in the loss of existing open space or sports facilities (including school playing fields) unless the following conditions are met:
  - i. The open space has been identified by the Council as being under used, poor quality or poorly located;

- 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
  - 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.
- b) Development will not be permitted where:
- i. Development would effect the open characteristic of the area
  - ii. Development would restrict access to publicly accessible Green Space
  - iii. Development would adversely effect biodiversity in the locality
  - iv. Development would result in the loss of Green Spaces, Corridors and the Countryside
  - v. The open space contributes to the distinctive form, character and setting of a settlement
  - vi. The open space is a focal point within the built up area
  - vii. The open space provides a setting for important buildings (being listed or of local historic importance) or scheduled ancient monuments
  - viii. Proposals contradict other policies contained within the Local Plan
- c) Development for outdoor sports and recreational facilities will be permitted within settlement boundaries providing that the facility is required and supported by local residents and does not conflict with other policies contained within the Local Plan. Appropriate development for outdoor sports and recreation facilities may be permitted in the Green Belt in accordance with national policy.
- d) Where a deficiency in existing open recreation space provision is demonstrated, new residential development will be expected to provide local open space on-site (where appropriate) or a financial contribution towards off-site local open space to meet the demand for such open space created by the new development.
- e) Facilities for informal countryside recreational activities are proposed at the following sites, as shown on the proposals map:
- i. Hunters Hill, Wrightington
  - ii. Parbold Hill, Parbold
  - iii. Platts Lane and Mill Dam Lane, Burscough

f) Proposals will also be developed to protect and improve facilities at the following existing countryside recreation sites shown on the proposals map:

- i. Beacon Country Park, Skelmersdale
- ii. Tawd Valley Park, Skelmersdale
- iii. Fairy Glen, Appley Bridge
- iv. Dean Wood, Up Holland
- v. Abbey Lakes, Up Holland
- vi. Ruff Wood, Ormskirk
- vii. Platts Lane Lake, Burscough
- viii. Chequer Lane, Up Holland

g) New children's play areas are proposed on sites shown on the Proposals Map at:

- i. Latham Avenue, Parbold
- ii. Tabbys Nook, Newburgh
- iii. Redgate, Ormskirk
- iv. Elm Place, Ormskirk
- v. Land East of Eavesdale, Skelmersdale
- vi. Bescar Lane, Bescar
- vii. Pickles Drive, Burscough

### Justification

**9.45** This Policy seeks to effectively protect all parks, natural assets, sports facilities and open space and to manage the existing provision in the most effective way. It looks to provide improved facilities and assess where they are most needed. The proposed approach also seeks to protect and enhance the Borough's biodiversity in line with PPS9. This policy also considers whether areas of open space which no longer provide any value and are underused may be appropriate for other uses

**9.46** It is essential that the Local Plan contains a policy placing a requirement upon development to provide appropriate levels of green infrastructure and open space, and that any new development does not harm the Borough's most valued existing provision. The

West Lancashire Open Space Sports and Recreation study (Oct 2009) makes a number of recommendations and identifies where there is an under/oversupply of different types of typologies (open space) within different parts of the Borough. Using the results of this Study, the Council will produce a Green Infrastructure and Open Space Strategy which will help direct improvements to the correct place in order to strengthen the existing network where appropriate.

**9.47** It is vital that the right infrastructure is in place to support future growth in the Borough, and this includes green infrastructure. There is a growing and compelling body of evidence substantiating the potential for green infrastructure and open space to contribute to the economic, social and environmental well being of individuals and society. It can help facilitate high quality accessible landscapes, and bring the natural world into every neighbourhood, providing benefits for individuals and community health and wellbeing. As such the Policy will focus on the protection of and improvement of access to, existing sports and recreational facilities along with the provision of new facilities in areas of identified deficit.

**9.48** It is also widely acknowledged that green infrastructure and open space has a major role to play in mitigating against and adapting to climate change, for example, urban cooling, encouraging sustainable travel choices and flood alleviation. Through the provision of green corridors the policy can help to overcome habitat fragmentation and increase the ability of the natural environment to adapt to climate change by increasing ecological connectivity. In mitigating the impacts in coastal areas such as the northern parishes of the Borough, a network of green spaces could reduce the risk of flooding by allowing water to permeate through the ground, acting as flood storage areas. In addition, trees and shrubbery can contribute to urban cooling

### Linear Parks

**9.49** The Council wants to carry forward for 3 Linear Parks linking Hesketh Bank to Tarleton/Rufford, Skelmersdale to Ormskirk and the former railway line in Banks. The proposed Linear parks are intended to provide a variety of uses from forming important wildlife corridors to providing opportunities for informal recreation facilities to providing off road transport corridors. These 3 routes are all based on traditional transport corridors and their development has been supported in Lancashire LTP3.

**9.50** The river Douglas and Leeds-Liverpool canal are important waterways within West Lancashire and these 2 corridors meet within the proposed Linear Park. The development of this Linear Park is within the concept of the Ribble Coast and Wetlands Regional Park.

**9.51** Following consultation there has been support within the local area for this concept. Working with Lancashire County Council, local Parish Council's and the local community the Borough Council has been working to complete initial Feasibility work to bring this concept forward. Much of the site is within individual landownership and work is currently being undertaken to identify the individual landowners. The proposed linear park will provide an off road route to the main secondary school in Tarleton.

**9.52** The proposed Ormskirk to Skelmersdale Linear Park follows the former disused railway line linking the towns which closed in the 1960's. Although the Council owns part of this line much of the route is within private ownership and some of the route has been built upon. This route will provide many of the same benefits as the Tarleton to Hesketh Bank

linear park but will also provide an important transport corridor between the towns. This route provides opportunities to build upon the environmental importance of the route for the flora and fauna which already exists.

**9.53** Additional feasibility work is required to bring this scheme forward and there will need to be a resolution to the land ownership issues.

**9.54** The creation of the Banks linear park would see the creation of a link between Banks and the wider Countryside. This route may have potential to provide a wider link between Southport and Hesketh Bank as well as fitting within the concept of the Ribble Coast and Wetlands Regional Park concept. Further feasibility work is required to bring this proposal forward.

### Open Space and Recreational Facilities

**9.55** The proposed allocated sites contained within the policy are located at significant locations within the Borough and fulfil a variety of functions including providing attractive landscapes, environmental habitat and recreational space. These spaces are owned by the Council and it is felt that their development will help to relieve the recreational pressure on surrounding countryside. The provision of play areas will help provide such spaces for children in areas where there is currently a lack of facilities.

**9.56** This list of sites is not exhaustive and it is expected that some new residential developments will result in a deficiency of open space and recreation facilities in the locality, or be in a location where a deficiency already exists. In such an instance, the development will be expected to provide sufficient open space on-site, where possible and appropriate, to meet the demand created by the development or, if it is not possible or appropriate, to provide a financial contribution in-lieu of an on-site provision towards an equivalent provision off-site in the locality of the development.

### **What You Said**

**9.57** During the Options stage views were expressed that the Preferred Option should contribute positively to Green Infrastructure and that Green Infrastructure should be used to mitigate against the effects of climate change. There was also concern that development would take place on green spaces within Skelmersdale, which is seen by some as a defining characteristic of the town.

**9.58** During the Core Strategy Preferred Options Stage there was criticism that Policy CS16 does not recognise that there may be situations where loss of green space is appropriate in terms of development proposals and they recommended that the wording should be changed to reflect this. Surplus supplies should be recognised as well as deficiencies. Similarly, it was felt that the policy should reflect that there may be situations where a loss or partial loss of biodiversity sites could be regarded as appropriate.

**9.59** There was a call for geodiversity to be included within the policy, and the delivery of a green infrastructure. Support should be given to promote more diverse flora and fauna across West Lancashire. The contribution of the historic environment should also be acknowledged. It was requested that ancient woodland protection should be incorporated into the policy as well as the creation of new woodland.

**9.60** This Policy has sought to acknowledge all of these concerns.

### Other Alternatives Considered

**9.61** *Alternative Option 1:* Do not provide additional open space and green infrastructure to meet the current and future needs of the Borough.

**9.62** *Reason for rejection:* The Council's evidence base has already highlighted that in some areas there is already a lack of provision for certain faculties such as formal parks in Skelmersdale. Through not meeting the required provision the Council would be failing in its duties to meet the local needs and aspirations of the community as outlined in PPG17.

**9.63** *Alternative Option 2:* Ensure that additional open space is provided to exceed the expected requirements of the Borough.

**9.64** *Reason for rejection:* This approach would see the Council seeking to provide additional open space and green infrastructure provision above the expected demand. Although this approach would be forward thinking and would provide for the future demands of the Borough, the approach would be unsustainable as the Council cannot ask developers to contribute more than the expected level of demand.

**9.65** *Alternative Option 3:* Meet the recommendations of the current Open Space, Sports and Recreational Study 2009.

**9.66** *Reason for rejection:* Although this approach would meet the current requirements of the Borough it would not be able to help deliver for the requirements of the predicted population increase expected during the Local Plan period. This approach may also be unrealistic given the difficulties in providing the required sites in some areas. Although meeting the requirements of the Open Space, Sports and Recreational Study will be an important element of the policy, the recommendations contained within the study are not sufficiently robust to be able to form policy on their own.

### Other Local Planning Policy and supporting documents

- Green Spaces Strategies: a good practice guide, CABI Space (2005)
- How to create quality parks and open space, ODPM (2005)
- UK Biodiversity Action Plan
- Lancashire Biodiversity Action Plan
- West Lancashire Open Space, Sports and Recreation Study (October 2009)
- West Lancashire Playing Pitch Strategy (October 2009)
- West Lancashire Natural Environment Action Plan
- Tarleton-Hesketh Bank Linear Park Study
- Lancashire Local Transport Plan
- Lancashire Landscape & Heritage SPD
- West Lancashire Landscape Character Assessment
- West Lancashire Strategic Flood Risk Assessment (SFRA)



## 9.4 Preserving and Enhancing West Lancashire's Built Environment

### Context

**9.67** West Lancashire has a wealth of historic buildings and places, which contribute greatly to the distinctive character and appearance of the local environment. Our built heritage provides a huge resource that can play an important role in the future of West Lancashire. By sustaining and enhancing our heritage it can benefit the regeneration of our communities, particularly through leisure, tourism and economic development and importantly by preserving it we are contributing to a more sustainable future.

**9.68** Achieving good design is a key objective of the Local Plan and will contribute to better places for people to live in. The Council is committed to ensuring all development contributes positively to the Borough's distinctive character and is of the highest design quality, having full regard to the local context within which it sits.

### Policy EN4

#### Preserving and Enhancing West Lancashire's Built Environment

##### 1. Quality Design

High quality and inclusive design will be required for all new developments and will be expected to:

- i. be inspiring and imaginative;
- ii. be adaptable to climate change through construction principles;
- iii. create safe and secure environments that reduce the opportunities for crime;
- iv. contribute to creating a 'sense of place' by responding positively to the setting and local distinctiveness of the area in relation to the scale of development, site layout, building style and design, materials and landscaping;
- v. fully integrate with existing streets and paths to ensure safety for pedestrian, vehicles and cycle users;
- vi. create attractive public spaces to promote healthy and inclusive communities, making use of well designed open space, landscaping and public art, where appropriate; and
- vii. minimise the risk from all forms of pollution, contamination and land instability.

##### 2. Cultural and Heritage Assets

The historic environment has an aesthetic value and promotes local distinctiveness and helps define our sense of place. In order to protect and enhance historic assets whilst facilitating economic development through regeneration, leisure and tourism, the following principles will be applied:

a) There will be a presumption in favour of the conservation of designated heritage assets. Regard should be had for the following criteria:

- i. development will not be permitted that will adversely affect a listed building, a scheduled monument, a conservation area, historic park or garden, or important archaeological remains;
- ii. development affecting the historic environment should seek to preserve or enhance the heritage asset and any features of specific historic, archaeological, architectural or artistic interest;
- iii. in all cases there will be an expectation that any new development will enhance the historic environment in the first instance, unless there are no identifiable opportunities available; and
- iv. in instances where existing features have a negative impact on the historic environment, as identified through character appraisals, the Local Planning Authority will request the removal of the features that undermine the historic environment as part of any proposed development.

b) Substantial harm or loss of a listed building, park or garden will only be permitted in exceptional circumstances where it can be demonstrated that:

- i. the substantial harm to, or loss of significance of, the heritage asset is necessary in order to deliver substantial public benefits that outweigh that harm or loss; or the nature of the heritage asset prevents all reasonable uses of the site;
- ii. no viable use of the heritage asset itself can be found in the medium term that will enable its conservation (evidence of appropriate marketing and reasonable endeavours should be provided in line with Policy GN4);
- iii. conservation through grant-funding or some form of charitable or public ownership is not possible; and
- iv. the harm to or loss of the heritage asset is outweighed by the benefits of bringing the site back into use.

c) There will be a presumption in favour of the protection and enhancement of existing buildings and built areas which do not have Listed Building or Conservation Area status but have a particular local importance or character which it is desirable to keep. Such buildings or groups of buildings will be identified through a Local List which will be adopted by the Council.

d) Heritage Statements and / or Archaeological Evaluations will be required for proposals related to, or impacting on, the setting of heritage assets and/or known or possible archaeological sites, in order that sufficient information is provided to assess the impacts of development on historic environment assets, together with any proposed mitigation measures.

e) Where possible, opportunities to mitigate and adapt to the effects of climate change will be encouraged. Re-use of heritage assets and, where suitable, modification so as to reduce carbon emissions and secure sustainable development will be permitted where appropriate. The public benefit of mitigating the effects of climate change should be weighed against any harm to the significance of the heritage asset.

### Justification

**9.69** Policy EN4 establishes the fundamental need for high quality design for all development in the Borough, reflecting the fact that West Lancashire is an attractive place to live, work and visit. Development should reflect and draw on the local distinctiveness of the area whilst being able to adapt to the changing climate and social and economic conditions.

**9.70** Developing an understanding of the characteristics of an area and the context should always form part of the work undertaken before drawing up a development proposal. A design led approach will ensure that every proposal, whatever its scale, responds positively to the particular characteristics of a site and its surroundings and reinforces local distinctiveness and sense of place.

**9.71** Development proposals should be accompanied by Design and Access statements and proposals should also have a good understanding of national guidance and principles. Documents and standards to consider will include English Heritage, the Commission for Architecture and the Built Environment (CABE), Homes and Community Agency (HCA) and the 'Building for Life' standard.

**9.72** Proposals should also have regard to the Council's Design Guide SPD (January 2008) along with other locally derived documents including West Lancashire Heritage Strategy 2009. The Heritage Strategy aims to provide an overview of how the Council will preserve the historic environment of the Borough and promote awareness of the value of our shared heritage. The Council also maintains an "At Risk Register" which it will continue to monitor and keep up to date.

**9.73** West Lancashire has numerous and extensive historic assets including 28 Conservation Areas and 12 scheduled ancient monuments which are all identified on the Local Plan Proposals Map. In terms of buildings, West Lancashire is home to around 600 buildings on the statutory list of buildings of architectural or historic interest. The Council also maintains its own list of buildings of local importance which is updated periodically and available on the website. The range of assets includes both statutory designations and sites and those of regional and local importance.

### What You Said

**9.74** It was suggested during the Core Strategy Preferred Options Paper Consultation that the policy could be more place specific and include how the Local Planning Authority will respond to heritage assets at risk and to ensure it was in accordance with all national planning policy statements and guidance. There was also a request to make reference to Historic Parks and Gardens and how heritage can contribute to tourism and leisure.

### Other Alternatives Considered

**9.75** *Alternative Option 1:* Consideration was given to relying solely on national guidance for the protection, conservation and management of the Borough's historic and natural assets and environment.

**9.76** *Reason for rejection:* This policy approach was subsequently ruled out as this would fail to take into account important local circumstances, locally designated sites and features and would be unlikely to enhance the value of West Lancashire's historic and natural environment.

### Other Local Planning Policy and supporting documents

- Supplementary Planning Document: Design Guide (January 2008)
- Supplementary Planning Guidance: Natural Areas and Areas of Landscape History Importance (1996, updated 2007)
- Supplementary Planning Guidance: Landscape and Heritage (July 2006)



### Chapter 10 Delivery and Risk in the Core Strategy - a "Plan B"

#### Maintaining Flexibility in the Local Plan

**10.1** 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 development cannot be delivered? Ultimately, this leaves the outcome of the locally-determined target for residential development not being met, unless a viable alternative can be found.

**10.2** 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 SP1 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.

**10.3** 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.

**10.4** The Council believe that the locally-determined targets that have been proposed in this Preferred Options document are fair and reasonable in light of all the available evidence at this time and it is anticipated that, if there is any change, new evidence over the Local Plan period will actually point to the need for slightly lower targets for residential development, especially given the environmental and infrastructure constraints that the Borough faces. 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.

**10.5** 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. This land would be safeguarded from development until certain triggers 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. The triggers would be as follows:

- Year 5 review of housing delivery

5 years after the base date of the Local Plan (i.e. in 2017), the Council will compare the amount of housing delivered during the first 5 years of the Plan to the target for those first 5 years. If less than 80% of the housing target has been delivered (less than 1,040 dwellings, compared to the 1,300 dwelling target), then land can be released from that safeguarded for "Plan B" to enable development to an equivalent amount to the shortfall in housing delivery. However, all other options for meeting this shortfall should be considered before the release of any "Plan B" land (e.g. whether other allocated sites could be brought forward sooner than originally planned)



- Year 10 review of housing delivery

10 years after the base date of the Local Plan (i.e. in 2022), the Council will compare the amount of housing delivered during the first 10 years of the Plan to the target for the first 10 years. If less than 80% of the housing target has been delivered (less than 2,320 dwellings, compared to the 2,900 dwelling target), then land can be released from that safeguarded for "Plan B" to enable development to an equivalent amount to the shortfall in housing delivery.

- The housing target increasing as a result of new evidence

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 for "Plan B" to make-up the extra land supply required to meet the new housing target for the remainder of the Plan period.

### The Land Safeguarded for "Plan B"

**10.6** As per Policies SP1 and GN2, this document proposes the release of land from the Green Belt for three reasons:

- To meet development needs in this Plan period
- To be safeguarded for potential development needs beyond 2027
- To be safeguarded for the "Plan B", should it be triggered – if it is not triggered this land will be safeguarded for potential development needs beyond 2027

**10.7** The "Plan B" should allow for at least 15% extra on top of the 15-year housing target being proposed in the Core Strategy (15% of 4,650 dwellings = 698 dwellings). This percentage is based on the need to ensure that even the largest of our housing sites in the Local Plan (Skelmersdale Town Centre) is virtually covered by the flexibility of the "Plan B", should it fail to be delivered.

**10.8** The land safeguarded for the "Plan B" in Policy GN2 is made up of the following sites:

Site	Site Area (ha)	Potential Housing Capacity
Land at Parr's Lane, Aughton	10.0 ha	200 dwellings
Land at Ruff Lane, Ormskirk	1.0 ha	10 dwellings
Land at Red Cat Lane, Burscough	3.6 ha	60 dwellings
Land at Mill Lane, Up Holland	4.0 ha	120 dwellings
Land at New Cut Lane, Halsall	2.4 ha	70 dwellings

Land at Fine Jane's Farm, Halsall	2.2 ha	60 dwellings
Land at Moss Road, Halsall	8.0 ha	240 dwellings
<b>Total</b>	<b>31.2 ha</b>	<b>760 dwellings</b>

**Table 10.1**

**10.9** More detailed analysis of each of the above sites is provided in the separate technical paper on Strategic Options and Green Belt Release.

**10.10** Should the "Plan B" be triggered during the Local Plan period, the Council will review the "Plan B" sites and consider which site(s) are most suitable for development at that time in order to meet the identified shortfall.

### **Other Alternative Sites Considered**

**10.11** The following sites were also considered for inclusion as part of the "Plan B" but were ultimately found to be less suitable for a "Plan B" than those selected above:

- Land at Holborn Hill, Ormskirk
- Land at Alty's Farm, Ormskirk
- Land at Slack House Farm, St Helens Road, Ormskirk
- Land at Grove Farm (north), High Lane, Ormskirk
- Land at Bath Farm, Greetby Hill / Dark Lane, Ormskirk
- Land at Little Hall Farm (the Mushroom Farm), Cottage Lane, Ormskirk
- Land at Yew Tree Farm (south), Burscough
- Land at Orrell Lane, Burscough
- Land at Warper's Moss Lane, Burscough

**10.12** More detailed analysis of each of the above alternative sites is provided in the separate technical paper on Strategic Options and Green Belt Release.

**10.13** The above preferred "Plan B" sites and the alternative sites are all located on the edge of Ormskirk, Aughton, Burscough, Up Holland or Birkdale (Sefton boundary). These sites were shortlisted for more detailed analysis because they were considered to have the most potential for delivery and the most advantages associated with their development, coupled with less impact on the Green Belt. Other sites on the edge of these settlements were felt to have too greater impact on the Green Belt if released.

**10.14** Sites in other parts of the Borough were not assessed in detail due to their broad location being ruled out for "Plan B" because of deliverability / market concerns (e.g. Skelmersdale), infrastructure constraints (e.g. Northern Parishes) or their general unsustainable location (e.g. rural areas).



## Chapter 11 Next Steps

### Responding to this Consultation Document

**11.1** It is vital that the Council gain feedback to this document, both positive and negative, from the West Lancashire public and from stakeholders in order to help us prepare the best possible Local Plan for West Lancashire.

**11.2** To that end, between the 5<sup>th</sup> January and 17<sup>th</sup> February 2012 there will be various opportunities for people to make known their views to the Council. Opportunities will be well publicised through press releases and press notices in the local Advertiser and Champion newspapers and a special feature in the Champion Newspaper on 5<sup>th</sup> January, as well as appearing on our website ([www.westlancs.gov.uk/2027](http://www.westlancs.gov.uk/2027)) and Facebook page ([www.facebook.com/yourwestlancashire2027](http://www.facebook.com/yourwestlancashire2027)).

**11.3** We will also ensure that information is distributed and available at local libraries. Those people on our consultation database will also receive notification by letter or email. If you wish to join the consultation database please email [ldf@westlancs.gov.uk](mailto:ldf@westlancs.gov.uk).

**11.4** People can comment on the Local Plan Preferred Options Paper as follows:

#### Written Representations

**11.5** People are invited to submit their comments online through our online consultation portal, by email and by post. A response form is provided on our consultation portal (for online completion) and website (for downloading) and is available on paper at Council offices, local libraries and post offices across the Borough.

**11.6** We also have a short survey that members of the public and stakeholders can complete either online on our consultation portal or on paper (copies available as above). The survey asks multiple choice questions on all aspects of the Local Plan Preferred Options.

#### Public Events

**11.7** We will be travelling around the Borough with a series of forums and exhibitions where you are invited to come and find out more information, ask questions and give us your views. Businesses will also be able to attend our breakfast business club.

**11.8** For more information on the Local Plan Preferred Options consultation and on the schedule of consultation events, please visit [www.westlancs.gov.uk/2027](http://www.westlancs.gov.uk/2027) or get in touch with us on any of the contact details provided in the preface of this document.

### What Next?

**11.9** Following the public consultation on this Local Plan Preferred Options paper, the Council will take stock of all the comments received and amend and refine the Local Plan as deemed appropriate in light of all available evidence and the views of the public and stakeholders.

**11.10** This refined Local Plan document will be made available for formal representations as a Publication version of the Local Plan over the Summer of 2012. The Publication version provides a version of the Local Plan which is the Council's preferred final document (essentially a Final Draft version).

**11.11** The Publication Local Plan, together with any formal representations received during the consultation period over the Summer of 2012, will then be submitted to the Secretary of State for Communities and Local Government in October 2012 for an Examination in Public (EiP). This will be conducted by a Planning Inspector over approximately 9 months, usually including a Hearing lasting approximately 2 weeks, with a view to determining whether the Local Plan has been prepared correctly according to legal procedures and whether the document can be considered "sound", and so be adopted by the Council as the Development Plan Document for West Lancashire.

**11.12** The ultimate decision for adopting the Local Plan will lie with the full Council, which will make a decision on adoption following receipt of the Inspector's Final Report on the Examination in Public and his / her views on the "soundness" of the Local Plan. It is hoped that the Local Plan will therefore be adopted no later than July 2013.

## Glossary

### Glossary

**4NW:** A partnership working to promote the economic, environmental and social well-being of the North West of England. It is an inclusive organisation, with representation from Local Government, business organisations, public sector agencies, education and training bodies, trade unions and co-operatives together with the voluntary and community sector.

**Affordable Housing:** Low-cost and subsidised housing, irrespective of tenure, ownership or financial arrangements, available to people who cannot afford to occupy houses generally available on the open market.

**Anaerobic Digestion:** A biological process that produces a gas principally composed of methane and carbon dioxide otherwise known as biogas. These gases are produced from organic wastes such as livestock manure, food processing waste, etc.

**Annual Monitoring Report (AMR):** An annual publication that assesses the Council's progress in preparing LDF documents and the success of its planning policies in achieving their aims.

**Biodiversity:** The whole variety of life, including genetic, species and ecosystem variations.

**Biomass:** Also known as biofuels or bioenergy, is obtained from organic matter either directly from plants or indirectly from industrial, commercial, domestic or agricultural products. The use of biomass is classed as a 'carbon neutral' process because the carbon dioxide released during the generation of energy from biomass is balanced by that absorbed by plants during their growth.

**Building Research Establishment Environmental Assessment Method (BREEAM):** BREEAM is a nationally and internationally recognised environmental assessment method and rating system for non-domestic buildings. It was first launched in 1990 and sets the standard for best practise in sustainable building design, construction and operation and is a recognised measure of a building's environmental performance.

**Brownfield Land:** See 'Previously Developed land'.

**Carbon footprint:** This is a measure of the impact our individual activities have on the environment, and in particular climate change. It relates to the amount of green house gasses produced in our day-to-day lives through burning fossil fuels for electricity, heating and transportation etc.

**Climate Change:** This is a change in the average weather experienced over a long period, including temperature, wind and rainfall patterns. There is strong scientific consensus that human activity is changing the world's climate and that man-made emissions are its main cause. In the UK, we are likely to see more extreme weather events, including hotter and drier summers, flooding and rising sea-levels increasing the risk of coastal erosion.

**The Climate Change Act 2008:** This Bill became law in 2008 and aims to create a new approach to manage and respond to climate change.



**Code for Sustainable Homes:** The Code is the national standard for the sustainable design and construction of new homes. The Code aims to reduce our carbon emissions and create homes that are more sustainable.

**Community Hub:** A Community Hub can mean something different depending on the community. In West Lancashire, the broad definition is a multi-use building which may be community-run and is proactive in enabling a range of services to improve the quality of life for the whole community.

**Community Infrastructure Levy (CIL):** CIL was introduced by the Planning Act 2008 and came into force on 6 April 2010 through the CIL Regulations 2010. It is a new planning charge that local authorities in England and Wales can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods need/want - for example new or safer road schemes, park improvements or a new health centre. The system is very simple. It applies to most new buildings and charges are based on the size and type of the new development.

**Community Involvement:** When preparing the LDF, the local authority needs to involve the local community, businesses, landowners, and anyone else with an interest in the area. Ideally these "key stakeholders" should be involved from the start, and right through the LDF preparation process.

**Core Strategy:** The main Development Plan Document that sets out the long-term spatial vision for the Borough, the spatial objectives and strategic policies to deliver that vision, having regard to the Sustainable Community Strategy.

**CLG (formerly DCLG):** The Department of Communities and Local Government sets national policy for planning, as well as local government, housing, urban regeneration and fire and rescue. They have responsibility for all race and equality and community cohesion related issues in England and for building regulations, fire safety and some housing issues in England and Wales.

**Department for Transport:** The Department for Transport are the government department responsible for transport across the United Kingdom.

**Derelict Land and Buildings:** Land so damaged by previous industrial or other development that is incapable of beneficial use without treatment. This includes abandoned and unoccupied buildings (including former single residential dwellings) in an advanced state of disrepair, and land damaged by development, but which has been, or is being, restored.

**Development Plan Document (DPD):** This is a local planning policy document that is given statutory weight by the Local Planning Regulations. All DPDs must be subject to rigorous procedures of community involvement and independent examination by the Secretary of State. Once adopted, development management decisions must be made in accordance with them unless material considerations indicate otherwise.

**Electric Vehicle Recharging Points EVRs:** Electric Vehicle Recharging Points are a network of charging points that provide power for electric vehicles.

**ELPS:** Employment Land and Premises Study (2009). This examines the availability of land in the Borough for employment use and forms part of the LDF Evidence Base. It will be used to inform the Core Strategy and Site Allocation documents.

**Environment Agency (EA):** Government agency set up with the aim of protecting or enhancing the environment, in order to play its part in achieving the objective of sustainable development.

**Evidence Base:** Qualitative and quantitative information gathered by the planning authority, or other organisations, to support preparation of LDF documents.

**Government Office North West (GONW):** Regional government office responsible for implementing national policy in the region and ensuring consistency of LPA policies and plans with national policies.

**Green Belt:** Areas of land where development is tightly controlled for the purposes of: restricting sprawl of large built-up areas; preventing neighbouring towns from merging; safeguarding the countryside from encroachment; and preserving character and aiding urban regeneration by encouraging recycling of derelict and other urban land.

**Greenfield Land:** Land which has not been previously developed, or which has now returned to its natural state.

**Green Infrastructure:** Network of natural environmental components and green and blue spaces, including (but not limited to): hedges, outdoor sports facilities, coastal habitat, grassland and heathland, cemeteries, churchyards and burial grounds, agricultural land, allotments, community gardens and urban farms, moorland, village greens, open spaces, degraded land, private gardens, wildlife habitats, parks, fields, open countryside, woodlands, street trees, ponds, lakes, waterways.

**Gypsy:** Members of one of the main groups of Gypsies and Travellers in Britain. In this document it is used to describe English (Romany) Gypsies, Scottish Travellers, Welsh Travellers and Eastern European Roma. English Gypsies were recognised as an ethnic group in 1988.

**Gypsy and Traveller Accommodation Assessment (GTAA):** Assessments carried out to quantify the accommodation and housing related support needs of Gypsies and travellers (including Travelling Showpeople) in terms of residential and transit sites, and bricks and mortar accommodation.

**Gypsies and Travellers:** As defined for the purposes of the Housing Act 2004, in this document it includes all Gypsies, Irish Travellers, New Travellers, Travelling Showpeople, Eastern European Roma and other Travellers who adopt a nomadic or semi-nomadic life.

**Habitats:** Are ecological or environmental areas that are inhabited by a particular species of animal, plant or other type of organism. It is the natural environment in which an organism lives, or the physical environment that surrounds a species population.

**Health and Wellbeing:** A definition of the general condition of a person in terms of mind, body and spirit

**Housing Needs Assessment:** A survey that estimates the number of households within an area that are in need of affordable housing and/or housing that meets their specific requirements.

**Infrastructure:** Roads, water supply, sewage disposal, schools and other community facilities needed to support housing, industrial and commercial uses.

**Infrastructure Delivery Plan (IDP):** The IDP is a supporting document to the Local Plan. Its purpose is to provide background evidence regarding the physical and social infrastructure likely to be needed to support identified development in the Borough over the plan period. It sets out a baseline assessment of existing infrastructure provision and provides an indication of the existing capacity and shortfalls of all types of infrastructure. The document will be updated and monitored regularly and will assist in future delivery of infrastructure requirements. The IDP relies on the input of infrastructure partners and stakeholders and is therefore only as accurate as the plans of our partners.

**Key Service Centre:** Towns or villages which act as service centres for surrounding areas, providing a range of services including: retail, leisure, community, civic, health and education facilities and financial and professional services. They should have good public transport links to surrounding areas, or the potential for their development and enhancement. RSS Policy RDF2 requires LDFs to identify Key Service Centres in their area.

**Linear Parks:** Are linear parcels of land used as public parks providing recreational uses including walking and cycling

**Local Area Agreement (LAA):** A three-year agreement that sets the priorities for a local area, agreed between local and central government. The agreement sets challenging targets for the local areas and how these will be delivered in partnership. The aim is to improve the quality of life for local people.

**Local Development Framework (LDF):** A term used to describe a folder of planning documents prepared by a Local Planning Authority, to include:

- Development Plan Documents (DPDs) - such as the Core Strategy and Site Allocations;
- Supplementary Plan Documents (SPDs);
- Statement of Community Involvement (SCI);
- Local Development Scheme (LDS);
- Annual Monitoring Report (AMR).

**Local Development Scheme (LDS):** A project plan detailing the timetable for the production of DPDs and SPDs.

**Local Planning Authority (LPA):** Normally the Borough Council, Metropolitan district or Unitary Authority, but occasionally the County Council with the responsibility of planning for that area.

**Local Service Centre:** Towns or villages which provide a more limited range of services to the local community.

**Local Strategic Partnership (LSP):** A group of public, private, voluntary and community organisations and individuals that are responsible for preparing the Sustainable Community Strategy. Such partners include: the Borough Council, the County Council, the Police, the Fire Service and the NHS.

**Local Transport Plan (LTP) :** Local Transport Plans are strategic documents which set out the local transport priorities in the long term. The current Local Transport Plan for Lancashire, Local Transport Plan 3 (LTP3) runs from 2011 to 2021. This LTP consists of a 10 year overarching strategy, supported by 3 year rolling implementation plans. Lancashire County Council is the transport authority representing West Lancashire and has prepared a joint document with Blackpool Council and Blackburn-with-Darwen Borough Council.

**National Nature Reserve:** These are areas that are protected for their importance for their importance to wildlife and natural features. These sites are managed by Natural England. These sites often contain rare species or nationally important species of plant, insects, butterflies, birds, mammals etc.

**Travel Plan :** These are a package of measures produced by employers to encourage staff to use alternative means of transport than single occupancy car-use. Such plans include, for example, car sharing schemes, improving cycling facilities, dedicated bus services or restricting car parking allocations.

**Transport Assessments:** A Transport Assessment is a comprehensive and systematic process which sets out transport issues relating to a proposed development. They identify what measures will be taken to deal with the anticipated transport impacts of the scheme and to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport.

**Low Carbon Development:** Low-carbon developments consist of buildings which are specifically engineered with the reduction of carbon dioxide emissions in mind. So by definition, a low carbon building is a building which emits significantly less carbon dioxide than regular buildings.

**Multiple Deprivation:** The Government collects information to pinpoint pockets of deprivation, or to highlight variations within a wider geographical area. Information is collected on a range of topics to illustrate how deprived an area is, including: income; employment; health and disability; education, skills and training; barriers to housing and services; crime; and living environment.

**Photovoltaics (PV):** The direct conversion of solar radiation into electricity by the interaction of light with the electrons in a semiconductor device or cell.

**Pitches:** An area on a Travellers' site developed for a family unit to live. On socially rented sites, the area let to a licensee or a tenant for stationing caravans and other vehicles.

**Planning and Compulsory Purchase Act (PCPA) 2004:** Introduced the concept of Local Development Frameworks, built upon the principles of: sustainable development, addressing climate change, spatial planning, high quality design, good accessibility and community involvement.

**Planning Policy Statements/Guidance (PPS/PPG):** Documents produced by CLG that set out national policies relating to different areas of planning.

**Plots:** Areas on yard for Travelling Showpeople to live. As well as dwelling units, Travelling Showpeople often keep their commercial equipment on a plot.

**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".

**Unauthorised site:** Land occupied by Gypsies and Travellers without the appropriate planning or other permissions. The term includes both unauthorised development and encampment

**Ramsar sites:** These are wetlands of international importance, designated under the Ramsar Convention.

**Regional Spatial Strategy (RSS):** A plan for a region of England, forming part of the development plan for West Lancashire. The North West RSS was adopted in September 2008. Central Government intend to abolish the regional tier of planning, subject to a Sustainability Appraisal of the implications of removing the RSS policies. Until that time, the RSS remains part of the development plan, and this Local Plan requires to have regard to its policies, in particular its housing requirements.

**Registered Provider** A provider of social housing, registered with Tenant Services Authority under powers in the 2008 Housing and Regeneration Act. This term replaced 'Registered Social Landlord' (RSL) and encompasses housing associations, trusts, cooperatives and companies.

**Renewable Energy:** Energy which comes from natural resources such as sunlight, wind, rain, tides, and geothermal heat, which are renewable (naturally replenished).

**Safeguarded Land:** Land on the edge of certain settlements in West Lancashire formerly allocated under Policy DS3 of the West Lancashire Replacement Local Plan to meet longer-term development needs if necessary. A similar safeguarding policy will apply in this new Local Plan, with land either being safeguarded for "Plan B" sites, or for beyond the end of the new Plan period (2027).

**Section 106 Agreement:** Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. The obligation is termed a Section 106 Agreement and is a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms. They are increasingly used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing.



**Settled Community:** Term used to describe non-Gypsies and Travellers who live in traditional housing

**Strategic Flood Risk Assessment (SFRA):** carried out in consultation with the Environment Agency (EA) to examine the risk of flooding in the Borough from sea and rivers. It includes information on flood risk areas, flood infrastructure, history of flooding in the Borough and expected future development pressures and their potential impact.

**Site Allocations DPD:** The designation of land for a particular use within the development plan.

**SMART Objectives:** The Government requires that objectives must be SMART (Specific, Measurable, Achievable, Realistic and Time-bound).

**Spatial Planning:** Under the former planning system, we were almost exclusively concerned with land use. Spatial planning is a wider concept that does not just take into account land use, but also considers other matters that could indirectly affect land use, or be affected by it, e.g. health and education, deprivation, crime and social inequality, climate change, flooding and the natural environment, transport and infrastructure, the rural economy and agriculture, cultural heritage and urban design. Put another way, spatial planning looks at places and how they function. The LDF system represents a new way of planning, or "place-shaping".

**Special Protection Areas (SPA):** These are sites which are strictly protected in accordance with Article 4 of the EC Birds Directive. These sites are classified for rare and vulnerable birds, and for regularly occurring mitigation species.

**Specialist Needs Housing:** Providing suitable accommodation for specific sections of the community, including: seasonal agricultural workers; the elderly or retired; and students.

**SSSI (Sites of Special Scientific Interest):** Sites with statutory protection of national and international importance.

**Statement of Community Involvement (SCI):** A document that sets out how the Council will involve the community and other stakeholders in the preparation, alteration and review of planning policy documents and on planning applications.

**SHLAA:** Strategic Housing Land Availability Assessment (2009). This examines the availability of land in the Borough for residential use and forms part of the Local Plan Evidence Base.

**Shadow flicker:** This occurs when the sun passes behind the hub of a wind turbine and casts a shadow over neighbouring properties. When the blades rotate, shadows pass over the same point causing an effect called 'shadow flicker'.

**Supplementary Planning Document (SPD):** These cover a range of issues, both topic and site specific, and provide further detail on policies in the Local Plan or other Development Plan Documents.

**Sustainability Appraisal:** Development Plan Documents are subject to a "Sustainability Appraisal", examining how the policies and proposals in the DPD would be likely to impact upon the economy, the environment, transport, and the community. This will ensure that decisions are made that accord with sustainable development.



**Sustainable Community Strategy (SCS):** Document prepared by the West Lancashire Local Strategic Partnership, the principles of which outline the needs and priorities of the community, and which also shapes the activities of the organisations within the partnership to fulfil those needs and priorities. The Local Plan must accord with the SCS.

**Sustainable Development:** Development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs.

**Transit site / pitch:** A site pitch intended for short term use, with a maximum period of stay

**Travelling Showpeople:** People who organise circuses and fairgrounds and who live on yards when not travelling between locations. Most travelling showpeople are members of the Showmen's Guild of Great Britain

**WLRLP:** West Lancashire Replacement Local Plan; The most recent adopted development plan for West Lancashire, adopted in July 2006. This will be replaced by this new emerging Local Plan, once it is adopted.

### Appendix A Local Plan Preparation

#### The Local Plan

As explained in the Introduction to this document, the West Lancashire Local Plan 2012-2027 will replace the existing West Lancashire Replacement Local Plan (2006) as the Development Plan Document for West Lancashire. Up until Autumn 2011, the Council were preparing a Local Development Framework (LDF) to replace the existing Local Plan, but with the proposals in the draft National Planning Policy Framework (NPPF), the Council have moved toward preparing a new style, single Local Plan document.

The new Local Plan will be different from the existing Local Plan in that it will draw from the LDF approach in the way policy is constructed and worded but, unlike the LDF system, it will be a single document. All the work carried out to-date on the LDF (the Core Strategy, Development Management Policies DPD and Site Allocations DPD), including public consultation, is still relevant to the preparation of a single Local Plan, and has directly informed this document.

The Local Plan may be supplemented by Supplementary Planning Documents (SPDs) in due course, but these will cover very specific areas of policy in detail that the Local Plan cannot, and will not carry the same weight as the Local Plan itself in making planning decisions. Currently, the Council have adopted three SPDs: the Skelmersdale Town Centre SPD, the Design Guide SPD and the Open Space and Recreation Provision in New Residential Developments SPD. Other SPDs may be prepared at a later date in accordance with suggestions in the policies of this Local Plan.

Annual Monitoring of the Local Plan and SPDs will continue in a similar format to the Annual Monitoring Reports prepared over recent years as part of the LDF approach, measuring the Local Plan's success in delivering the spatial and strategic objectives set in Chapter 3 and Appendix B of this document.

#### Results of Public and Community Consultation for the Core Strategy

The Council has sought to involve the local community from the earliest stage of LDF preparation, including key stakeholders, groups and individuals, in order to assist in defining the key issues facing West Lancashire and to consider how they can be addressed through the Core Strategy. The Council has involved the community directly in the preparation of the Core Strategy through the Local Strategic Partnership Annual Conference, the Spatial Forums and the Issues Questionnaire. Full results from these three exercises can be viewed in Feedback Reports on the Council's [website](#), whilst a summary of the key issues is outlined in Summary of Key Issues Identified through Consultation.

#### Local Strategic Partnership Annual Conference (June 2008)

In June 2008, the Council held workshops for members of the Local Strategic Partnership (LSP) at their Annual Conference at the West Lancashire Investment Centre, Skelmersdale, which was themed around the topic of "Regenerating the Community through Partnership Working". The LSP is a voluntary partnership and is represented by over 80 members in public, private and voluntary organisations. The aim of the event was to ensure that the LDF

## Appendix A Local Plan Preparation

takes careful consideration of the themes, objectives, priorities and projects within the LSP's Sustainable Community Strategy 2007-17 and also to ensure that the LDF can be delivered by key partners.

At the conference, a short presentation was given to explain the LDF and its importance to the LSP and the local community. LSP members were then allocated to one of six workshop groups to discuss issues specifically relating to that area, including three Borough-wide groups and individual groups for Skelmersdale, the Market Towns (Ormskirk and Burscough) and the remaining rural area of West Lancashire. During the workshops, the following four activities were conducted:

- SWOT analysis: to establish the Strengths, Weaknesses, Opportunities and Threats of the area;
- Identification of key issues: to identify the most important issues of the area;
- Vision of the area in 15-20 years: to predict how the area might be in the future, by building upon the identified strengths and to tackle recognised issues;
- Settlement Hierarchy: to determine how much development settlements within the Borough should potentially receive, based upon the outcomes of earlier activities.

### **Spatial Forums (July 2008)**

In July 2008, the Council held three "Spatial Forum" events held at key locations across the Borough in Tarleton (Northern Parishes), Skelmersdale (Skelmersdale and Eastern Parishes) and Ormskirk (Market Towns and Western Parishes). The events were well attended by around 250 people who represented a diverse mix of local residents, landowners, businesses, voluntary organisations, community action groups, developers and Councillors. The Spatial Forums were set up as an informal consultation exercise to test whether the issues raised at the LSP Annual Conference were broadly correct, and also to look at specific areas of the Borough in more detail. Similar to the LSP Annual Conference, a short presentation explaining the importance of the LDF was given, followed by a second presentation into a SWOT analysis of the area, aided by relevant maps and statistics in order to stimulate discussion. The workshops which followed were designed to gather people's views on:

- What are the most important issues for each area of the Borough;
- A 'Vision' - how we would like the Borough to be in the future; and
- How we might work towards achieving this Vision.

### **Issues Questionnaire (January-February 2009)**

In January-February 2009, the Council conducted an "Issues Questionnaire" forming the first stage of written consultation for the LDF. Although the responses received at the LSP Annual Conference and Spatial Forums were valuable, it was recognised that those who put their views forward merely represented a small number of people with an interest in the future development of West Lancashire. Therefore the Issues Questionnaire was made available

to open up consultation and provide a further opportunity for key stakeholders and the wider community to put forward their views. The main method of making comments was through the Council's online consultation portal, although paper copies were made available at deposit points across the Borough and distributed to those who required them.

Around 100 people responded to the questionnaire who were able to comment on the whole Borough or on a specific area of interest to them. The Issues Questionnaire presented similar questions asked at the Spatial Forums, and took them a step further by putting forward early options on spatial topics such as:

- Draft SWOT analyses and Vision statements;
- Future development needs and settlement expansion;
- Providing more land for housing, specialist accommodation and employment;
- Transport and accessibility;
- The environment, climate change, flood risk and recreation and tourism; and
- Rural issues.

### **Options Paper (September-November 2009)**

In September-November 2009, the Council conducted a series of consultation exercises on the Options Paper. There were six 'Spatial Forum' events held at key locations across the Borough (Skelmersdale, Ormskirk, Burscough, Banks, Scarisbrick and Parbold) which were well attended by residents, businesses, community groups, developers and Councillors. In addition, the Council also undertook written consultation for the LDF where people could submit comments by web portal, email or post.

Over 800 written representations were received from 188 respondents and over 250 people attended the Spatial Forums. Analysis of the comments made it clear the majority of people opposed Options 1 and 5 being taken forward as the Preferred Option. Option 1 would focus too much development in Skelmersdale to the detriment of all other areas of the Borough whilst Option 5 would focus too much development outside of the Borough and neglect the interest of West Lancashire.

The general consensus favoured a hybrid of Options 2, 3 and 4 focusing the majority of development in Skelmersdale, enabling regeneration, development in Ormskirk and Burscough to support the service functions of the settlements, enabling improvement to infrastructure and responding to the demand for housing and employment. Some development would also be allowed in rural areas.

Other representations highlighted the importance of improving infrastructure, providing affordable housing and specialised accommodation and developing renewable energy schemes. There was support received for the regeneration of Skelmersdale town centre and the expansion of Edge Hill University.

### **Preferred Options Paper (May-June 2011)**

In May-June 2011, the Council again conducted a series of consultation exercises on the Preferred Options paper. The Council consulted through four forums and four exhibitions across the Borough, written representations and surveys (paper and online). In addition, local schools in Ormskirk and Skelmersdale were also involved in the consultation process. To discuss specific issues in more detail, LDF officers also met separately with housing developers, local businesses and some selected groups representing those who could be affected by Edge Hill.

741 written representations were received online, via email or by post. 224 surveys were completed and submitted. Over 300 people attended the forums and exhibitions. From the views gathered, it was clear that there is support for the majority of policies within the document, although some review and adjustments were recommended.

Wide opposition was received in relation to the release of Green Belt land for development purposes. It was felt that levels of residential development in Skelmersdale are too high and undeliverable and subsequently need to be re-examined. From those development options presented, Burscough (Option 1) received the most support. High levels of support were also received for the regeneration of Skelmersdale town centre.

There was support for the expansion of Edge Hill University, although there were objections to the use of Green Belt land for future development. It was recommended that the policies should be more flexible to cope with all the varying factors that can influence development and that housing figures should be reviewed. It was felt that a review of how the Local Plan could be delivered, including its timescales for the release of land and phasing of development, was required, along with putting a flexible and robust Plan B in place.

## Summary of Key Issues Identified through Consultation

Area	Issues identified through the LDF consultation exercises
<b>West Lancashire Borough</b>	<ul style="list-style-type: none"> <li>• Links with neighbouring authorities and cross boundary partnership working</li> <li>• Regeneration of Skelmersdale</li> <li>• Transport links within the Borough;</li> <li>• Need to find the Borough's "Unique Selling Point";</li> <li>• Quality of life;</li> <li>• Reduction in funding;</li> <li>• Enhancing the community;</li> <li>• Impact of the wider economic climate.</li> <li>• Lack of suitable housing for the ageing population;</li> <li>• Affordable housing required throughout the Borough, not just in areas of deprivation.</li> <li>• Importance of Green Infrastructure</li> <li>• Importance of tackling climate change</li> <li>• Need for Sustainable development</li> <li>• Green Belt boundaries constraining development and should be reviewed</li> <li>• Improving public transport</li> <li>• Protection of heritage assets</li> <li>• Reducing deprivation</li> <li>• Improving health and narrowing inequalities</li> <li>• Providing gypsy and traveller sites in the right locations</li> </ul>
<b>Skelmersdale</b>	<ul style="list-style-type: none"> <li>• Public transport;</li> <li>• Image of the town;</li> <li>• Lack of town centre facilities.</li> <li>• Sufficient land available in the settlement areas to provide more homes;</li> <li>• Original New Town plan should be "finished off" by developing the land at Whalleys and in the town centre;</li> <li>• Support for the town centre Masterplan;</li> </ul>



Area	Issues identified through the LDF consultation exercises
Ormskirk (and Aughton)	<ul style="list-style-type: none"> <li>• Town centre proposals would bring in more investment and have the potential to turn around the negative perceptions of the town.</li> <li>• Failure in the past to deliver schemes to improve the town;</li> <li>• Lack of a railway station;</li> <li>• Footpaths are difficult to follow, forcing people to walk along roadways;</li> <li>• Poor maintenance, landscaping and layout of open green spaces.</li> <li>• Attracting employment and provision of training</li> </ul> <ul style="list-style-type: none"> <li>• Transport links and congestion;</li> <li>• Affordable Housing;</li> <li>• Edge Hill University;</li> <li>• Protection of agricultural land;</li> <li>• Sewerage and surface water issues.</li> <li>• Mixed feeling over the expansion of the settlement area;</li> <li>• Limited land exists within the settlement to meet any significant demands for housing and employment;</li> <li>• Mix of views expressed over the future development and expansion of Edge Hill University.</li> <li>• Little interaction between Edge Hill University and the town, and other 'student issues';</li> <li>• Shortage of adequate sites in town centre to attract further retail or other services;</li> <li>• Nearest adult accident and emergency Hospital is at Southport;</li> <li>• Town cramming and over development of the urban settlement;</li> <li>• Threat of Ormskirk Bypass not being built and increasing congestion.</li> </ul>
Burscough	<ul style="list-style-type: none"> <li>• Transport links and congestion;</li> <li>• Affordable Housing;</li> <li>• Edge Hill University;</li> <li>• Protection of agricultural land;</li> <li>• Sewerage and surface water issues.</li> <li>• Brownfield sites cannot accommodate much development and consequently there should be possible consideration of developing edge-of-settlement Green Belt sites;</li> </ul>

Area	Issues identified through the LDF consultation exercises
	<ul style="list-style-type: none"> <li>• Network Rail's proposed improvements to the local railway should be supported, particularly increased services and the reinstatement of the Burscough Curves;</li> <li>• Leeds-Liverpool Canal and Martin Mere are valuable environmental and recreational assets which should be protected and improved.</li> <li>• Burscough has witnessed quite a lot of recent development;</li> <li>• Reinstatement Burscough Curves, to provide a connection between the Ormskirk-Preston and Southport-Manchester lines;</li> <li>• Maximise the potential of the Leeds-Liverpool Canal heritage.</li> </ul>
Northern Parishes	<ul style="list-style-type: none"> <li>• Affordable rural housing;</li> <li>• Lack of investment in services and infrastructure;</li> <li>• Consultation at grass roots level.</li> <li>• Limitations of existing infrastructure;</li> <li>• Small-scale development for employment and affordable/ local housing could be allowed;</li> <li>• Stimulation of new employment opportunities would reduce reliance upon the agricultural and horticultural industries;</li> <li>• "Open Land on the Urban Fringe" could be considered for development, if it could bring significant regeneration benefits and would remove a state of dereliction;</li> <li>• Expansion into the Green Belt is not appropriate, given the high potential for flood risk in this area;</li> <li>• Support for a Ribble Estuary Regional Park and a Tarleton/ Hesketh Bank Linear Park.</li> <li>• Dereliction around settlements from the decline in horticultural industries;</li> <li>• Flood risk issues are an important consideration in the location of new development;</li> <li>• Traffic congestion in Tarleton and Hesketh Bank at peak times.</li> </ul>
Eastern Parishes	<ul style="list-style-type: none"> <li>• Affordable rural housing;</li> <li>• Lack of investment in services and infrastructure;</li> <li>• Consultation at grass roots level.</li> <li>• Mix of views over potential expansion into the Green Belt.</li> <li>• Villages are surrounded by Green Belt which offers little scope to expand in order to accommodate its local population and businesses.</li> </ul>

Area	Issues identified through the LDF consultation exercises
Western Parishes	<ul style="list-style-type: none"> <li>• Affordable rural housing;</li> <li>• Lack of investment in services and infrastructure;</li> <li>• Consultation at grass roots level.</li> <li>• Further development should be concentrated on infill sites, rather than the expansion into the Green Belt.</li> <li>• Erosion of village life through closure of services;</li> <li>• Restrictive settlement boundaries constrain development.</li> </ul>

### Appendix B The Spatial & Strategic Objectives

#### Spatial and Strategic Objectives

The suggested spatial and strategic objectives for West Lancashire's Local Plan explain how the Vision can be achieved. These objectives also embrace the objectives set out within the Sustainable Community Strategy. The Government requires that key objectives should be SMART (specific, measurable, achievable, relevant and time-bound), and all the key objectives set out below have been developed to meet these measures.

Each of the spatial and strategic objectives presented in this report has a clear set of indicators assigned to it. Due to the close relationships between the objectives of the Local Plan and those of the SCS and other more widely-collected Council indicators, a number of the indicators are shared which has the advantage of removing the need to collect additional data and providing a consistent data source. The indicators will be used to monitor and manage the success of the Local Plan in delivering its aims. Policies that are not performing as intended can be flagged up and remedial action taken.

It should be noted that the indicators set out in this Appendix are provisional and targets are liable to change as a result of changing data and revisions to other documents and policies.

#### How will we monitor these objectives?

Under the current planning system, local planning authorities must produce and publish an Annual Monitoring Report (AMR) each year. The AMR is a key component of the Local Plan and measures the success of policies against a series of national and local indicators. It aims to show whether policies are achieving their objectives and whether sustainable development is being delivered, whether policies have had their intended consequences, whether the assumptions and objectives behind policies are still relevant, and whether the targets in the Local Plan are being achieved.

To achieve this, the Annual Monitoring Report looks at a range of national and local indicators.

It is proposed that the objectives of the Local Plan will be monitored and reported through the AMR using the indicators presented in this report, following adoption of the final strategy. It should be noted that targets to the end of the Plan period can be difficult to determine and so, subsequently, targets may need to be raised as the plan period progresses.

Monitoring guidance recognises the need to update national and local indicators where necessary to reflect changes in policy and monitoring requirements. National and local targets may also be reviewed. Subsequently, indicators presented here are liable to amendment in the future.

### 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	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	WLBC target by 2027
Serious Acquisitive Crime rate to reduce	WLBC	NI16	-	-	1,135 offences	-	-	-	950 offences

## 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	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	WLBC target by 2027
Percentage of pupils gaining 5+ GCSEs at grades A*-C to increase	DCSF	-	1997 figure stood at 42.2%	-	61.9%	-	-	73%	75%
Proportion of working age population in employment/ unemployed	NOMIS / WLBC AMR	CX07	79.0%	75.5%	77.8%	82.2%	79.7%	-	80%
• Economically active			74.7%	72.7%	75.8%	77.7%	76.1%		75%
• Employed			5.3%	4.9%	4.4%	5.7%	6.5%		Less than 7%
• Unemployed									
Worklessness	NOMIS	-	2.7%	2.8%	2.5%	4%	4.1%	-	Less than 2.5%
• Proportion of JSA claimants									
VAT Registrations as % of total business stock	NOMIS	-	8.8%	7.2%	9.2%	-	-	-	9%
Amount of employment land and floorspace developed annually	WLBC AMR	EC1-4	3.11ha	5.44ha	1.44ha 16,852sqm floorspace*	2.4ha	0.5ha 31,236sqm	0ha 3,659 sqm	To meet requirements. Rolling average.

Table 1



\*cannot compare like for like 2005-2008 due to removal of thresholds.

## 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	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	WLBC target by 2027
Amount of available greenspace lost to development	WLBC AMR	ENV01	-	-	0	0	0	0	0
Number of customer taking part in health improvement facilities	WLBC	WL12a	31,216	32,218	42,461	42,575	-	12,927	To be set

**Table 1**

## 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	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	WLBC target by 2027
Improved local biodiversity - active management of local sites	WLBC	NI197	-	-	5% (at Lancashire level)	-	-	26%	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 AMR	ENV08	-	-	99.5% of SSSIs in favourable or recovering condition. No further information has been available.	99.5%	99.5%	99.5%	99.5%

Table 1

## 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 300 new homes 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. 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 and suitable pitches will be found for Gypsies and Travellers and Travelling Showpeople. Suitable student accommodation will also be provided in Ormskirk to address the needs generated by Edge Hill University.

### Targets

Target description	Data source	Existing indicator	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	WLBC target by 2027
RSS target for new homes to be met (Net)	WLBC	NI154	202	344	81	130	109	72	6000 in total (Average 300 per annum)
Number of affordable homes delivered (gross)	WLBC	NI155	12	5	11	13	32	19	-
Proportion of new homes on brownfield land 2012-2027	WLBC AMR	HG06	79.1%	75.2%	69.1%	72%	73%	87%	Minimum of 65% to be on brownfield land
Proportion of new homes complying with the Building for Life standard	WLBC AMR	HG09	-	-	-	-	-	-	All homes on sites with a capacity greater than 10 dwellings by 2027
Number of gypsy and traveller pitches provided	WLBC	RSS	-	-	0	0	0	0	14 permanent & 10 transit gypsy pitches, 5 travelling showpeople pitches.

**Table 1**

## 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	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	WLBC target by 2027
Vacancy levels in Ormskirk, Burscough and Skelmersdale	WLBC AMR	EC8	-	-	2.7% 4.6% 11.6%	-	6.2% 8.3% 13.6%	-	Reduction in percentage figure by 2027
<ul style="list-style-type: none"> <li>• Vacant floorspace in Burscough</li> <li>• Vacant floorspace in Ormskirk</li> <li>• Vacant floorspace in Skelmersdale</li> </ul>									
Proportion of new developments completed within 1km of 5 key services (GP, post office, primary school, food shop, bus stop)	WLBC AMR	SD1	-	-	91% permissions	94% completions	75% completions	94% permissions	75% completions or permissions
Proportion of new developments completed within 400m of a bus stop / 800m of a rail station	WLBC AMR	SD2	92% completions	77% completions	84% completions	-	98% completions	-	90% of new development

Target description	Data source	Existing indicator	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	WLBC target by 2027
Proportion of new developments granted and completed in the principal urban areas and main towns	WLBC AMR	SD3	-	-	55% completions	69% permissions	93% permissions	94% permissions	75% completions or permissions

**Table 1**



## 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	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	WLBC target by 2027
Proportion of new housing development to meet the CABE Building for Life 'Very Good' standard by 2027.	WLBC AMR	HG9	-	-	-	-	-	-	All new housing on sites with a capacity greater than 10 dwellings
Number of listed buildings demolished, heritage assets, networks or settings lost	WLBC AMR	ENV2 & 3	0	0	0	0	0	0	To be zero

**Table 1**

## 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	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	WLCB target by 2027
Number of permissions granted contrary to Environment Agency advice on flooding and water quality	WLCB AMR	ENV07	0	0	8	-	1	0	Zero (all problems should be resolved / mitigated)
Renewable energy capacity installed by type (in MW)	WLCB AMR	ENV09	-	-	-	-	-	-	To increase
Per capita reduction in CO2 emissions in the LA area	WLCB	NI186	7.2 tonnes (Lancashire)	-	-	5.9	-	-	To reduce from 2005 baseline level

Table 1

## 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	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	WLBC target by 2027
All age all cause mortality rate (deaths per 100,000 population per year)	ONS via WLBC	NI120	-	M731 F542 (District)		M712 F 552 (District)	-	-	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"> <li>No qualifications</li> <li>NVQ level 1</li> </ul>	NOMIS	-	13.1% 83.4%	17.4% 79.8%	14.8% 78.3%				Gap to narrow between Borough ward areas.

Target description	Data source	Existing indicator	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	WLBC target by 2027
<ul style="list-style-type: none"> <li>NVQ level 2</li> <li>NVQ level 3</li> <li>NVQ level 4</li> </ul>			68.8% 47.5% 31.7%	65.8% 43.3% 22.0%	59.9% 41.6% 20.2%				Overall proportion with no qualifications to decrease, all others to increase.

**Table 1**



### Appendix C Planning Policy Background

#### National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in draft in July 2011 and is expected to be adopted in early 2012, if not sooner.

The NPPF has been created to replace the original Planning Policy Guidance (PPG) notes and the subsequent Planning Policy Statements (PPS) in the form of one concise document. The NPPF aims to provide a consolidated set of priorities within the following key topic areas:

- **Protecting and enhancing the environment:** Green Belt and natural environment, green space designation, sustainable transport, biodiversity, noise and light pollution, climate change, access to the coast, communications infrastructure and minerals;
- **Promoting sustainable growth and prosperity:** Sustainable growth, presumption in favour of sustainable development, duty to co-operate;
- **Planning for strong, healthy and vibrant communities:** Housing, town centres, neighbourhood planning, historic environment, design.

The main aims of the NPPF are to remove obstacles to growth and take a proactive approach towards development during a post-recession era.

The NPPF includes policy on a range of topics and types of development which directly informs the preparation of local planning policy and which local planning policy should be consistent with. However, until such time as the NPPF is adopted, the existing PPG's and PPS's remain as national planning policy with which local planning policy should be consistent.

#### Regional Plans

The Regional Spatial Strategy for the North West ("the RSS") was adopted in September 2008. This Plan set the housing requirement for each local authority area in the North West (in the case of West Lancashire: 300 net new dwellings per annum from 2003 onwards), set employment land requirements (albeit at sub-regional rather than district level), and defined the settlement hierarchy for the area. It contained a wide range of policies, including a specific policy framework for the Liverpool City Region, in which West Lancashire is situated.

On 6 July 2010 the Secretary of State for Communities and Local Government announced the revocation of Regional Spatial Strategies and Regional Strategies with immediate effect under Section 79 of the Local Democracy Economic Development and Construction Act 2009. As a result, RSS and RS were no longer to form part of the development plan.

The decision to revoke RSS and RS has been challenged in the courts. As a result, at the time of writing this document, the RSS / RS have been reinstated as part of the development plan. However, notwithstanding the court rulings, the government has restated its intention to abolish the regional level of planning through the Localism Bill. Thus it is expected that the RSS / RS will no longer form part of the development plan by the time the Council submits a Local Plan for Examination.



### Sub-Regional Plans and Strategies

#### **Ambition Lancashire Sustainable Community Strategy (2005-2025)**

Prepared by the Lancashire Partnership, Ambition Lancashire influences spending decisions and service planning, encourages partners to work together to meet identified needs and add value to each other's actions, enables partners to lobby and influence together on behalf of Lancashire, and helps shape the Local Area Agreement in Lancashire. Its vision is as follows:

#### **Ambition Lancashire**

To position Lancashire by 2025 as an area of outstanding opportunity, combining a world-class economy with a breathtaking environment and exceptional communities.

Lancashire's towns, cities and rural areas maintain their separate identities, but interdependence is strengthened through strong economic, social and environmental connections.

Ambition Lancashire is built upon the two principles of:

- Narrowing the gap: between areas and within communities, in terms of wealth and poverty, educational achievement and underachievement, and high and low ambition; and
- Active and involved citizens and communities, making it easier for them to achieve their ambitions, enrich their lives and meet their needs more closely.

There are a number of key priorities within Ambition Lancashire to achieve its vision and principles, including:

- Economy;
- Health and wellbeing;
- Education, training and skills;
- Environment; and
- Community safety.

More information on the Ambition Lancashire Sustainable Community Strategy can be found on The Lancashire Partnership's [website](#).

#### **Lancashire Local Area Agreement (LAA) (2008-2011)**

Developed by the Lancashire Partnership, all local authorities and Local Strategic Partnerships in Lancashire (excluding the Unitary Authorities) have signed up to the LAA, which was formally signed by the Government in March 2006. The LAA addresses local priorities with a view to improving services and quality of life for all. The priorities relate to the economy, environment, education training and skills, health and wellbeing, and community safety.

It is important that the West Lancashire Local Development Framework, along with the West Lancashire Sustainable Community Strategy, assist in the delivery of the Lancashire LAA. This will result in the improved wellbeing and increased Government investment in West Lancashire and in the County as a whole. More details on the LAA can be found on The Lancashire Partnership's [website](#).

### **Lancashire Minerals and Waste Core Strategy (2009-2021)**

This sets the broad direction for minerals and waste planning in Lancashire by identifying the amount of new minerals extraction and waste management capacity that will be needed over the plan period, and by indicating broad locations for such uses.

The responsibility for allocating specific minerals and waste sites has been devolved to the Minerals & Waste Site Allocations DPD, which is currently under preparation by Lancashire County Council and is nearing completion. It is likely that this will lead to the allocation or safeguarding of specific sites within West Lancashire. Further details may be found on the Lancashire Minerals and Waste [website](#).

### **Lancashire Local Transport Plan 3 (2011-2021)**

The Lancashire Local Transport Plan 3 (LTP3) was adopted in 2011, setting out plans for transport for the years 2011 to 2021. LTP3 aims to address the transport challenges faced in Lancashire, as well as the wider sustainability priorities set out in Ambition Lancashire, framed by the Government's national transport goals. There are 7 goals to helping to achieve this objective, these are:

- To help secure a strong economic future by making transport and travel into and between our major economic centres more effective and efficient and by improving links to neighbouring major economic areas and beyond;
- To provide the public with safe and convenient access to the services, jobs health, leisure and education opportunities that they need;
- To improve the accessibility, availability and affordability of transport as a contribution to the development of strong and cohesive communities;
- To create more attractive neighbourhoods by reducing the impacts of transport on our quality of life and by improving the public realm;
- To reduce the carbon impact of Lancashire's transport requirements, whilst delivering sustainable value for money transport options to those who need them;
- To make walking and cycling more safe, convenient and attractive, particularly in the more disadvantaged areas of Lancashire, bringing improvements in the health of Lancashire's residents; and
- In all that they do, to provide value for money by prioritising the maintenance and improvement of Lancashire's existing transport infrastructure where it can help deliver our transport goals.

## Appendix C Planning Policy Background

The LTP proposes a number of priorities for West Lancashire which will assist in meeting the objectives outlined above. Such priorities include:

- Improving access to and from Skelmersdale as a focus for regeneration and economic growth;
- Improving cycle and pedestrian routes in Skelmersdale;
- Improving links to Ormskirk as a market town where key services and employment opportunities may be lacking.

Further details on the LTP can be found at [Lancashire Local Transport Plan](#)

Implementation plans which will seek to deliver the above priorities are now being produced.

### **Lancashire Climate Change Strategy (2009-2020)**

Prepared by the Lancashire Climate Change Partnership, this strategy sets out a carbon dioxide reduction target of 30% by 2020, from a 1990 baseline. The strategy shows in detail where these savings are predicted to come from and how they can be achieved. Further details can be found on the Lancashire Climate Change Partnership's [website](#).

## **Local Plans and Strategies**

### **West Lancashire Sustainable Community Strategy**

The West Lancashire Sustainable Community Strategy (SCS) 2007-2017 was prepared by the West Lancashire Local Strategic Partnership (LSP) following a review of the 2003 Community Strategy. For full details and to view the Sustainable Community Strategy, please visit the Council's [website](#). The SCS vision is as follows:

### **West Lancashire Local Strategic Partnership - Improving Quality of Life for All**

We will do this by working together to be:

- The cleanest, safest, healthiest and greenest place in the country to live, work and enjoy;
- A place where everyone is valued and has the opportunity to contribute; and
- A place with excellent, easily accessible and sustainable jobs and services.

A number of objectives have been developed which include:

- To improve safety and ensure people feel safe;
- To build on the solid foundations of a strong voluntary and community sector and to develop community participation and pride in our neighbourhoods;
- To improve health outcomes, promote social wellbeing for communities and reduce health inequalities for everyone;
- To provide more appropriate and affordable housing to meet the needs of local people;
- To provide good quality services that are easily accessible to all;
- To contribute to sustainable development through the wise use of natural resources;
- To provide opportunities for young and older people to thrive;

- To create more and better quality training and job opportunities to get more people into work; and
- To protect and improve West Lancashire's environment including safeguarding our biodiversity.

Through the Sustainable Community Strategy, the Local Strategic Partnership will concentrate a small number of priority projects that will require partnership working. These include:

- Skelmersdale Vision;
- Market Towns Project;
- Safer Stronger Communities;
- Rural Economy Study;
- Vital Villages / Parish Plans;
- Inspire Project;
- Affordable Housing Strategy;
- Integrated Transport; and
- Energy Management.



### Appendix D Setting Locally-determined Targets

In line with the new Government's agenda to see decisions that directly affect local issues to be taken by local people and in expectation of the Regional Spatial Strategy (RSS) for the North West being abolished through legislation that emerges out of the Localism Bill, West Lancashire Borough Council has sought to identify their own targets for the development of housing, employment land, renewable energy schemes and the provision for Gypsies & Travellers and Travelling Show People. Such targets must be based on evidence of need and deliverability to be considered sound in planning policy terms and this appendix to the Preferred Option for the Local Plan sets out how those targets that have been applied in the Preferred Option have been arrived at and on what evidential basis.

#### Housing Targets

The housing target set by the RSS for West Lancashire was 300 new dwellings per annum (net) and this target was agreed between WLBC and the North West Regional Assembly in 2005, prior to being set out in the Submitted Draft RSS. These targets were based on 2003 ONS population statistics and other evidence available in 2005. If this target were applied to the full 15 years of this Local Plan, the overall housing target for the Local Plan would be 4,500 new dwellings plus any undersupply in relation to this target in recent years.

Officers have analysed, and continue to analyse, more recent evidence that is available pertaining to housing targets for the Borough and it is clear that every different approach to estimating future household need arrives at a different answer, some of which result in an annual requirement that is higher than 300 and others which result in an annual requirement lower than 300.

The most recent Household Projections from CLG, which were published at the end of November 2010, provide one such nationally-recognised approach to estimating future household needs, based on 2008 ONS population statistics<sup>(14)</sup>. The latest projections suggest that the number of households in the Borough may not increase as much as previously thought over the next 25 years. They project a 6,000 household increase in West Lancashire between 2008 and 2033, which equates to 250 dwellings required per annum incorporating an additional 4% to allow for vacant homes and second homes. This compares to a projected increase of 7,000 dwellings (291 dwellings per annum) derived from the household projections for 2006-2031.

This reduction can be partially attributed to changes in the methodology CLG use to calculate household projections, in particular the use of revised mid-year population estimates from 2002 to 2008, which were lower than previously estimated and which included the effect of the start of the economic downturn in 2008. However, it is clear that the latest projections do indicate a slight slow-down in "natural" population growth for the Borough. It should also be noted that CLG Household Projections round figures in their projections to the nearest thousand households, and so there is considerable scope for variance in their projections.

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14 It is important to stress that Household Projections are not forecasts, but an indication of what would happen if recent trends were to continue over the coming 25 years. They should not be treated as forecasts.



## Appendix D Setting Locally-determined Targets

In setting targets for housing development, Local Authorities can move away from these, or any other, projections where evidence or sustainable planning would justify it, either to set a target that is lower than the projections (perhaps to preserve the character of a rural area) and thereby artificially limit any growth, or to set a target that is higher than the basic need in order to enable economic growth or regeneration or account for other demographic changes that the projections may not have accounted for.

The Merseyside Overview Study provided housing projections that tailored the CLG Household Projections a little to reduce the scope for variance over the 25 years of projections. This provided an average figure over the Local Plan period of 267 dwellings per annum. Therefore, the Council have concluded that an average figure of 260 dwellings per annum would provide a reasonable basis for housing targets over the plan period, which equates to 3,900 dwellings over the 15 year period.

The RSS deficit over the years 2003-2012 must be added to this base figure in order to make up the undersupply and unmet need for housing in the Borough over that period. It is estimated that, by 1st April 2012, this deficit will be approximately 750 dwellings.

It is the view of the Council that any housing target significantly over the existing RSS target of 300 new dwellings per annum would certainly not be appropriate in light of the environmental assets, agricultural base and the general rural character of the Borough, but that a figure in the region of 300 dwellings per annum enables a degree of economic growth as well as meeting the projected growth in population anticipated in the Borough and the unmet need for housing over the past decade.

To reduce this target to somewhere in the region of 250 dwellings per annum would further protect the rural character of the Borough, but possibly to the detriment of economic development and regeneration of the Borough's urban areas, especially Skelmersdale, or result in insufficient development to meet local needs in other parts of the Borough.

Therefore, the Council have arrived at a 15 year housing target of **4,650 dwellings**, which averages out at 310 dwellings per annum (although Policy SP1 staggers the annual target for housing delivery over the 15 years to ensure a more realistic and deliverable target). This is based on the 260 dwellings per annum base projection, multiplied by 15 years and then with the RSS deficit of 750 dwellings added to it ((260 dwellings per annum x 15 years) + 750 dwelling deficit = 4,650 dwellings).

More detail on this calculation of locally-determined housing targets is provided in the Housing Technical Paper provided as background evidence to this Local Plan.

### Employment Land Targets

Employment Land targets for West Lancashire have been derived from the Joint Employment Land and Premises Study (JELPS), which was completed in January 2010 but began in May 2008, with the bulk of the collation of information taking place in 2008. This set an overall target for employment land development from 2010 to 2026 of approximately 150ha, of which 60ha could be provided by existing employment land allocations that have yet to be developed. This target was calculated based on historic take-up rates of employment land development.

Since the information used in the JELPS was collated, an additional three years of employment land completions have taken place, therefore updating the historic take-up rate to better reflect the economic recession, and the situation surrounding some of those undeveloped sites allocated in the Replacement Local Plan (2006) has also changed. In addition, several comments have been received on the approach used in the JELPS, questioning whether two anomalous years of very high employment land development should be included in the calculation, given that they involved extremely large developments (such as the distribution warehouses on XL Business Park) of a sort that are not being promoted in the Borough over the Local Plan period.

Therefore, utilising the same methodology as the JELPS, but updating the calculation to take into account these factors, the employment target for West Lancashire over the Local Plan period has been recalculated. The table on the next page sets out the calculation of this updated target.

Utilising the updated average take-up rate, a basic employment land target for the Local Plan period (2012–2027) can be identified as follows:

Basic Employment Land Target for 2012–2027 = 4.15 ha x 15 years = 62.27 ha

Employment Land Review Guidance suggests that adding a 20% buffer onto this basic target provides for the uncertainty in predicting how the economy will grow in future years. Adding 20% on to the basic target therefore provides a figure of 74.72 ha.

Therefore, the locally-determined target for employment land development in West Lancashire from 2012 to 2027 has been set at **75 ha**.

More detail on this calculation of locally-determined employment land targets is provided in the Economy Technical Paper provided as background evidence to this Local Plan.

## Appendix D Setting Locally-determined Targets

Year	Take-up Rates (ha)
1992/93	1.6
1993/94	1.6
1994/95	2.5
1995/96	7
1996/97	10.2
1997/98	17.3
1998/99	4.8
1999/2000	2
2000/01	4.5
2001/02	5.8
2002/03	12.62
2003/04	28.32
2004/05	4.69
2005/06	3.11
2006/07	5.44
2007/08	1.44
2008/09	2.4
2009/10	0.5
2010/11	0.37
Total	115.82
Average take up rate 1992-2011	6.12
Average take up rate 1992-2011 (minus anomalous years)	4.15
Employment land target for 2012-2027	62.27
Target with 20% buffer	74.72

Historic take-up of Employment Land in West Lancashire

### Provision for Gypsies & Travellers and Travelling Showpeople

Circular 01/2006 sets out national policy on planning for gypsy and traveller caravan sites and, among other intentions, aims to ensure the following:

- *"e) to underline the importance of assessing needs at regional and sub-regional level and for local authorities to develop strategies to ensure that needs are dealt with fairly and effectively;*
- *f) to identify and make provision for the resultant land and accommodation requirements;*
- *g) to ensure that DPDs include fair, realistic and inclusive policies and to ensure identified need is dealt with fairly and effectively;*
- *h) to promote more private gypsy and traveller site provision in appropriate locations through the planning system, while recognising that there will always be those who cannot provide their own sites;"* (paragraph 12)

Alongside this Circular, the 2004 Housing Act requires Local Authorities to estimate their current and future need with regards to Gypsies & Travellers and Travelling Showpeople.

In the Local Plan Preferred Option, Policy Area RS4 addresses provision for Gypsies & Travellers and Travelling Showpeople, including a quantified requirement for Gypsy & Traveller pitches and Travelling Showpeople plots. These are based upon information gathered in the Gypsy and Traveller Accommodation Assessment commissioned by the North West Regional Assembly on behalf of a number of Lancashire authorities including West Lancashire. Gypsies & Travellers and Travelling Showpeople have contributed in the process of preparing this GTAA.

In 2007 the GTAA for the Lancashire sub region suggested a need for 17 permanent pitches for Gypsies & Travellers and 3 plots for Travelling Showpeople in West Lancashire for a period between 2006-2016. There was also an identified need for transient pitches but this was not split down by local authority.

In 2008 4NW commenced work on a Partial Review of the North West Regional Spatial Strategy (RSS) covering a range of topics, including the number of Gypsy & Traveller pitches and Travelling Showpeople plots required in each Local Authority. In July 2009, Draft policies were submitted to the Secretary of State and an Examination in Public (EiP) was held in March 2010.

The submitted draft of this document set targets for West Lancashire to allocate 15 permanent and 10 transient pitches for Gypsies & Travellers and 5 pitches for Travelling Showpeople, together with an annual increase of 3% in the level of overall residential pitch provision. West Lancashire Borough Council supported this allocation.

Although the Partial Review was never completed the information contained within the revised Partial Review and the evidence from the GTAA represent the most up-to-date evidence for the requirements for Gypsies & Travellers and Travelling Showpeople in West Lancashire, hence Policy Area RS4 puts forward the above targets for provision that were included in the Draft Partial Review of the RSS.

The following is a brief summary of how these targets were arrived at for West Lancashire:

## Appendix D Setting Locally-determined Targets

An assessment of gypsy and traveller accommodation needs was commissioned in 2006 – *The North West Regional Gypsy and Traveller Accommodation and Related Service*. This report was commissioned by a team of researchers from the Salford Housing and URBAN Studies unit at the University of Salford, assisted by the Centre for Urban and Regional Studies at the University of Birmingham and AVT-interventions, with research support from members of the Gypsy and Traveller community.

This assessment was undertaken by conducting:

- A review of available literature, data and secondary sources;
- A detailed questionnaire completed by housing and planning officers;
- Five sub regional focus groups with key stakeholders; and
- A total of 182 household interviews with Gypsy and Travellers from a range of tenures and backgrounds.

The approach adopted used existing guidelines for the assessment of accommodation need for gypsy and travellers as well as travelling show people, together with an approach evolved out of consultation with key stakeholders including gypsy and travellers, the showman's guild, Traveller Education services and local authority officers.

Five North West sub regions were set up including:

- Cheshire
- Cumbria
- Greater Manchester
- Merseyside

This study identified that for Lancashire there was a requirement for an additional 205-231 residential pitches for between 2006-2016 plus 7 pitches for travelling showpeople.

Decisions upon the level of provision at a Local Authority level were set out at the sub-regional level, informed by an assessment of need. This assessment calculated that there was a need for 17 residential pitches and 3 pitches for travelling show people across West Lancashire.

In January 2009 4NW started a period of engagement with Stakeholder representatives on an Interim Draft Policy on the scale and distribution of Gypsy and Traveller pitches and an Interim Draft policy on the scale and distribution of Travelling Showpeople plot provision.

This interim policy set out requirements for West Lancashire of 20 permanent pitches for Gypsies and Travellers for 2007-2016, and for 5 transient pitches over the same period.

The figures differ to those originally set out in the Lancashire GTAA because of the following reasons:

- The figures have been increased to address the issue of 'hidden' overcrowding, which had been raised as an issue by the Gypsy and Traveller community in earlier consultation.
- The geographical distribution of the pitch numbers has been broadened so that greater choice will be available for gypsies and travellers in the future. The GTAA tended to look at a 'need as it arises' approach, based upon the bi-annual count for gypsy sites.

The draft policy also increased the number of travelling showpeople pitches from 3 to 5 up to 2016, based on more up-to-date and accurate information provided by the Lancashire and North Wales section of the Showman's Guild which was based on survey work conducted in June 2007.

In consultation 4NW sought support off the individual local authorities regarding pitch numbers. Due to a lack of evidence regarding revised figures the Council put forward a revised figure of 14 permanent pitches and 10 transient pitches as an alternative. The Council supported the allocation of 5 pitches for Travelling Showpeople.

The Council put forward a figure of 14 permanent pitches based upon the number of unauthorised pitches then based within West Lancashire. The Council believed that this figure accurately represented the demand for gypsies and travellers based within the Borough.

A revised figure of 10 transient pitches was sought as historically West Lancashire has evidence that unauthorised transient gypsies and travellers often set up camps of more than 5 caravans. The Council believed that to discourage unauthorised encampments and to make it easier to direct gypsies and travellers to a transient site an increased figure of 10 pitches would be more appropriate.

Although it is very difficult to estimate the future level of demand for pitches and plots, the best assumption that can be made is the household growth rate of 3% a year compound. Household growth rates of 3% a year were suggested as appropriate in *Local Authority Gypsy/Traveller Sites in England, ODPM 2003*.

Following the Council's comments a submitted draft was published. The submitted draft reduced the permanent figure for gypsies and travellers from 20 to 15 and the number of transient pitches was increased from 5 to 10 for 2007 to 2016. The Council supported these figures and they were submitted to the Examination in Public held in March 2010.





## Appendix E Delivery & Risk

A Development Plan Document must be deliverable and must take account of the risks to delivery that it may face over the lifetime of the document. This appendix sets out, policy by policy, how the Local Plan Preferred Options will be delivered over the Local Plan period (2012-2027), what the key risks to that delivery may be, the implications of these risks and how the Local Plan will be flexible enough to respond to these risks.

<b>Policy SP1: A Sustainable Development Framework for West Lancashire</b>
<p><b>Who will Deliver the Policy</b></p> <p>Policy SP1 provides the over-arching spatial strategy for development in the Borough, and so delivery of the policy will involve a variety of partners, most notably the Private Sector / Developers (as the vast majority of development will be private sector led), Infrastructure Providers (where new infrastructure is required) and the Council and other Public Sector agencies (who will often have a key role in facilitating development).</p>
<p><b>Phasing for Delivery</b></p> <p>The overall timescale for the delivery of development in the Borough is complicated somewhat by the necessity to deliver improvements to Waste Water Treatment Infrastructure <u>before</u> any development can take place in a large part of the Borough, as well as by the fact that the Local Plan period will begin as the global, national and regional economy is still struggling to recover from the recent recession.</p> <p>As such, delivery of development, especially residential development, will be slower in the first half of the Local Plan period (hence the reduced residential and employment land targets to 2017 discussed in the justification for Policy SP1) but more intense in the latter part of the Local Plan period (hence the higher targets after 2017). This phasing of delivery will also have a spatial dimension, with no development expected to be delivered on greenfield sites in those areas affected by the Waste Water Treatment issues in at least the first five years of the Local Plan period.</p>
<p><b>Risks</b></p> <p>The deliverability of a sustainable development framework for West Lancashire is reliant on a range of factors, some of which are more certain than others. Where possible, these factors have been worked around in preparing the Local Plan Preferred Options but, given a degree of uncertainty in relation to some factors, there is an inevitable degree of risk in the strategy. This risk focuses around three key areas:</p> <ul style="list-style-type: none"> <li>• The delivery of the regeneration of Skelmersdale town centre - that is wholly or partially not delivered</li> <li>• The delivery of key infrastructure improvements - that they are not delivered, especially the Waste Water Treatment infrastructure improvements</li> <li>• The rate of development delivery continues to be lower than targeted due to a slow recovery from recession</li> </ul>

### Implications of the Risks

#### Skelmersdale Town Centre

Any development, especially residential development, that is delivered in Skelmersdale places an increased burden on an already poor quality town centre and the sustainability of Skelmersdale as a regional town is significantly reduced. The basis on which Skelmersdale is allocated the lion's share of development in the Local Plan is that it will benefit from a regenerated town centre to serve such a large amount of new development (as well as existing development). Should the town centre not be regenerated, the justification for locating so much development in Skelmersdale may be weakened.

In addition, the attraction of developing in Skelmersdale could be reduced without the town centre regeneration, potentially leading to new residents travelling out of the Borough for services (e.g. to Wigan) or potentially leading to low demand for new development in Skelmersdale, and therefore the need to allow development elsewhere in the Borough instead in order to achieve development targets. Social inequalities between Skelmersdale and the rest of the Borough will be made far worse in this situation.

#### Key Infrastructure Improvements

Should United Utilities not be able to provide the infrastructure to divert a proportion of waste water away from New Lane WWTW to Hoscar WWTW, any new development on greenfield sites in Ormskirk, Burscough, Rufford and Scarisbrick would result in excess discharge from New Lane into Martin Mere. Therefore, it would be difficult to justify any new development in either town until infrastructure improvements are made.

#### Ongoing low levels of development

Should the market not deliver development at the rate targeted in the Local Plan, the Council will fail to meet its targets, most notably the 5-year Housing Land Supply. This may result in less appropriate applications for housing development gaining planning permission as the Government seeks to stimulate house-building.

### Contingencies for the Risks

#### Skelmersdale Town Centre

On a retail and provision of local services level, there is no alternative for Skelmersdale or to locate such a town centre development elsewhere in the Borough. On a wider, general development level, residential development may need to be located elsewhere in the Borough, ultimately resulting in further loss of Green Belt to development via the "Plan B", despite major infrastructure constraints. The "Plan B" proposed in Chapter 10 of this Preferred Options paper explores the most appropriate alternative in such circumstances.

#### Key Infrastructure Improvements

All development within West Lancashire would need to be focused in Skelmersdale, Aughton and the Northern Parishes, barring the small amount allocated to other rural areas where other infrastructure constraints allow. Therefore, Skelmersdale would be the only town in the Borough to benefit significantly from new development. However, in reality, this alternative is not sustainable due to the fact that it would not meet housing and employment needs across the Borough and is not deliverable as it is highly unlikely that the housing market in Skelmersdale could deliver so many houses year-on-year. As such, the only realistic contingency if waste water treatment infrastructure improvements could not be delivered would be a reduction in the Borough's development targets.

### Ongoing low levels of development

West Lancashire would either need to accept that it cannot deliver its locally-determined targets and reduce the targets accordingly (thereby losing out on significant economic, social and environmental advances and benefits that would have been created by the additional development) or release land from the "Plan B" to attempt to stimulate the development required.

### **Policy Area SP2: Skelmersdale Town Centre**

#### **Who will Deliver the Policy**

Delivery of Policy CS2 will be reliant upon a number of bodies including the Council (officers and members), the Homes and Communities Agency, other public agencies and private sector developers. St Modwen have been selected as the preferred development partner.

#### **Phasing for Delivery**

A full financial appraisal of the scheme is currently being undertaken, and this will provide evidence as to its deliverability and of the timescale over which it will be deliverable. The scheme will rely on a return of the private sector housing market in Skelmersdale.

#### **Risks**

If the scheme set out in the SPD was retained and not amended then there is a risk that this would never be delivered, even if the economy does recover, due to the changing nature of the retail market and opportunities being taken elsewhere. Even if the scheme could ultimately be achieved, this would take many years and would leave a significant amount of semi-derelict land at the heart of the town centre and leave the College and Asda segregated from the Concourse over this period.

There is also a risk that if Skelmersdale does not grow it will be unable to compete with neighbouring centres (e.g. Wigan and St Helens) that have seen, and will continue to see, retail growth.

<p><b>Implications of the Risks</b></p> <p>Any development, especially residential development, that is delivered in Skelmersdale places an increased burden on an already poor quality town centre and the sustainability of Skelmersdale as a regional town is significantly reduced. The basis on which Skelmersdale is allocated the lion's share of development in the Core Strategy is that it will benefit from a regenerated town centre to serve such a large amount of new development (as well as existing development). Should the town centre be regenerated, the justification for locating so much development in Skelmersdale may be weakened.</p> <p>In addition, the attraction of developing in Skelmersdale could be reduced without the town centre regeneration, potentially leading to new residents travelling out of the Borough for services (e.g. to Wigan) or potentially leading to low demand for new development in Skelmersdale, and therefore the need to allow development elsewhere in the Borough instead in order to achieve development targets. Social inequalities between Skelmersdale and the rest of the Borough will be made far worse in this situation.</p>
<p><b>Contingencies for the Risks</b></p> <p>On a retail and provision of local services level, there is no alternative for Skelmersdale or to locate such a town centre development elsewhere in the Borough. On a wider, general development level, residential development (and possibly employment development) may need to be located elsewhere in the Borough, ultimately resulting in further loss of Green Belt around Ormskirk or Burscough and / or the expansion of one or more of the Key Sustainable Villages, despite major infrastructure constraints.</p>

Policy SP3: Yew Tree Farm, Burscough
<p><b>Who will Deliver the Policy</b></p> <p>Delivery of the Burscough Strategic Development Site is reliant on the Private Sector / Developers bringing forward residential and employment development proposals in line with Policy SP3, including delivering, or making contributions towards, infrastructure improvements. Infrastructure providers will also play a key role in delivery, especially United Utilities for the waste water treatment infrastructure, Lancashire County Council in relation to a new school and any highways improvements and Network Rail for any rail improvements.</p>
<p><b>Phasing for Delivery</b></p> <p>Due to the waste water treatment issues, no development can take place on Burscough Strategic Development Site until the issue is resolved. Therefore, delivery will likely take place in the latter part of the Local Plan period, possibly not even until 2020.</p>
<p><b>Risks</b></p>

<p>The Strategic Development Site becomes undeliverable due to a hitherto unidentified constraint or because the waste water treatment issues cannot be resolved within the Local Plan period.</p>
<p><b>Implications of the Risks</b></p> <p>The Strategic Development Site cannot be delivered, leaving a shortfall in housing and employment development in the Borough over the Local Plan period.</p>
<p><b>Contingencies for the Risks</b></p> <p>West Lancashire would either need to accept that it cannot deliver its locally-determined targets and reduce the targets accordingly (thereby losing out on significant economic, social and environmental advances and benefits that would have been created by the additional development) or redistribute the residential and employment development to other parts of the Borough. The “Plan B” proposed in Chapter 10 of this Preferred Options paper explores the most appropriate alternative for residential development in such circumstances.</p>

Policy Area GN1: Settlement Boundaries
<p><b>Who will Deliver the Policy</b></p> <p>The setting of boundaries will be carried out as part of the Local Plan preparation process, and does not involve “delivery” as such. The remainder of the policy guides development within and outside settlements, and will be delivered through the Development Management process.</p>
<p><b>Phasing for Delivery</b></p> <p>The policy will run throughout the Local Plan period.</p>
<p><b>Risks</b></p> <p>There is a risk of challenge to the policy, and the policy being undermined, for example through an appeal decision. The policy is linked to other policies (i.e. it refers to other relevant Local Plan policies being complied with), and there could be a risk of “knock-on effects” to other policies.</p>
<p><b>Implications of the Risks</b></p>



Undermining of this policy could result in inappropriate development inside settlements (e.g. on certain greenfield sites), or outside settlement boundaries.
<b>Contingencies for the Risks</b>  A positive attitude towards appropriate development across the Borough should help ensure a sufficient supply of land, e.g. for housing and employment. This should help minimise the pressure to develop similar uses on less appropriate land, and should reduce the risk of Policy GN1 being challenged or undermined.

Policy Area GN2: Safeguarded Land
<b>Who will Deliver the Policy</b>  The Local Authority
<b>Phasing for Delivery</b>  N/A
<b>Risks</b>  That the policy is undermined and fails to protect the allocated land from development. [it should be noted that this is unlikely, barring a major change in national planning policy]
<b>Implications of the Risks</b>  The safeguarded land, being greenfield in nature, would be more attractive to developers and most likely be developed before less attractive brownfield land, possibly preventing the regeneration and redevelopment of these sites. It would also become difficult to reserve the “Plan B” sites for the eventuality that the “Plan B” is triggered, thereby limiting the flexibility of the Local Plan.
<b>Contingencies for the Risks</b>  Should Policy GN2 be undermined in some way, there is very little that can be done to continue to protect this land other than a full Local Plan review which provides an even more robust safeguarded land policy.

<b>Policy Area GN3: Design of Development</b>
<p><b>Who will Deliver the Policy</b></p> <p>The Local Authority and developers, through the development management process.</p>
<p><b>Phasing for Delivery</b></p> <p>This policy will run throughout the Local Plan period.</p>
<p><b>Risks</b></p> <p>The risk associated with this policy is the failure to deliver high quality, appropriately designed schemes across the Borough should this policy not be applied consistently.</p>
<p><b>Implications of the Risks</b></p> <p>Buildings or schemes which are substandard in terms of design quality could lead to unsustainable development with a significantly shorter lifespan than if they are designed with due regard to the requirements set out in Policy GN3. This could be a particular issue in areas in need to regeneration.</p>
<p><b>Contingencies for the Risks</b></p> <p>Detailed dialogue between officers and developers/land owners during the planning application process to ensure that the policy is fully adhered to and only high quality schemes are delivered.</p>

<b>Policy Area GN4: Demonstrating Viability</b>
<p><b>Who will Deliver the Policy</b></p> <p>The Local Authority</p>
<p><b>Phasing for Delivery</b></p> <p>This policy will run throughout the Local Plan period.</p>

<p><b>Risks</b></p> <p>The risk associated with this policy is the failure to consider viability when determining planning applications.</p>
<p><b>Implications of the Risks</b></p> <p>Failure to fully apply this policy could result in some economically viable sites for a particular use being lost to another more profitable use at the demand of the landowner or applicant. This would result in development taking place in the interests of profit and not in the best interests of the population of the Borough.</p>
<p><b>Contingencies for the Risks</b></p> <p>Early dialogue between officers and applicants and making use of the Council's database of sites currently being marketed via the Regeneration and Estates team.</p>

Policy Area GN5: Sequential Tests
<p><b>Who will Deliver the Policy</b></p> <p>This policy will be delivered through the Development Management process.</p>
<p><b>Phasing for Delivery</b></p> <p>The policy will run throughout the Local Plan period.</p>
<p><b>Risks</b></p> <p>The risk associated with this policy is that inadequate sequential searches for sites are carried out, and the results of substandard searches influence planning decisions.</p>
<p><b>Implications of the Risks</b></p> <p>Substandard sequential site searches could lead to development being permitted in less than optimal locations, and, consequently, to preferable sites (in planning terms) remaining undeveloped. This could lead to unsustainable patterns of development, and in certain cases could delay or undermine regeneration.</p>
<p><b>Contingencies for the Risks</b></p>

Communication with applicants and developers throughout the planning application process, including dialogue before, during, and after the undertaking of sequential site searches should help ensure that the searches are carried out robustly to the satisfaction of the Council, and that only the best available sites are developed.

### Policy Area EC1: The Economy & Employment Land

#### Who will Deliver the Policy

The policy will need to be delivered by private sector businesses / developers working alongside the Council who will ensure its successful implementation.

#### Phasing for Delivery

Delivery of Policy EC1 will run throughout the Local Plan period.

#### Risks

There is one key deliverability risk associated with Policy Area EC1 that would affect new employment development in each of the Borough's three towns, and that is that the release of Green Belt for new employment development was not permitted.

#### Implications of the Risks

Depending on Green Belt release, this could have a significant effect on the Borough's ability to meet its locally-determined employment land target because of the limited availability of land for development within the Borough's settlement areas. In this situation, the Borough would not be able to deliver all the new employment development that is needed over the Local Plan period, and would therefore not grow economically as well as anticipated.

#### Contingencies for the Risks

Essentially, if no Green Belt release for new employment development is permitted across the Borough, then there is no alternative (barring development of all undeveloped space within the settlement areas (i.e. public open space, which would not be an acceptable proposal) and the Borough would not be able to deliver its locally-determined target for employment development. However, if it is just the case that Green Belt release is not permitted for new employment development in one of the three areas of search, then the

alternative would be to instead seek further Green Belt release in the other areas of search or identify a new area of search. This would, of course, be dependent on viability in light of other constraints in those areas of search.

### Policy Area EC2: The Rural Economy

#### Who will Deliver the Policy

The policy will need to be delivered by private sector businesses / developers working alongside the Council who will ensure its successful implementation.

#### Phasing for Delivery

Delivery of this policy will run throughout the Local Plan period.

#### Risks

Risks associated with the Rural economy relate to loss of land for other uses and the limiting nature of the rural environment. More existing rural employment sites could be lost to residential uses on the grounds of viability. In addition, the wide range of environmental assets that are located in the Borough could pose a risk to development in rural areas by limiting opportunities for new development.

#### Implications of the Risks

The amount of land given over to rural employment uses gradually dwindles and rural areas become even less sustainable. Insufficient land is developed for rural employment uses.

#### Contingencies for the Risk

A stronger policy is added to the Local Plan, perhaps by allocating sites for existing and new rural employment development. Identify specific rural areas or sites within policy where it is considered there are the least environmental constraints and promote rural employment in those areas / sites through policy – See Policy EC3: Rural Regeneration Sites.

### Policy Area EC3: Rural Regeneration Sites

<p><b>Who will Deliver the Policy</b></p> <p>This policy will be delivered by the local authority, working closely with landowners and developers.</p>
<p><b>Phasing for Delivery</b></p> <p>This policy will be delivered throughout the Local Plan period.</p>
<p><b>Risks</b></p> <p>Economic viability issues may mean that the sites identified are not considered suitable for employment uses and landowners may seek to pursue more profitable uses at the expense of rural employment opportunities.</p>
<p><b>Implications of the Risks</b></p> <p>Limited new rural employment opportunities would be created.</p>
<p><b>Contingencies for the Risks</b></p> <p>Ensuring that the policy is applied properly throughout the Local Plan period resulting in some employment uses being developed on each site.</p>

Policy Area EC4: Edge Hill University
<p><b>Who will Deliver the Policy</b></p> <p>The University will be responsible for delivering any planned growth. Working alongside Council officers, the University will also be responsible for managing the impact of the high number of students accessing the campus and using the town of Ormskirk.</p>
<p><b>Phasing for Delivery</b></p> <p>This policy will need to be implemented throughout the Local Plan period.</p>
<p><b>Risks</b></p>



Risks associated with Edge Hill University relate to adverse impacts of any planned growth. It is widely recognised that Edge Hill is an important asset of the Borough and that expansion of the University would benefit the local economy, as well as public services and facilities. However, expansion should be balanced by resolving existing (and potential future) issues and problems. Parking, traffic congestion and noise pollution have been identified as key risks. In addition many people have raised concern regarding the number of homes in Ormskirk which are let to students. The use of the Green Belt to accommodate expansion plans is a further risk.

### **Implications of the Risks**

The risks identified could lead to more congestion in and around Ormskirk, a lack of choice in terms of housing for local people and potentially unnecessary development within the Green Belt if a carefully planned approach to expansion is not adopted.

### **Contingencies for the Risks**

A carefully planned expansion strategy should be developed through local planning policy and a masterplanned approach should be adopted. Working with the University and other interested parties throughout the Local Plan period will be crucial.

The alternative in relation to Edge Hill University is to resist any further expansion plans. This alternative would mean that the university would not be able to deliver high quality facilities and therefore could be less attractive to students. Opportunities to remedy some of the existing issues would also be lost.

## **Policy Area RS1: Residential Development**

### **Who will Deliver the Policy**

Delivery of Policy RS1 is largely reliant on the Private Sector with developers and / or landowners bringing forward residential development proposals in line with the policy. including delivering, or making contributions towards, infrastructure improvements, especially on larger sites.

### **Phasing for Delivery**

Delivery of this policy will run throughout the Core Strategy period.

### **Risks**

There are two main risks to the success of this policy: firstly, the phasing of development does not turn out as anticipated or desired by this policy; and secondly, geographical patterns of development are not as anticipated or desired.

### Implications of the Risks

Firstly, in terms of phasing of development, there are two possibilities. More housing than anticipated is built on attractive sites early in the plan period, which are developed in advance of key infrastructure. Unsustainable patterns of development result, and pressure on roads and other infrastructure is intensified. Alternatively, house completion rates never meet required levels, resulting in an overall housing shortfall, and housing need (in particular, affordable housing need) increasing to unmanageable levels.

Secondly, in terms of the geographical patterns of development, market forces or Central Government decisions (e.g. appeal decisions) mean that development takes place in a different, less sustainable, pattern from that set out in Policy SP1.

### Contingencies for the Risks

If insufficient housing is delivered in Skelmersdale, meet the Borough's housing targets in more desirable market areas. This could ultimately result in loss of Green Belt around Ormskirk or Burscough and / or the expansion of one or more of the Key Sustainable Villages, despite major infrastructure constraints. The "Plan B" sets out a way of managing the release of land outside of Skelmersdale in as sustainable a manner as possible, if development targets are not met elsewhere during the first five and ten years of the Plan period.

If greenfield sites are developed earlier than planned, negotiate "planning gain" from new developments to address the most pressing infrastructure problems, and "make do" to the best of the Council's ability. If completion levels are too low, work proactively with developers to deliver sufficient levels of housing in the right places – maybe taking a more flexible approach to planning gain demands, in order to increase the viability and the attraction of developing certain sites, and in order to deliver sufficient levels of housing in the most sustainable and beneficial places.

### Policy Area RS2: Affordable & Specialist Housing

#### Who will Deliver the Policy

Affordable and specialist housing will largely be delivered through Registered Providers and other providers of affordable and specialist housing, the Council, and private developers in conjunction with market housing schemes.

#### Phasing for Delivery

Delivery of this policy will run throughout the Local Plan period.

#### Risks

Insufficient affordable housing is delivered due to problems with identifying sites and / or securing planning permission for market housing, funding difficulties for affordable housing providers, opposition to schemes, or demonstration that provision of reasonable numbers of affordable dwellings is unviable.

### Implications of the Risks

Affordable housing needs in the Borough become even more pressing due to the increasing and unmet demand, resulting in overcrowded households (“hidden homeless”), people moving out of the Borough to access affordable housing elsewhere, with knock-on effects such as longer commuting patterns and more traffic, decline in the local economy, and, in extreme cases, homelessness.

### Contingencies for the Risks

Where schemes are failing to be delivered, relax affordable housing requirements so that more schemes become viable. Where viability figures show that lower than desired percentages of affordable housing are deliverable, or where RSLs are experiencing difficulty in finance, take a proactive approach towards development (e.g. by relaxing other demands) to secure more affordable housing units. The possibility of the Council directly delivering affordable housing could also be explored.

## Policy Area RS3: Provision of Student Accommodation

### Who will Deliver the Policy

The policy's emphasis is on restraint, rather than delivery. It will be implemented through Development Management decisions.

### Phasing for Delivery

The policy will run throughout the Local Plan period.

### Risks

One risk associated with this policy is the a lessening of the ability of the Development Management process to control the proliferation of HMOs through grants of permission on appeal. There is also a risk of there being insufficient land for purpose-built student accommodation.

### Implications of the Risks

An increase in the number and proportion of HMOs could in certain cases lead to further problems associated with some student areas, for example noise, litter and parking issues, and to a reduced quality of life for nearby residents. In addition, the number of lower priced properties in the area could decrease as these are converted to HMOs.

In the case of there being insufficient land for student accommodation, more students are forced to find alternative accommodation, either in HMOs within Ormskirk or in accommodation further afield. This could lead to problems recently experienced in parts of Ormskirk being experienced in other settlements, including a decline in lower-priced properties available, and traffic-related issues. If a greater number of students live further from the University, there may be an increase in unsustainable patterns of behaviour and traffic congestion in Ormskirk.

### Contingencies for the Risks

Work with Edge Hill University and Community and Residents Groups to seek to address and alleviate any problems that might arise as a result of the concentrations of student HMOs in specific areas, and to identify suitable land for purpose-built accommodation, possibly with the Council adopting a slightly more flexible approach to the siting of such accommodation. Encourage the University to consider the possibility of "decentralisation" of some of its education functions, with certain functions or departments of the University being located in other settlements.

### Policy Area RS4: Provision for Gypsies & Travellers and Travelling Showpeople

#### Who will Deliver the Policy

Sites will be delivered by a combination of bodies including the local authority, the county council, private land owners, members of the gypsy and traveller community and members of the showman's guild as well as private companies/ registered social landlords who may be involved in running sites. Who delivers the sites will depend upon the type of site and the size of the site.

#### Phasing for Delivery

The policy will run throughout the Local Plan period.

#### Risks

Delivering appropriate sites for Gypsies and Travellers and Travelling Showpeople has traditionally been an issue that can cause conflict between the settled and travelling community. With the complexity of delivering sites that can meet the needs of the settled as well as travelling community there are many areas of risk that could threaten the delivery of this policy.

<p>As West Lancashire is predominantly a rural authority with proportionally more Green Belt than any other authority the site selection process may identify sites which are located in the Green Belt. There is a risk that through the development management process sites may not come forward within non Green Belt locations and that sites within the Green Belt may be deemed inappropriate.</p>
<p><b>Implications of the Risks</b></p> <p>If sites do not come forward within built up areas and sites are deemed inappropriate within the Green Belt there is a risk that West Lancashire may not be able to meet the current needs of the Gypsy and Traveller and Travelling Showpeople community</p> <p>If West Lancashire could not allocate any suitable sites there is a risk that the Council would not be able to meet the requirements of Circular 01/2006. If no suitable sites are found the Council would be failing to provide mixed sustainable communities, which is a requirement of national planning policy, and this would weigh heavily against the Council when seeking to take action against unauthorised encampments.</p> <p>If no suitable sites are identified applications will have to be addressed on a case by case basis, potentially leading to an uncoordinated delivery of sites leading to an uncoordinated delivery of sites.</p>
<p><b>Contingencies for the Risks</b></p> <p>If there are no suitable sites within the built up areas then applications within the Green Belt may be required. As such there is a criteria within the policy that Green Belt sites may not be considered provided that applicants can demonstrate through the sequential approach that there are no suitable locations elsewhere in the locality.</p>

<b>Policy Area IF1: Maintaining Vibrant Town and Local Centres</b>
<p><b>Who will Deliver the Policy</b></p> <p>This policy will be implemented through the Development Management process.</p>
<p><b>Phasing for Delivery</b></p> <p>The policy will run throughout the Local Plan period.</p>
<p><b>Risks</b></p> <p>As a result of continuing economic difficulties, leakage of expenditure to neighbouring areas, and the failure of this policy to work as intended, town and local centre vitality and viability suffer.</p>

<p><b>Implications of the Risks</b></p> <p>Many town and local centre units change, either to “lower grade” functions, such as charity shops, or away from A1 type uses. The number of units open for business in the daytime decreases with an increase in take-aways and wine bars, etc. There are more “dead frontages” in town centre streets. All of this has an impact on vitality, with fewer people visiting the centres, lower footfall, etc., which impacts on viability as trade decreases. The remaining traditional retail uses suffer, and some are forced to close, resulting in unsightly empty units, which exacerbates the situation, with those people who are able to choosing to travel elsewhere to shop, which eventually leads to town centres failing.</p>
<p><b>Contingencies for the Risks</b></p> <p>Take a more relaxed approach in implementing this policy, allowing change from A1 uses where the alternative is vacant units. Work pro-actively to improve the offer of town centres, with an improved local environment, easier access by all means of transport, and special features or events to make the centre distinctive. Support and capitalise on features such as markets.</p>

Policy Area IF2: Enabling Sustainable Transport Choice
<p><b>Who will Deliver the Policy</b></p> <p>Policy CS12 will be delivered by the Borough Council and County Council who are the transport authorities.</p>
<p><b>Phasing for Delivery</b></p> <p>The policy will run throughout the Local Plan period.</p>
<p><b>Risks</b></p> <p>Inevitably delivering an improved, modern, fit for purpose transport strategy to meet the needs of West Lancashire will be dependant upon a number of factors which could jeopardise the strategy. There is a risk that there will be a lack of capital funding to deliver larger projects, which is particularly important given the state of the economy. Also with government cuts there is a risk that there will be a withdrawal of services jeopardising the existing transport infrastructure in vulnerable locations such as rural areas.</p>
<p><b>Implications of the Risks</b></p> <p>If the major schemes identified do not receive funding there is a risk that the schemes will not be delivered within the Local Plan period. The results of this would mean that there would be greater reliance upon the car resulting in congestion increasing in many areas</p>



of the Borough. There would also be a risk that levels of deprivation would increase, in particular in areas such as Skelmersdale where access via public transport to jobs, as well as education and cultural facilities, is crucial.

Many rural bus services are unprofitable to run and only survive due to subsidies provided by the County Council. If Council budgets are reduced there is a possibility that there will be a reduction in the subsidies available to operate effective rural bus services. If these subsidies are removed and the bus routes are no longer able to operate there will be an increase in social and economic exclusion as access to services and jobs is reduced.

Currently, congestion in parts of Ormskirk and Burscough and some parts of the rural areas has the potential to threaten any growth proposals by creating capacity issues which may be considered unacceptable.

Development in Ormskirk and Burscough along with some of the smaller rural settlements could be restricted, further exacerbating shortages of housing and employment land opportunities.

### Contingencies for the Risks

If major infrastructure schemes cannot be delivered to improve transport within the Borough it must be accepted that congestion will increase and the social and economic problems experienced within the Borough will continue. Alternative schemes such as improving bus services and improvements to the transport networks will need to be explored although it is acknowledged that alternative schemes can only deliver limited benefits.

Without subsidies from County Council many rural bus services will end. Innovative solutions involving private sector investment will need to be explored. This may include expanding schemes such as 'West Lancashire Dial-a-Ride'.

If transport improvement cannot be delivered across the Borough, development within West Lancashire would need to be focused in Skelmersdale as this is considered to have a robust road network with good strategic links to the motorway corridors. Such an alternative is unlikely to be deliverable given the housing market in Skelmersdale.

### Policy Area IF3: Service Accessibility and Infrastructure for Growth

#### Who will Deliver the Policy

Delivery of this policy is largely reliant upon the utility providers and in particular United Utilities. The Council will work to ensure a good relationship is maintained with all providers and communication is frequent and open.

#### Phasing for Delivery

This policy will run throughout the plan period although the waste water infrastructure works will not happen until beyond 2015 due to United Utilities spending periods.

### Risks

The main risk to West Lancashire with regard to infrastructure is the provision of adequate water treatment facilities by the utility provider. The Council is aware of the existing stress placed upon the treatment works at New Lan which effectively inhibits growth of Burscough the northern parts of Ormskirk and the rural areas of Scarisbrick and Rufford. Improvements to this network are not yet identified in United Utilities spending plans and as such the Council has engaged with United Utilities to ensure the profile of this issue is raised and a strategic resolution is derived.

### Implications of the Risks

Development within Burscough and the main settlement area of Ormskirk may be restricted in the event United Utilities is not able to provide an appropriate solution to the waste water capacity constraint at the New Lan treatment works.

### Contingencies for the Risks

The constraint issue with waste water is already severe. As existing planning permissions are implemented in the period from now until the adoption of the New Local Plan, the constraint issue will become exacerbated. United Utilities are regulated by the Environment Agency and must therefore work fast to resolve this issue. This pressing need for resolution is considered to elevate the importance of the issue and potentially give some credence to any future bids on behalf of West Lancashire by United Utilities.

Therefore, the perceived risk of none delivery is likely to be lower than initially expected. However, in the event the improvements do not happen, two possible contingencies could occur. The first is that the level of development proposed for the area affected by waste water constraints could be significantly reduced and re-distributed to other parts of the Borough not currently constrained by utility provision. The second is the potential to explore onsite waste water treatment facilities for some development within the affected area.

### Policy Area IF4: Developer Contributions

#### Who will Deliver the Policy

This policy will be driven by the Council through Development Management and negotiation but is dependent upon several factors, the most significant being economic viability, which is subject to wider market conditions beyond the control of planning.

#### Phasing for Delivery

The policy will run throughout the plan period.
<b>Risks</b>  Economic conditions fail to improve allowing the economic viability case to be made for specific developments, leading to reduced or no financial contributions towards on-site infrastructure improvements.
<b>Implications of the Risks</b>  Existing pressures upon localised infrastructure would be exacerbated and new pressures and demands would be created as a result of new development.
<b>Contingencies for the Risks</b>  The introduction of a Community Infrastructure Levy charging schedule will allow the upfront costs of strategic infrastructure to be factored into development costs early on in the development process so that it may be accommodated within the land values. The delivery of CIL is non-negotiable once it has been adopted and will ensure some financial contributions are secured in order to support infrastructure.

<b>Policy Area EN1: Low Carbon Development and Energy Infrastructure</b>
<b>Who will Deliver the Policy</b>  This policy will be largely dependent upon partnership working in order to deliver it. This is due to the complex nature of low carbon energy infrastructure and the need for engagement between the Council, developer and energy providers. The policy will also be dependent upon co-ordination between development management and building control to ensure developers are challenged in order to deliver carbon saving in line with regulations beyond the planning remit.
<b>Phasing for Delivery</b>  This policy will run throughout the plan period.
<b>Risks</b>  Decentralised heat and energy schemes are dependent upon up front funding and delivery from a lead organisation (usually an energy supplier) who may be unwilling to engage dependent upon the certainty of development viability in a particular area.
<b>Implications of the Risks</b>

Large scale development within the Borough will continue to rely upon centralised energy generation.
<b>Contingencies for the Risks</b>  <p>The Council will be required to ensure other methods of decentralised energy are pursued such as community wind schemes, biomass boilers and solar PV. Education of developers and the community will be pivotal to this action, in order for the Council to raise awareness of financial incentives such as Feed in Tariffs (FITS).</p>

<b>Policy Area EN2: Preserving and Enhancing West Lancashire's Natural Environment</b>
<b>Who will Deliver the Policy</b>  <p>This Policy will be delivered through a combination of bodies including the Borough Council, the County Council, along with a number of agencies including the Environment Agency, Natural England, the Lancashire Wildlife Trust and private developers</p>
<b>Phasing for Delivery</b>  <p>This Policy will run throughout the plan period</p>
<b>Risks</b>  <p>This Policy is dependent upon a number of stakeholders including individual landowners, private organisations and businesses. There is a risk that given the economic conditions there will be reduced resources to deliver elements within the strategy.</p> <p>Also over the plan period there may be development pressure upon environmental and ecologically sensitive sites</p>
<b>Implications of the Risks</b>  <p>In the current economic climate, funding is becoming scarce, which may place additional pressure on organisations which manage environmentally sensitive sites to not be able to manage these sites to the standards they have previously been. As such these sites may no longer provide appropriate habitat for environmentally sensitive species.</p> <p>Future aspirational schemes such as the River Ribble Regional Park may also not be able to fully realised.</p>

With development pressure likely to increase there may be direct impacts upon environmentally and ecological sites causing a reduction in habitats for environmentally sensitive species.
<p><b>Contingencies for the Risks</b></p> <p>In these difficult economic times there is little that can be done to influence the funding and management of privately owned sites. The Council can however continue to liaise with private sites encouraging greater management. Through this policy clear direction on protection of sites is provided.</p>

<b>Policy Area EN3: Preserving and Enhancing Green Infrastructure and Open and Recreational Space</b>
<p><b>Who will Deliver the Policy</b></p> <p>This Policy will be delivered through a combination of the Borough Council and County Council, along with environmental agencies and private developers.</p>
<p><b>Phasing for Delivery</b></p> <p>The policy will run throughout the plan period.</p>
<p><b>Risks</b></p> <p>The deliverability of the strategy will be reliant upon a range of factors which will inevitably have an associated risk. These factors can be summarised as:</p> <ul style="list-style-type: none"> <li>• The delivery of key development scheme that can contribute to open space and green infrastructure improvements;</li> <li>• The loss of existing green spaces for development could compromise the strategy; and</li> <li>• Private landowners may not deliver/allow delivery to take place on their land.</li> </ul>
<p><b>Implications of the Risks</b></p> <p>In the current economic climate it is unlikely the deliverability of green infrastructure schemes will be funded through public finances. As such, the provision of linear parks, new sporting facilities and other improvements will be reliant upon contributions from developers looking to deliver large development schemes. If these schemes cannot be delivered then the Council cannot ask for contributions for open space improvement or community infrastructure and this therefore removes the finance to deliver many of the proposed schemes.</p>

In order to meet the Borough's housing needs Green Belt release is required. If the Secretary of State or the Planning Inspectorate deem it inappropriate that substantial development should take place in the Green Belt then development may be forced onto greenfield sites, such as open green space. If development occurred on greenfield sites not only would the Borough not be able to meet its future requirements for outdoor spots and recreation facilities the Borough could lose existing facilities and fall below the current demand requirements.

Many of the proposed schemes will require the co-operation of private landowners. If private landowners objected to the proposal then delivery of schemes such as the proposed linear parks may be compromised.

### Contingencies for the Risks

In uncertain funding times such as these the delivery of many projects will be dependent upon contributions from developers. If these developments do not come forward then there may be no opportunity to meet current or future requirements for outdoor sports and recreational facilities. If this happens greater pressure will be put upon existing facilities and recreational facilities. In order to mitigate against the effects of additional pressure improved management of these facilities will be required.

Where funding is still in place to deliver schemes there may be additional problems such as requiring private land. Ideally the Council would like to work with the co-operation of landowners. However, in order to secure the delivery of major schemes, compulsory purchase order may be required or, if appropriate, alternative sites sought.

### Policy EN4: Preserving and Enhancing West Lancashire's Built Environment

#### Who will Deliver the Policy

Development Management will be required to encourage developers to produce well designed schemes in order to deliver this policy.

#### Phasing for Delivery

This policy will run throughout the plan period.

#### Risks

During periods of economic decline, high quality and low carbon design and character enhancement are often viewed as an optional extra which may be overlooked.

#### Implications of the Risks



Poor quality design and architecture will be produced which will inevitably dilute the quality of character within the Borough. Low carbon development will not be delivered.

### **Contingencies for the Risks**

Adoption of the Code for Sustainable Homes to allow a clear and measurable system within the planning framework to enable the Council to require specific interventions and building design standards in order to address climate change.

# Appendix F Parking Standards

## Car Parking Standards

Class	Broad Land use	Specific Land Use	Spaces per gross floor area (unless indicated)			Disable parking		Bicycles	Motorcycles	Coaches		Comments
			A	B	C	<200 bays	>200 bays			Parking minimum	Drop off minimum	
A1	Shops	Food retail	1 per 16 sqm	1 per 15 sqm	1 per 14 sqm	3 bays or 6% of total	4 bays + 4% of total	1 per 140 sqm (min 2 spaces)	1 per 350 sqm (min 2 spaces)	-	-	-
		Non-food retail	1 per 22 sqm	1 per 21 sqm	1 per 20 sqm			1 per 200 sqm (min 2)	1 per 500 sqm (min 2)	-	-	-
		Retail warehouse	1 per 60 sqm	1 per 45 sqm	1 per 40 sqm			1 per 200 sqm (min 2)	1 per 500 sqm (min 2)	-	-	-
A2	Financial and professional services	Banks, building societies, betting offices, estate and employment agencies, professional and financial services	1 per 35 sqm	1 per 32 sqm	1 per 30 sqm	3 bays or 6% of total	4 bays + 4% of total	1 per 200 sqm (min 2)	1 per 500 sqm (min 2)	-	-	
A3	Restaurants and cafés	Restaurants, cafés, snack bars, fast food and drive through	1 per 8 sqm of public floorspace	1 per 6 sqm of public floorspace	1 per 5 sqm of public floorspace	3 bays or 6% of total	4 bays + 4% of total	1 per 50 sqm (min 2)	1 space per 125 sqm	Negotiated on a case by case basis	Negotiated on a case by case basis	-
A4 A5	Drinking establishments Hot food takeaways	Public houses / wine bars other drinking establishments										

Table F.1 Car Parking standards

## Appendix F Parking Standards

Class	Broad Land use	Specific Land Use	Spaces per gross floor area (unless indicated)			Disable parking		Bicycles	Motorcycles	Coaches		Comments
			A	B	C	<200 bays	>200 bays			Parking minimum	Drop off minimum	
B1	Business	Office, business parks, research and development	1 per 40 sqm	1 per 32 sqm	1 per 30 sqm	1 per disabled employee + 2 or 5% of total	6 + 2% of total capacity	1 per 300 sqm (min 2)	1 per 750 sqm (min 2)	-	-	
		Call centres	1 per 40sqm (starting point for all discussions)	1 per 32sqm (starting point for all discussions)	1 per 30sqm (starting point for all discussions)	1 per disabled employee + 2 or 5% of total	6 + 2% of total capacity	1 per 300 sqm (min 2)	1 per 750 sqm (mind 2)	-	-	-
B2	General Industry	General Industry	1 per 60 sqm	1 per 48 sqm	1 per 45 sqm	1 per disabled employee + 2 or 5% of total	6 + 2% of total capacity	1 per 450 sqm (min 2)	1 per 100 sqm (min 2)	-	-	
B8	Storage and distribution	Storage and distribution	1 per 100 sqm	1 per 100 sqm	1 per 100 sqm	1 per disabled employee + 2 or 5% of total	6 + 2% of total capacity	1 per 850 sqm (min 2)	1 per 2000 sqm (min 2)	-	-	

Table F.2

Class	Broad Land use	Specific Land Use	Spaces per gross floor area (unless indicated)			Disable parking		Bicycles	Motorcycles	Coaches		Comments
			A	B	C	<200 bays	>200 bays			Parking minimum	Drop off minimum	
C1	Hotels	Hotels, boarding and guest houses	1 per bedroom including staff parking provision	1 per bedroom including staff parking provision	1 per bedroom including staff parking provision	3 bays or 6% of total	4 bays +4% of total	1 per 10 guest rooms (min 2)	1 per 25 guest rooms (min 2)	Negotiated on a case by case basis	1 (Hotels only)	
C2	Residential Institutions	Residential care homes / nursing homes	1 per 4 beds	1 per 5 beds	1 per 5 beds	3 bays or 6% of total	4 bays +4% of total	1 per 40 beds (min 2)	1 per 100 beds (min 2)	-	-	
		University halls of residence and	1 per 2 beds	1 per 2 beds	1 per 2 beds	3 bays or 6% of total	4 bays +4% of total	1 per 10 beds (min 4)	1 per 50 beds (min 2)	-	-	

Class	Broad Land use	Specific Land Use	Spaces per gross floor area (unless indicated)			Disable parking		Bicycles	Motorcycles	Coaches		Comments
			A	B	C	<200 bays	>200 bays			Parking minimum	Drop off minimum	
		purpose built student accommodation										
		Sheltered accommodation	1 per 2 beds	1 per 3 beds	1 per 3 beds	3 bays or 6% of total	4 bays +4% of total	1 per 20 beds (min 2)	1 per 50 beds (min 2)	-	-	

**Table F.3**

Class	Broad Land use	Specific Land Use	Spaces per gross floor area (unless indicated)			Disable parking		Bicycles	Motorcycles	Coaches		Comments
			A	B	C	<200 bays	>200 bays			Parking minimum	Drop off minimum	
D1	Non residential institutions	Clinic and health centres (excluding hospitals)	1 per 2 staff plus 3 per consulting room	1 per 2 staff + 4 per consulting room	1 per 2 staff + 4 per consulting room	3 bays or 6% of total	4 bays +4% of total	2 per consulting room (min)	1 per 2 consulting rooms (min)	-	-	
		Creches, day nurseries and day centres	1 per member of staff	1 per member of staff	1 per member of staff	3 bays or 6% of total	4 bays +4% of total	1 per 4 staff = 1 per 200sqm (min)	1 per 10 staff	Negotiated on a case by case basis	Negotiated on a case by case basis	
		Schools (primary and secondary)	1 per classroom	2 per classroom	2 per classroom	Case by case	Case by case	1 per 5 staff + 1 per 3 students	1 per 10 staff	Case by case based on demand for school buses	1	
		Art galleries, museums, libraries	1 per 40 sqm	1 per 25 sqm	1 per 20 sqm	3 bays or 6% of total	4 bays +4% of total	1 per 200 sqm (min 2)	1 per 500 sqm (min 2)	Case by case	1	
		Halls and places of worship	1 per 10 sqm	1 per 6 sqm	1 per 5 sqm	3 bays or 6% of total	4 bays +4% of total	1 per 50 sqm (min 2)	1 per 125 sqm (min 2)			

## Appendix F Parking Standards

Class	Broad Land use	Specific Land Use	Spaces per gross floor area (unless indicated)			Disable parking		Bicycles	Motorcycles	Coaches		Comments
			A	B	C	<200 bays	>200 bays			Parking minimum	Drop off minimum	
		Higher and further education	1 per 2 staff	1 per 2 staff + 1 per 10 students	1 per 2 staff + 1 per 10 students	Case by case	Case by case	1 per 5 staff + 1 per 3 students	1 per 10 staff + 1 per 10 students	Case by case	1	
D2	Assembly and leisure	Cinemas, bingo and casinos, conference centres, music and concert halls	1 per 10 seats	1 per 6 seats	1 per 5 seats	3 bays or 6% of total	4 bays +4% of total	1 per 20 seats (min 2)	1 per 50 seats (min 2)	Case by case	1	
		General leisure, dance halls (not night clubs), swimming baths, skating rinks, gymnasiums	1 per 25 sqm	1 per 23 sqm	1 per 22 sqm	3 bays or 6% of total	4 bays +4% of total	1 per 20 seats (min 2)	1 per 50 seats (min 2)	Case by case	1	

Table F.4

Class	Broad Land use	Specific Land Use	Spaces per gross floor area (unless indicated)			Disable parking		Bicycles	Motorcycles	Coaches		Comments
			A	B	C	<200 bays	>200 bays			Parking minimum	Drop off minimum	
	Miscellaneous Sui Generis	Theatres	1 per 10 seats	1 per 6 seats	1 per 5 seats	3 bays or 6% of total	4 bays +4% of total	1 per 20 seats (min 2)	1 per 50 seats (min 2)	Case by case	1	
		Motor car showrooms	1 per 60sqm internal showroom	1 per 52 sqm internal showroom	1 per 50sqm internal showroom	3 bays or 6% of total	4 bays +4% of total	1 per 5 staff	Minimum of 2 spaces	-	-	
		Petrol filling stations	1 space per pump	1 space per pump	1 space per pump	1 space minimum	-	1 per 5 staff	Minimum of 2 spaces	-	-	

Table F.5

Area Accessibility Area	Location
A	City and town centres in metropolitan areas Regional town and city centres
B	Non-metropolitan key service centre town centres District or local centres in metropolitan areas
C	All other areas

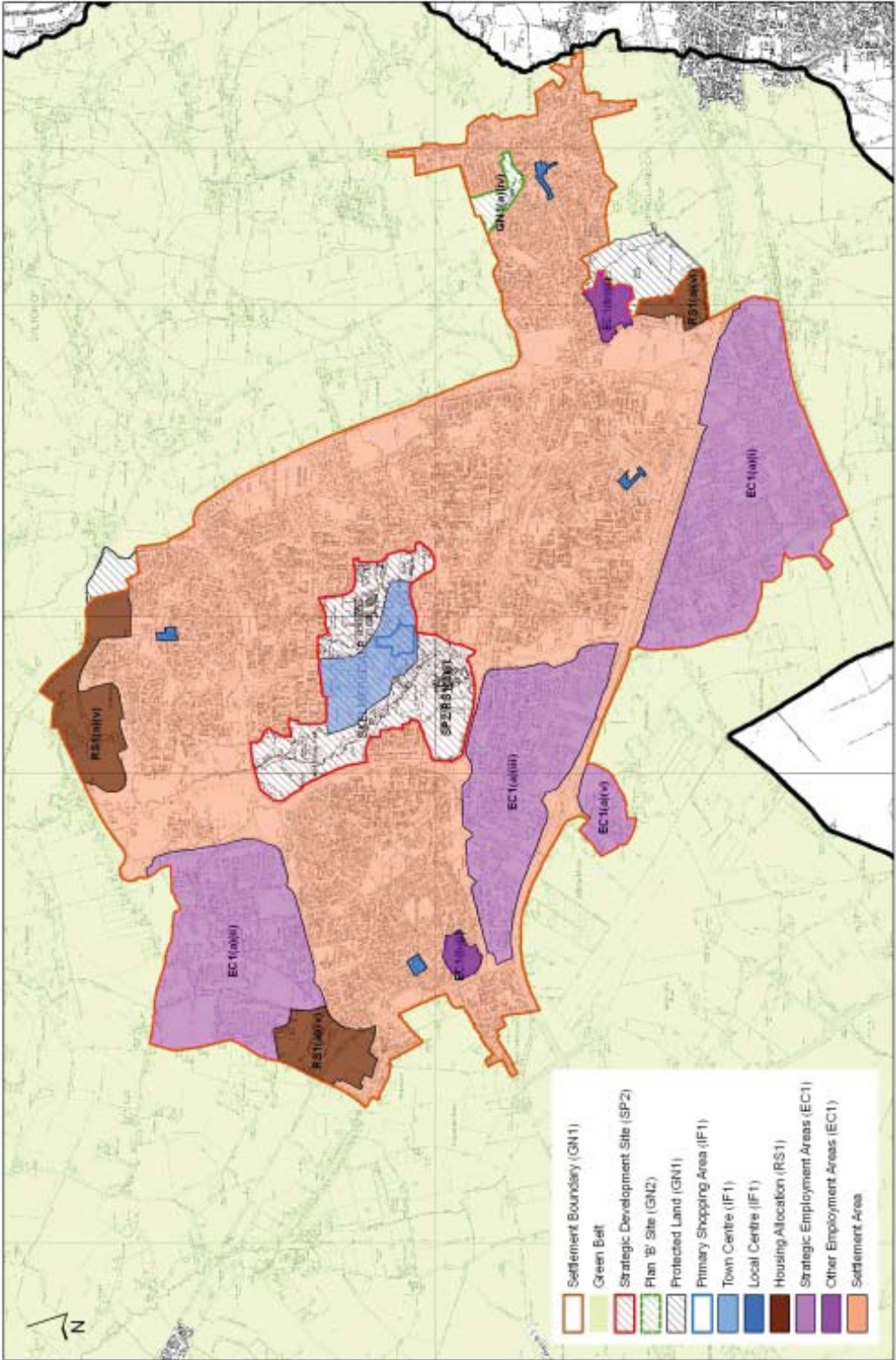
Table F.6 Area Accessibility Categories (to be used in conjunction with table F2)



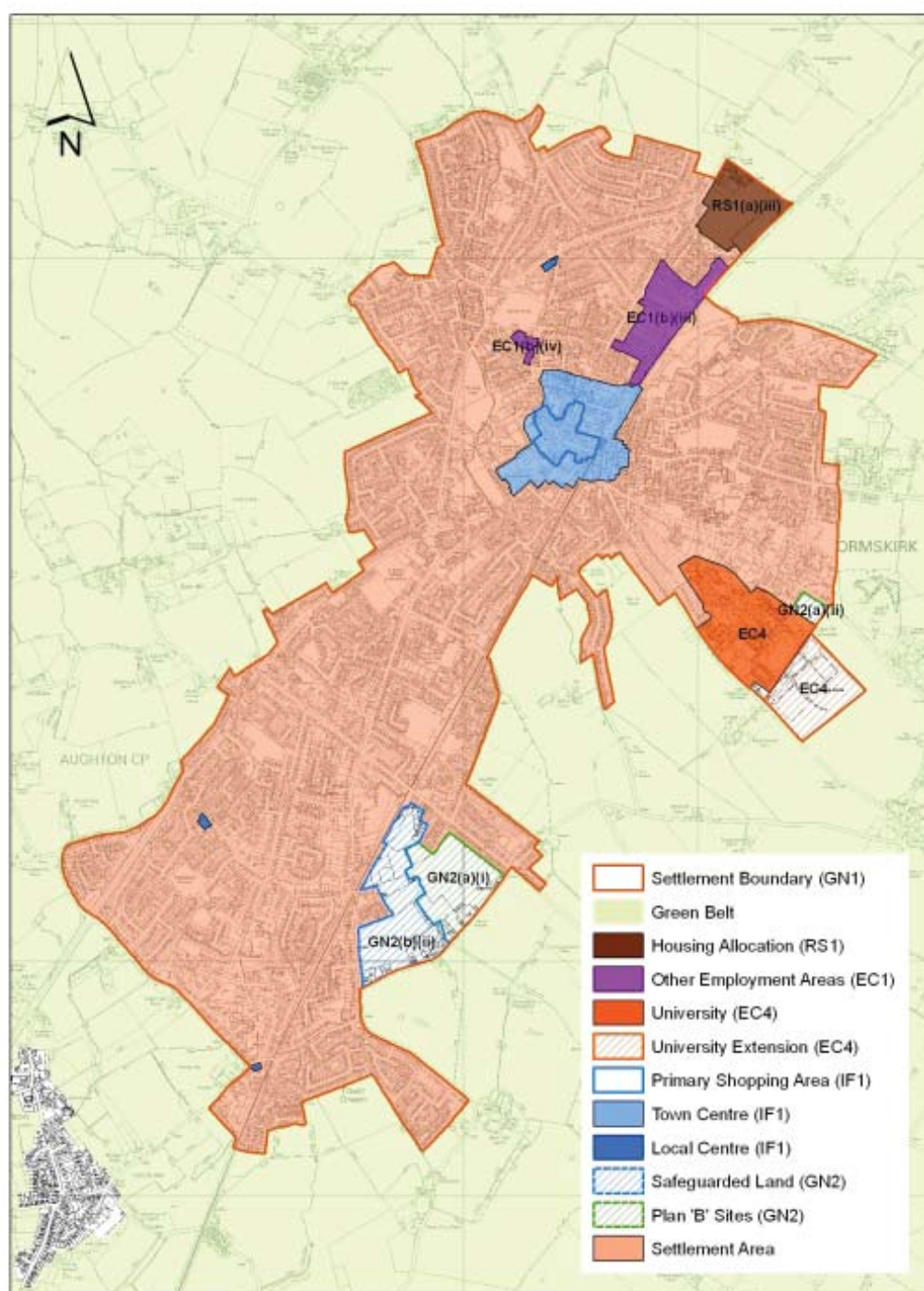


### Appendix G Key Amendments to the Proposals Map

The following plans set out proposed changes to the Proposals Map should the draft policies in this document be taken forward by the Council. The maps focus on the settlement areas where any relatively significant change to the Proposals Map is proposed. In all other areas of the Borough very little, if anything, will change on the Proposals Map based on the draft policies in this document. A full version of the Proposals Map will be prepared for the Publication version of the Local Plan, and made available for representation, prior to the Local Plan being submitted for Examination in Public.



Map G.1 Proposals Map Amendments - Skelmersdale with Up Holland

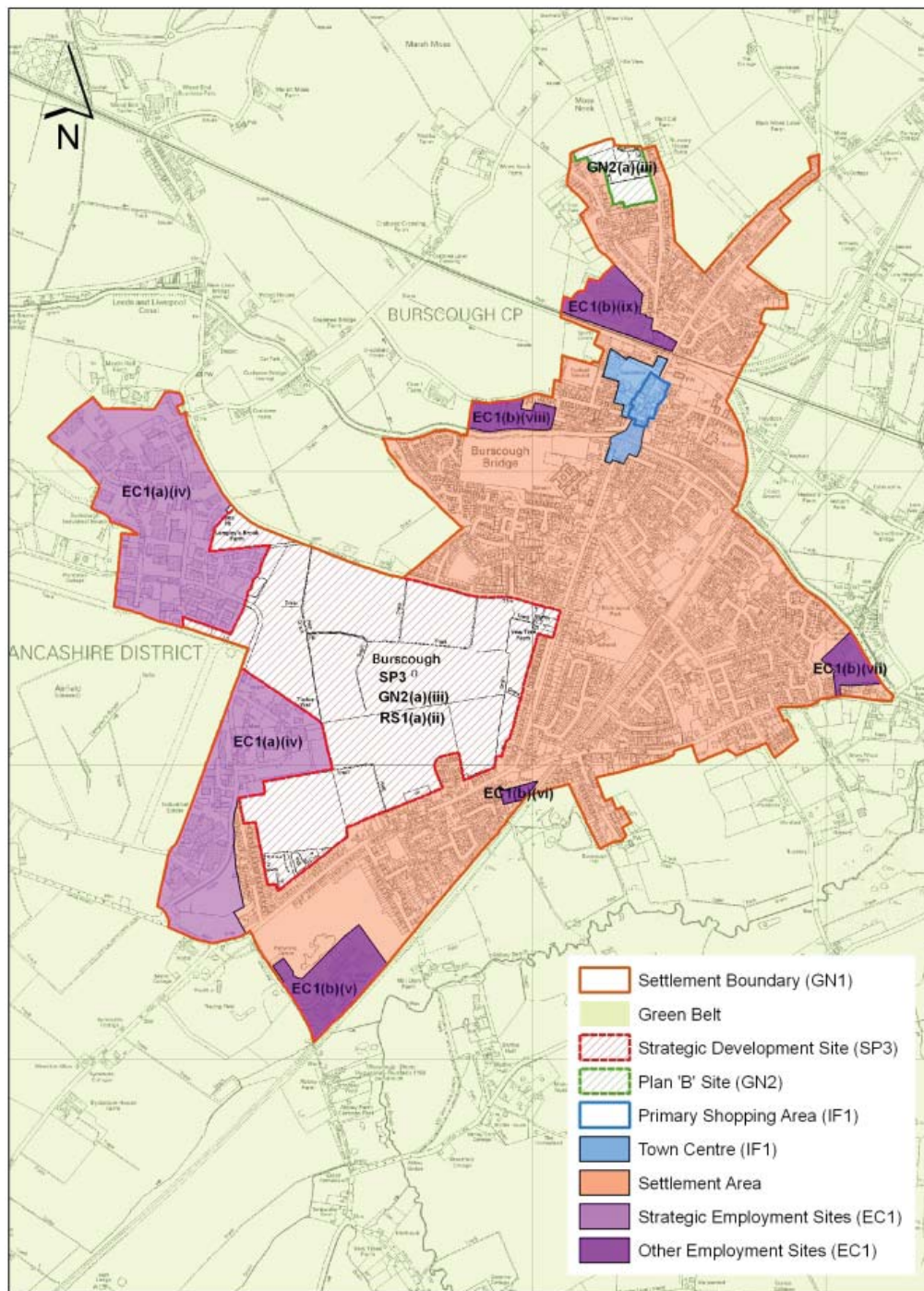


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Map G.2 Proposals Map Amendments - Ormskirk with Aughton

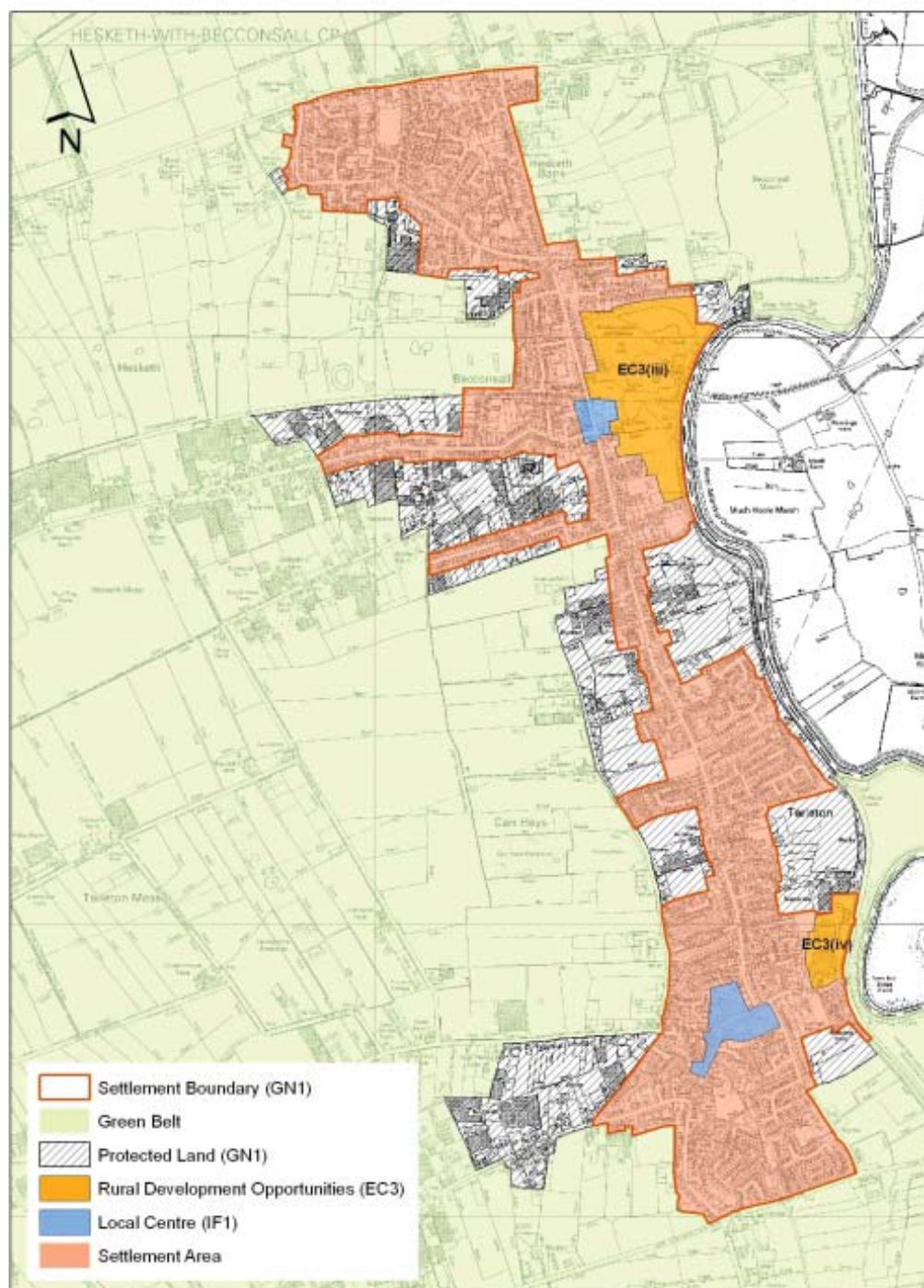


## Appendix G Key Amendments to the Proposals Map



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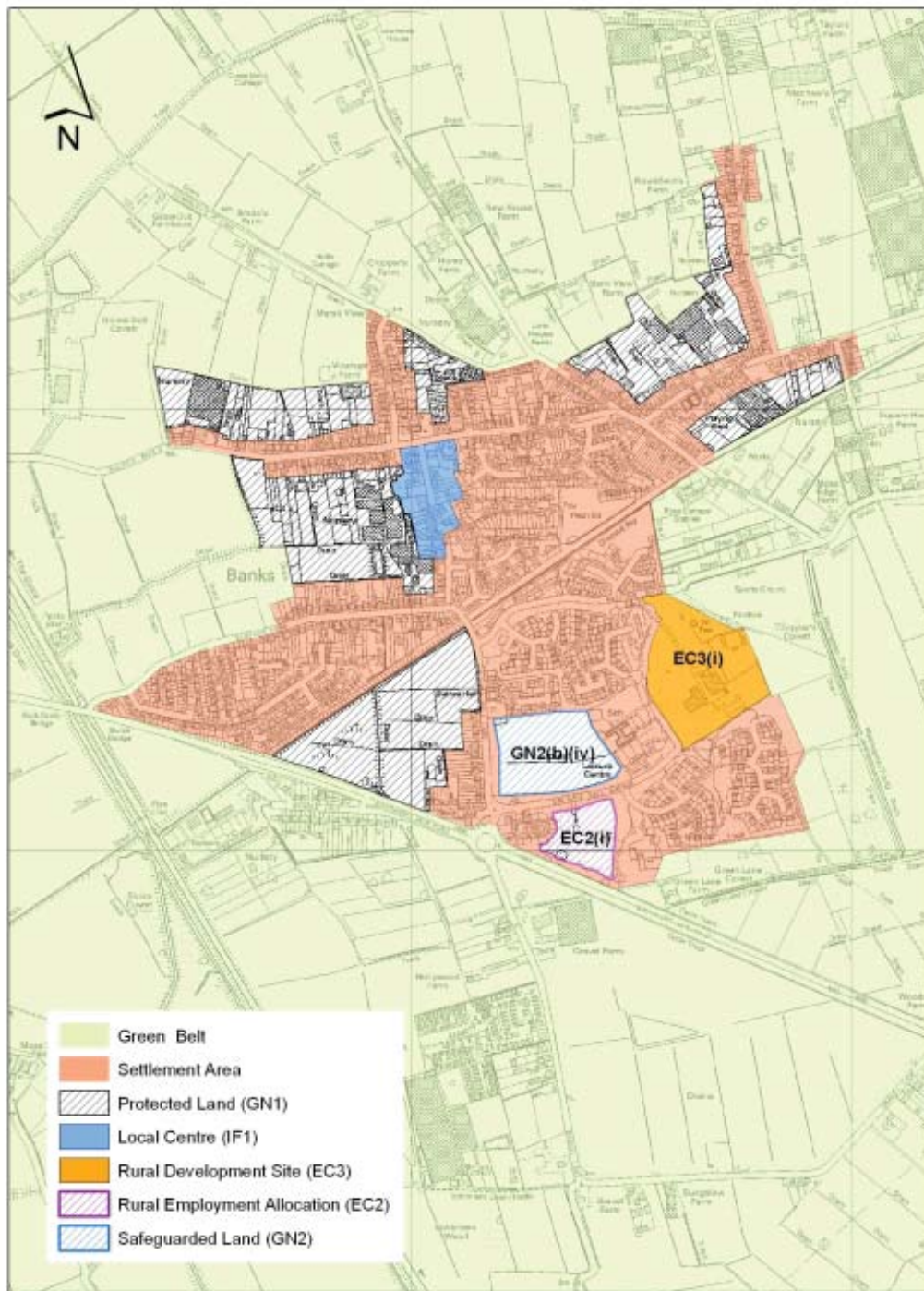
Map G.3 Proposals Map Amendments - Burscough



Map G.4 Proposals Map Amendments - Tarleton & Hesketh Bank

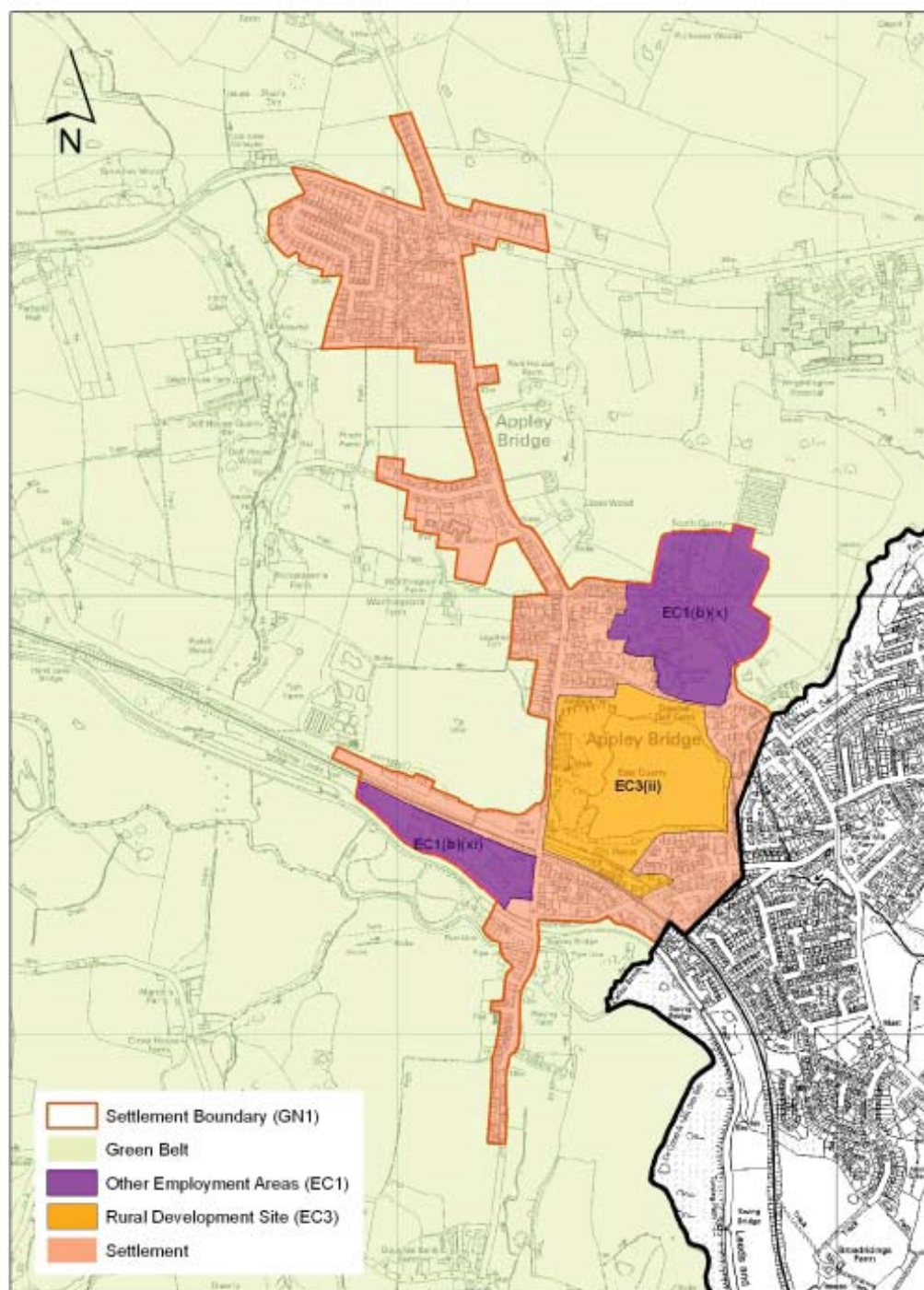


## Appendix G Key Amendments to the Proposals Map



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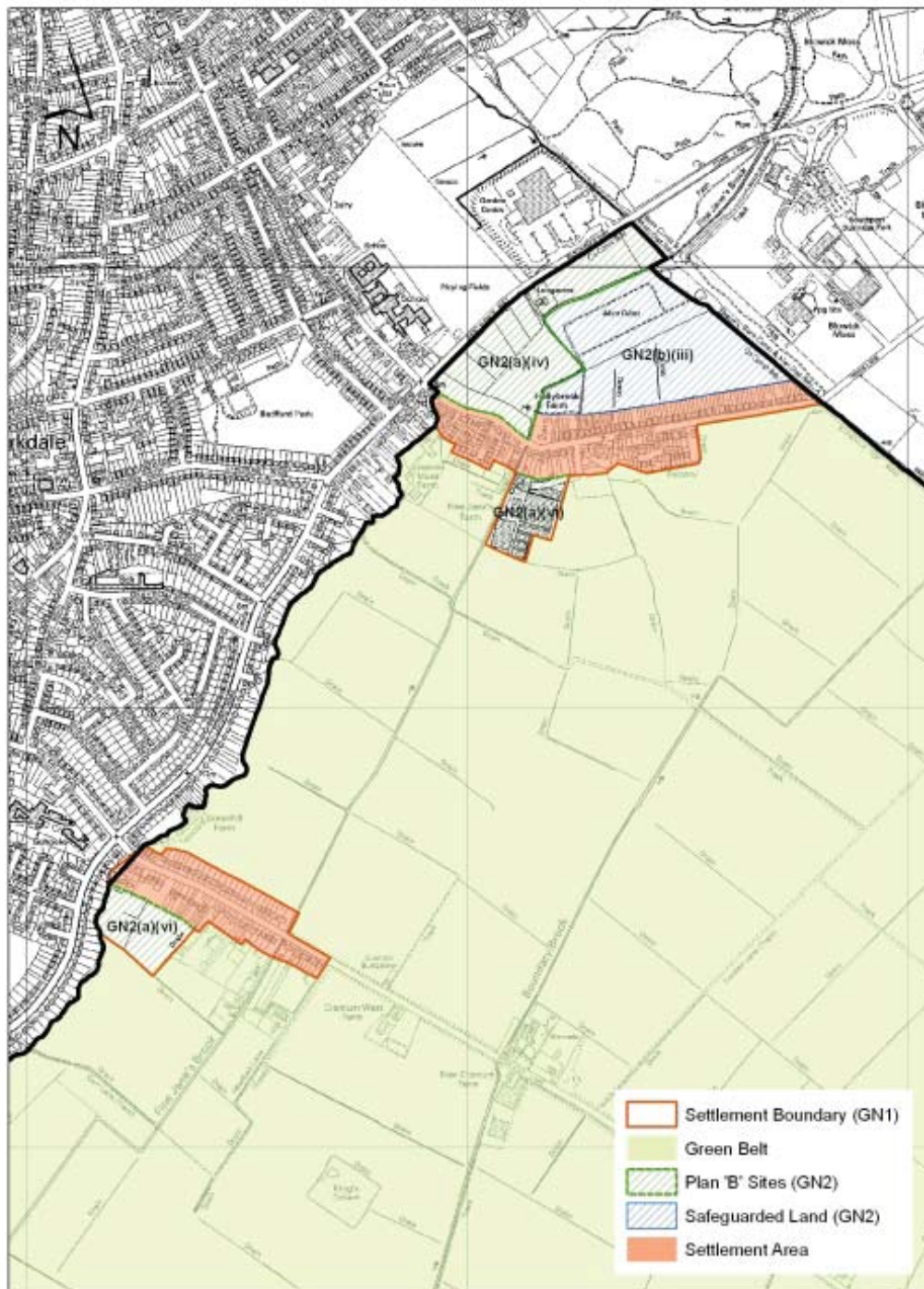
**Map G.5 Proposals Map Amendments - Banks**



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**Map G.6 Proposals Map Amendments - Appley Bridge**





Map G.7 Proposals Map Amendments - Southport Boundary



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# **Strategic Environmental Assessment / Sustainability Appraisal of the West Lancashire Local Plan Preferred Options Paper 2012-2027**

## **Non Technical Summary**

Final Report  
November 2011



**West Lancashire Borough Council**



## Revision Schedule

### Final Report November 2011

Rev	Date	Details	Prepared by	Reviewed by	Approved by
01	November 2011	Final Draft	<b>Lyndsey Regan</b> Planner	<b>Alan Houghton</b> Head of Planning & Regeneration	<b>Alan Houghton</b> Head of Planning & Regeneration

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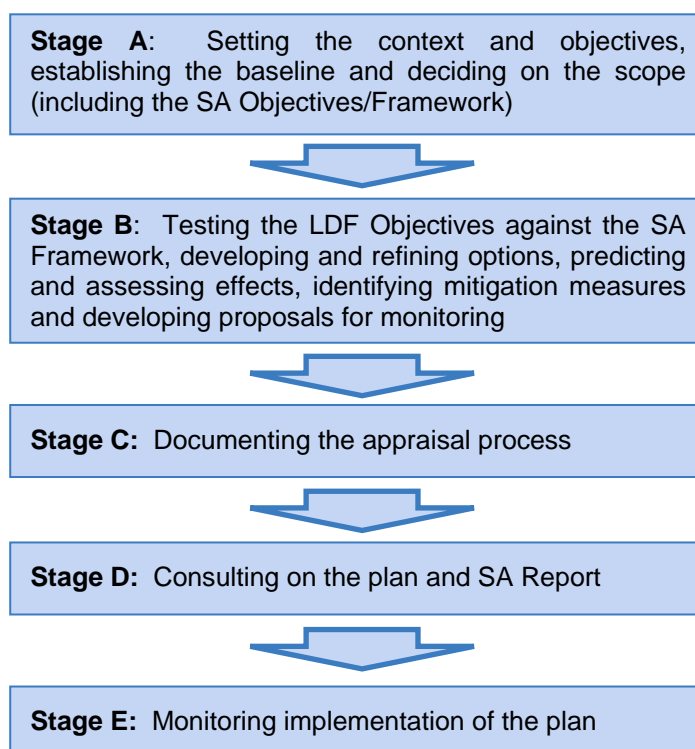
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# 1 Introduction

- 1.1.1 Under the Planning and Compulsory Purchase Act 2004, Sustainability Appraisal (SA) is required for all land use plans. The purpose of SA is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans. SA is an integral part of good plan making and should not be seen as a stand alone activity. It is an on-going process that identifies the likely significant effects of the plan and the extent to which implementing the plan will achieve the social, environmental and economic objectives which have been identified as being necessary to achieve 'sustainable development'.
- 1.1.2 The West Lancashire Local Plan 2012-2027 will replace the existing West Lancashire Replacement Local Plan (2006) as the Development Plan Document (DPD) for West Lancashire. Up until Autumn 2011, the Council were preparing a Core Strategy to replace the existing Local Plan, but in light of the provisions in the Localism Act including the draft National Planning Policy Framework (NPPF), the Council have now moved towards preparing a new style, single Local Plan document.
- 1.1.3 The West Lancashire Local Plan Preferred Options DPD sets out the overall approach which the Council, working with other organisations at the local and sub-regional level, will use to guide and control the future use and development of land. Alongside the development of the Local Plan DPD, the Council has undertaken a process of SA, which incorporates statutory requirements to undertake Strategic Environmental Assessment (SEA).
- 1.1.4 A SA follows five key stages, which are outlined in **Figure 1** below. Some of the stages are revisited as the plan develops and begins to take shape, and in response to consultation. This report falls within Stage C of the process.

**Figure 1: Five-Stage Approach to Sustainability Appraisal**



- 1.1.5 The Local Plan Preferred Options Paper will eventually become a Local Plan for the Borough, and as such, is intended to set out and support a long term vision for the development of the West Lancashire area, and a number of strategic objectives which have been identified to meet that vision. Within the Local Plan, a spatial strategy for achieving the vision is set out, along with a series of spatial development policies, which establishes the framework for the quantity and broad locations for future growth, investment and regeneration in the Borough. The plan also includes a series of more generic, criteria-based development management policies, which provide the basis for assessing specific development proposals.

## 1.2 Summary of the SA/SEA Appraisal Process to date

- 1.2.1 As shown in Figure 1 above, the first stage in the SA process is to set up the framework for undertaking future appraisals. Generally this requires the adoption of a set of sustainability objectives and the collection of baseline information which can act as an evidence base to inform the appraisal. The framework and evidence base are presented in a 'Scoping Report' for consultation with stakeholders, including most importantly, the statutory consultees (English Heritage, the Environment Agency and Natural England).
- 1.2.2 A Scoping Report was prepared by West Lancashire Borough Council in February 2008. The Scoping Report was formally consulted on between September and October 2008. A revision of the baseline information and SA Framework was undertaken in early 2009 by the Council.
- 1.2.3 A review of the Scoping Report was undertaken by Scott Wilson in February 2010. The purpose of the review was to ensure that the baseline data was up-to-date and that key sustainability issues had been identified and captured by the SA framework; and finally that the framework provided a logical and practical assessment tool for undertaking further appraisals. Further details of the findings of this review are set out in section 1.5 of the full SA Report (2011).
- 1.2.4 In preparing the Local Plan Preferred Options (January 2012) the Council must consider reasonable alternative approaches to achieving the vision and objectives of the Plan. A number of 'options' or alternative approaches were considered at the Issues and Options stage (2009) and published in a Core Strategy Options document for public consultation (September to October 2009). An Interim SA report was prepared to assess these options and published alongside the main consultation document. This Interim SA report, alongside the public consultation responses received in response to the publication of these documents, helped to inform the early work on policy development.
- 1.2.5 A review of the Interim SA report was undertaken by Scott Wilson in February 2010, alongside the review of the Scoping Report. The aim of the review was to comment on the robustness of the appraisal in light of best practice, government guidance and the regulations.
- 1.2.6 The review also recommended that the Sustainability Issues and SA Framework should be revisited to ensure that it reflected the new baseline. While such an update to the Scoping Report was not undertaken as recommended, the Council prepared a number of evidence base papers for the Core Strategy, which provide the relevant context, set out the baseline evidence (including maps and figures) and identify the likely future baseline and LDF issues. These papers have been prepared for a number of topic areas, as well as for the key spatial areas across the Borough, and have formed an important source of evidence for the latest SA assessment.

1.2.7 On the basis of the findings of the Core Strategy Options SA Report (2009) and in response to comments received on the Core Strategy Options consultation document, the Core Strategy Preferred Options Paper (2011) was prepared. This was published for public consultation between May and June 2011. The Preferred Options were accompanied by a SA/SEA Report, which used the same SA framework as the Core Strategy Options SA Report (2009).

1.2.8 Following this, West Lancashire Borough Council took the decision to move away from preparing a Core Strategy and to prepare a Local Plan instead. This decision was made in order to reflect the intended changes in plan making signalled by provisions in the Localism Act and in particular in the draft NPPF.

## 1.3 Methodology

1.3.1 A “whole-plan” assessment approach has been used, which considers the effects of the Local Plan as a whole on each SA topic, by highlighting those policies that will have an effect on the topic, on their own, but also in combination with other policies. Broadly speaking, this requires three over-arching sections in the SA Report.

1.3.2 The first section includes the introduction and methodology chapter, followed by a chapter which tests the Local Plan Vision and Objectives against the SA Objectives. This is a requirement of the SEA Directive. A summary matrix then identifies which policies are considered to have “significant effects”, “less significant effects” or “little or no effect” against each of the SA objectives. The full assessment is included in Appendix 2.

1.3.3 The second section of the report documents the assessment using a topic by topic approach, by assigning each SA objective to the most relevant topic(s) as set out below:

- Heritage and Landscape
- Biodiversity
- Water and Land Resources
- Climatic Factors and Flooding
- Transportation and Air Quality
- Social Equality and Community Services
- Local Economy and Employment
- Housing

1.3.4 For each topic the assessment sets out to answer the following questions:

- What is the objective of the plan?
- What is the policy context?
- What is the situation now?
- What are the key objectives and other decision making criteria that we need to consider?



- What will be the situation without the plan?
- What will be the situation with plan?
- How can we mitigate / enhance effects? (our recommendations)
- How can we best monitor plan impacts?

1.3.5 These questions correspond to the key requirements of the SEA Directive. It is not proposed to set out the detailed findings of the appraisal here, as this information is contained in the full SA report.

1.3.6 The third section of the report provides a “Summary Conclusions” chapter, which draws together the findings of the individual topic chapter assessments to identify the key effects of the Local Plan as a whole, and which summarises the recommendations made. This chapter also identifies the cumulative effects which arise across the topics and the cumulative effects in combination with other plans and programmes. Finally, the monitoring chapter sets out recommendations for the Council’s approach to monitoring the implementation of the Local Plan and its effects.

## 2 What is the Situation Now?

### 2.1 Policy Context

- 2.1.1 The policy context that guides the Local Plan Preferred Options Paper includes national planning policy (in the form of Planning Policy Statements and Planning Policy Guidance Notes) and a Regional Spatial Strategy (RSS) for the North West published in September 2008<sup>1</sup>.
- 2.1.2 A draft National Planning Policy Framework (NPPF) was subject to consultation in summer 2011. The aim of the NPPF is to simplify the existing regime to make the planning process more accessible. It focuses on using planning to promote sustainable development, including attracting growth and business, and creating the infrastructure for a growing population without damaging the environment. It aims to promote sustainable development without delay and introduces a “presumption in favour of sustainable development”. The emerging NPPF may be subject to considerable changes before it takes its final format.
- 2.1.3 With national planning policy providing an over-arching framework, the North West RSS provides the regional and sub-regional planning context. The RSS sits within the LDF of each Local Authority in the North West. The RSS refines national policy in the context of the North West of England, and includes important policy direction for the Local Authority level, including targets for housing development in the Borough.
- 2.1.4 One of the provisions of the Localism Act is to abolish Regional Spatial Strategies. With the proposed removal of RSS, it will fall on individual local authorities to determine appropriate housing and employment targets; but these must be able to meet the tests of soundness in terms of being justified, effective and consistent with national planning policy.
- 2.1.5 The currently adopted local planning policy of the Borough and its adjoining local authorities also informs the development of the Local Plan.
- 2.1.6 Local, sub-regional, regional and national policy on issues such as transport, health and education also informs the development of the Local Plan.

### 2.2 Summary of the Baseline Data

- 2.2.1 The SA Scoping Report for the West Lancashire LDF (initially prepared in 2008 and updated in 2009) and a number of evidence base papers (prepared in 2010), set out in full the current status and performance of the Borough in relation to a number of sustainability issues. The SA report for the Local Plan Preferred Options Paper cross references the Scoping Report in relation to this baseline information for each individual topic area. Overall, a few key issues emerge as the most prominent sustainability issues for West Lancashire.
- 2.2.2 There are a number of natural, ecological and cultural assets within the Borough that require protection, enhancement and management, including valued landscapes, sites for wildlife, including internationally significant sites (Martin Mere, Ribble Estuary), Conservation Areas and Listed Buildings.

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<sup>1</sup> Please note the impending abolition of the RSS through the Localism Bill 2010.

- 2.2.3 In terms of water quality, West Lancashire has a significantly lower standard of quality in comparison to the rest of the North West. In 2006 only 23.6% of river length in West Lancashire was judged to have good water quality, in comparison to the North West average of 63.2%. In addition, 14.2% of river length in West Lancashire was judged to have poor water quality in comparison to the North West average of 7%.
- 2.2.4 In terms of land resources, West Lancashire has the largest area of Green Belt within England. The Borough has 34,630 ha of Green Belt, which comprises 91% of its total land area. In addition, West Lancashire has a greater proportion of grade 1, 2 and 3 agricultural land than the North West and England averages.
- 2.2.5 Over the six year period of 2004-2010, on average 72% of new housing completions in West Lancashire have been on Previously Developed Land (PDL). This exceeds the Council and government targets for new development on PDL.
- 2.2.6 The long term trends indicate an increase in recycling and composting of waste in the Borough, but eventually a ceiling will be reached beyond which further recycling/compositing will not be possible, and additional waste treatment facilities will be required.
- 2.2.7 West Lancashire has higher per capita CO<sup>2</sup> emissions than all of the other Lancashire local authorities with the exception of the Ribble Valley, and higher than the North West and the England average.
- 2.2.8 In terms of flood risk, there are significant areas of land potentially under threat from coastal and fluvial flooding. The highest areas of risk are to the north and west of the Borough, where coastal flooding is the greatest threat. The only significant sizeable settlement within such a high flood risk zone is Banks.
- 2.2.9 A recent study<sup>2</sup> indicates that the Borough has a strong wind resource within West Lancashire with average wind speeds of between 6.6 – 7.1 m/s.
- 2.2.10 The rural nature of West Lancashire means that it has relatively good air quality compared to more urbanised boroughs, where there are higher levels of traffic and industry emissions. West Lancashire has only one Air Quality Management Area (AQMA), which is located in Moor St, Ormskirk.
- 2.2.11 The total carbon dioxide emissions in West Lancashire are high in comparison to most other Lancashire authorities, and the rate of emissions in terms of tonnes per person is noticeably above the national level. Emissions from the industry and commerce sector are relatively high, and those from land-use change are also quite significant in comparative terms, reflecting the agricultural activity in the area.
- 2.2.12 In terms of transport, the majority of the Borough has relatively good road access to the neighbouring towns of Southport, Preston, St Helens, Wigan and Liverpool. There are also good connections to the wider motorway network via the M58 and M6. However, there is a major issue regarding traffic congestion around Ormskirk Town Centre as a result of the one-way system on the A570.

<sup>2</sup> Renewable Energy Capacity Study for the Liverpool City Region Authorities and Merseyside (2009)

- 2.2.13 There are varying levels of deprivation within the Borough. The Skelmersdale wards are the most deprived, with the Digmoor ward within the most deprived nationally. Hesketh Bank, Aughton and Parbold are amongst the least deprived areas.
- 2.2.14 Life expectancy in the Borough is equal or lower than the national average. The Skelmersdale wards of Digmoor, Birch Green and Tanhouse suffer from the most severe health deprivation in the Borough.
- 2.2.15 There is a decline in manufacturing and agricultural employment in the Borough, and there are rising levels of worklessness and employment deprivation, particularly in the wards of Digmoor, Birch Green and Tanhouse.
- 2.2.16 The Borough suffers from below average economic performance compared to the North West and UK and there is a lack of available employment land outside of Skelmersdale. The Borough experiences high levels of out-commuting, particularly to Sefton.
- 2.2.17 There is a need to respond to an increasing and ageing population, which will place particular demands on the housing stock in terms of the number and suitability of homes available. Demand for sheltered housing is likely to increase over the lifetime of the Local Plan. The lack of affordable housing is another key baseline issue, particularly in the rural parishes.

## 2.3 What will the Situation be with the Plan?

- 2.3.1 There is potential for negative impacts on the Borough's environment in the future if new development is not managed appropriately. In addition, without strategic direction, the Borough's social and economic problems will only be exacerbated, and with that will come greater social inequality.
- 2.3.2 The "saved" West Lancashire Local Plan 2001-2016, (reviewed in 2006) sets out a range of policies that govern development in the Borough. However, these policies are likely to become out of date over time, due to changes in population, climate change and central government policy. The 'saved' Local Plan policies will therefore not provide an adequate basis for guiding new development in the future. Without an up-to-date framework to manage new development and land use, West Lancashire would be likely to be subject to a continuation of negative sustainability trends and a likely loss of environmental assets.
- 2.3.3 In summary, it is clear that it would be unsustainable to move forward without a new planning framework for the Borough and the move to establish such a framework through the Local Plan is welcomed.

## 3 What will the Situation be with the Plan?

**3.1.1** A detailed discussion of the predicted sustainability effects of the Local Plan Preferred Options Paper can be found in sections 4.5, 5.5, 6.5, 7.5, 8.5, 9.5, 10.5 and 11.5 of the SA report. This answers the question: 'What will the situation be under the Local Plan Preferred Options Paper' for each of the sustainability topics. Chapter 12 and Appendix 6 set out the appraisal of sites allocated or safeguarded in the Local Plan. These effects are summarised in Chapter 13 of the SA report. The following discussion provides a brief overview of the identified effects.

**3.1.2** It is considered that the implementation of the Local Plan will achieve sustainable and sensitive growth in West Lancashire. This positive impact will be further enhanced if the minor recommendations suggested within the SA report are implemented.

### 3.2 Spatial and Cumulative Effects of the Local Plan Preferred Options Paper

**3.2.1** The major urban areas within the Borough include Skelmersdale, Ormskirk and Burscough. The majority of proposed new development under the Local Plan Preferred Options Paper is directed to, and takes place within these urban areas. It is therefore not surprising that these towns will also attract the most significant impacts in relation to all the topic areas considered, almost without exception; and that this will almost inevitably lead to cumulative effects on certain aspects of sustainability in and around these towns.

### 3.3 Significant Direct and Indirect Effects of the Local Plan Preferred Options Paper on the Sustainability Topics

#### Heritage and Landscape

**3.3.1** The sustainable location of new development through the allocation of housing and employment sites and the implementation of a number of Local Plan policies will help ensure that new development proposed within the Local Plan Preferred Options paper is unlikely to pose a threat to the heritage assets and key landscape areas located within West Lancashire. A potential risk to local landscape character is new development on Green Belt and Greenfield land. However, information within the West Lancashire Green Belt Study (2011) and the site specific SA in this report highlights that on the whole, new development on Green Belt land both during the plan period is unlikely to have a significant negative impact on the landscape character of the Borough.

**3.3.2** Development in the vicinity of areas of heritage and landscape value could have negative secondary effects through the indirect effects caused by additional traffic / congestion and reduction in air quality (pollutants can cause damage to building structures). Furthermore, any negative effect in climatic factors and flooding may pose an increased risk to heritage and landscape assets within West Lancashire.

#### 3.3.3 Biodiversity

**3.3.4** The level of new development proposed within West Lancashire, the potential development of Greenfield Land and the release of Green Belt pose a risk to biodiversity assets within the

Borough. However, information within the West Lancashire Green Belt Study (2011) and the site specific SA in this report highlights that on the whole, new development on Green Belt land both during and beyond the plan period is unlikely to have a significant negative impact on the landscape character of the Borough.

- 3.3.5 Overall the implementation of the Local Plan over the plan period is likely to have a positive impact on biodiversity in the Borough.

### **Water and Land Resources**

- 3.3.6 The implementation of the policies within the West Lancashire Local Plan Preferred Options paper would have a variety of impacts on key water and land resources within the Borough.
- 3.3.7 Whilst brownfield land is prioritised for new development, there will be a need to release Greenfield and Green Belt land over the plan period in order to meet housing and employment land targets, deliver renewable energy schemes and make improvements to the transport infrastructure. This could potentially have a negative impact on water and land resources within the Borough. However, it is recognised that there are policies within the Local Plan Preferred Option paper that will help to mitigate negative impacts to a certain extent.
- 3.3.8 Water resources in and around Ormskirk and Burscough could also be significantly affected by the level of proposed development in these areas.

### **Climatic Factors and Flooding**

- 3.3.9 The implementation of the Local Plan Preferred Options Paper policies would have a positive impact on climatic factors and flooding in the Borough.
- 3.3.10 There are sufficient measures within the plan to counteract the negative impacts on climate change resulting from new development in the Borough. The Local Plan Preferred Options Paper promotes the development of development of renewable, low carbon and decentralised energy schemes over the plan period and highlights the importance of delivering low carbon development. This will help to minimise CO<sub>2</sub> emissions over the plan period, and contribute positively.
- 3.3.11 The majority of new development proposed within the plan is targeted towards areas that do not suffer from significant flood risk.

### **Transportation and Air Quality**

- 3.3.12 The implementation of the Local Preferred Options Paper policies would have a positive impact on transportation and air quality in the Borough.
- 3.3.13 The implementation of the Local Plan will help to improve sustainable transport choice over the plan period. The Local Plan Preferred Options Paper emphasises the need for new development to be accessible, which will contribute towards a positive impact on transportation.
- 3.3.14 In the long term the development of renewable energy schemes in the Borough is likely to contribute to a positive impact on air quality by reducing carbon emissions over the plan period. In the longer term, should expected growth have been achieved, there will be a need for continual monitoring and mitigation of air quality issues.



### **Social Equality and Community Services**

- 3.3.15 Overall the policies proposed in the Local Plan Preferred Options Paper should have a positive impact on social equality and community services in the Borough, especially in terms of increasing accessibility to services and facilities. The positive effects seen in the short / medium term should continue in the long term, especially in terms of increased levels of access to services and facilities.

### **Local Economy and Employment**

- 3.3.16 The overall effect of the Local Plan Preferred Options Paper on the local economy and employment is positive. The implementation of the Local Plan will assist in the delivery of new employment opportunities within the Borough. By improving local job prospects for new and existing residents, the Local Plan will also help to counteract the level of out-commuting.
- 3.3.17 The positive effects seen in the short / medium term should continue in the long term, especially in terms of access to employment opportunities and increased economic activity in the Borough.
- 3.3.18 Like all economic growth, the impacts are likely to be temporary. However, the conditions needed to stimulate economic growth have much more permanent effects, such as good infrastructure.

### **Housing**

- 3.3.19 Overall, the pattern of distribution of housing development set out within the Local Plan is considered to represent the most sustainable option for the Borough to deliver key housing and employment targets, in light of the range of development issues and constraints in the Borough, including existing patterns of development, the physical geography of the Borough, land availability and infrastructure constraints.
- 3.3.20 The Local Plan should result in an increase in the supply of housing (including affordable housing) within the Borough, whilst also creating mixed and balanced communities.

## 4 Recommendations

### 4.1 Recommended Mitigation

4.1.1 Overall, the Local Plan Preferred Options Paper is envisaged to have a positive impact on all of the topic areas. It is considered that the Local Plan achieves a sustainable balance between making provision for development to meet local needs, taking into account infrastructure requirements and the physical and environmental constraints of the area, in particular the amount of Green Belt land in the Borough and the waste water treatment constraints, and displaying flexibility to respond to changing circumstances across the lifetime of the Local Plan and beyond.

4.1.2 There is one minor recommended change to the Local Preferred Options Paper policies:

- Provide a cross reference to Policy EN2 within Policy IF2.

### 4.2 Recommended Monitoring

4.2.1 A list of potential indicators was put forward in the SA Scoping Report for the West Lancashire LDF (2008). This list included those indicators already being monitored by the Council in the Annual LDF Monitoring Report.

4.2.2 It is recommended that the following prospective indicators be used to help to detect and respond to the significant effects and mitigation identified in this SA Report.

- Number of Conservation Areas within the Borough;
- Change in areas of populations of biodiversity importance, including (i) change in priority habitats and species by type and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, sub-regional or local significance;
- % of area of land designated as SSSIs within the local authority in favourable condition;
- % of river length assessed as (a) good biological quality; and (b) good chemical quality;
- CO2 emissions by sector and per capita emissions;
- Renewable energy capacity installed by type;
- % of the resident population who travel to work a) by private motor vehicle; b) by public transport; c) on foot or cycle;
- Out-commuting – % of residents working outside the Borough;
- Index of deprivation (including health and crime domain);
- Worklessness: a) % of the working age population who are economically inactive; b) % of the economically inactive working age population who want a job; c) working age unemployment rate;

- GVA £ per capita;
  - Affordable dwellings completed as a percentage of all new housing completions; and
  - % of all housing that is unfit.
- 4.2.3 The monitoring sections of the SA Report (within each topic chapter) show how these recommended indicators relate to the significant effects and mitigation recommendations observed.
- 4.2.4 Separately the Council is also responsible for publishing a LDF Monitoring Report, and it is expected that the two processes of monitoring can be combined in order to achieve efficiencies.

## 5 The Difference made by this Sustainability Appraisal

- 5.1.1 The SA report has made a minor recommendation that aims to improve the Local Plan and its implementation. West Lancashire Borough Council will consider if this recommendation will be incorporated into the final Local Plan document, which in turn will be informed by the pending period of consultation with the public and statutory bodies, including the three SEA Consultation Bodies<sup>3</sup>.
- 5.1.2 SA has contributed to plan development by providing an independent assessment of the sustainability of:
- firstly, the Council's Core Strategy Options document (September 2009);
  - secondly, the resulting Core Strategy Preferred Options Paper (2011); and
  - thirdly, the Council's Local Plan Preferred Options Paper (2012).
- 5.1.3 This SA Report (Appendix 6) has also provided a detailed appraisal of each site / area allocated for development in the Local Plan (and where appropriate alternative areas and sites) incorporating an assessment of the sustainability and suitability of locating specific development types on each site.
- 5.1.4 The process has therefore provided an ongoing check on the sustainability of the emerging Local Plan, in accordance with government guidance. The assessment also identifies likely effects, which should inform more detailed discussions over individual developments and planning applications.
- 5.1.5 In terms of sustainability, the ultimate effectiveness of the Local Plan will depend on an effective partnership between West Lancashire Borough Council, statutory partners, prospective developers and the community at large.

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<sup>3</sup>English Heritage, the Environment Agency and Natural England (the last effective from October 2006 - formerly the two separate bodies of English Nature and the Countryside Agency)

## 6 Next Steps

- 6.1.1 The SA report and this Non-Technical Summary are available for comments alongside the Local Plan Preferred Options Paper, from **5<sup>th</sup> January** and **17th February 2012**.
- 6.1.2 You can view these documents, along with other supporting documents, online on the Council's website at: [www.westlancls.gov.uk/ldf](http://www.westlancls.gov.uk/ldf) and [www.westlancls.gov.uk/2027](http://www.westlancls.gov.uk/2027).
- 6.1.3 Comments on both the Local Plan Preferred Options Paper and the SA Report are welcomed. Comments can be sent to:
- Local Development Framework Team**  
**West Lancashire Borough Council**  
**52 Derby Street**  
**Ormskirk**  
**L39 2DF**
- 6.1.4 Or by email to: [ldf@westlancls.gov.uk](mailto:ldf@westlancls.gov.uk)
- 6.1.5 When the consultation period has finished, the Council will consider the responses that have been received, and may make changes to the Local Plan policies as a result. These changes will need to be subject to an updated SA. Any comments that are received on the SA report will also be considered, and reflected in the Final SA report, which will appraise the Publication Draft of the Local Plan. The Final SA report will be published for formal representations, alongside the Publication Draft Local Plan.



# **Strategic Environmental Assessment / Sustainability Appraisal of the West Lancashire Local Plan Preferred Options Paper 2012-2027**

## **Main Report**

November 2011



Prepared for

**West Lancashire Borough Council**



## Revision Schedule

### Final Report November 2011

Rev	Date	Details	Prepared by	Reviewed by	Approved by
01	25 <sup>th</sup> November 2011	First Draft	<b>Sam Rosillo</b> Planner  <b>Lyndsey Regan</b> Planner	<b>Anita Longworth</b> Principal Planner	<b>Alan Houghton</b> Head of Planning and Regeneration North West
02	29th November 2011	Final Draft	<b>Sam Rosillo</b> Planner  <b>Lyndsey Regan</b> Planner	<b>Alan Houghton</b> Head of Planning and Regeneration North West	<b>Alan Houghton</b> Head of Planning and Regeneration North West

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# 1 Introduction

## 1.1 Introduction

- 1.1.1 This report forms the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) for the West Lancashire Local Plan Preferred Options Paper.
- 1.1.2 The West Lancashire Local Plan 2012-2027 will replace the existing West Lancashire Replacement Local Plan (2006) as the Development Plan Document (DPD) for West Lancashire. Up until Autumn 2011, the Council were preparing a Core Strategy to replace the existing Local Plan, but in light of the provisions in the Localism Act including the draft National Planning Policy Framework (NPPF), the Council have now moved towards preparing a new style, single Local Plan document. This new Local Plan will supersede and compliment work done to date on the Local Development Framework (LDF) Core Strategy at the Issues and Options and Preferred Options stages. The new plan will use past evidence, research and consultation undertaken on the Core Strategy to inform the proposals and policies with the Local Plan.
- 1.1.3 The two main purposes of this SA/SEA is to help inform the preparation of the Local Plan and to help people participate in the consultation exercise by providing an assessment of the policies and site proposals within the Local Plan against the SA Framework set out in this document. This allows the Council and the public to identify the potential social, economic and environmental effects of the Local Plan.

### **Requirement for Sustainability Appraisal / Strategic Environmental Assessment**

- 1.1.4 Under Section 39(2) of the Planning and Compulsory Purchase Act 2004, a sustainability appraisal (SA) is mandatory for new or revised DPDs. Alongside this requirement, the Environmental Assessment of Plans and Programmes Regulations 2004 sets a statutory requirement for local authorities to carry out a SEA of all planning and land use documents. The 2004 regulations transpose the requirements of the SEA EU Directive (Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment) into UK law.
- 1.1.5 The Government's preferred approach is to combine the requirement to prepare an SEA and an SA into one unified assessment process that considers economic, social, and environmental effects. The Government has published guidance on undertaking SA of LDFs that incorporates the requirements of the SEA Directive which can be accessed from: <http://www.pas.gov.uk/pas/core/page.do?pagelid=152450> and is part of the CLG Plan Making Manual.<sup>1</sup>

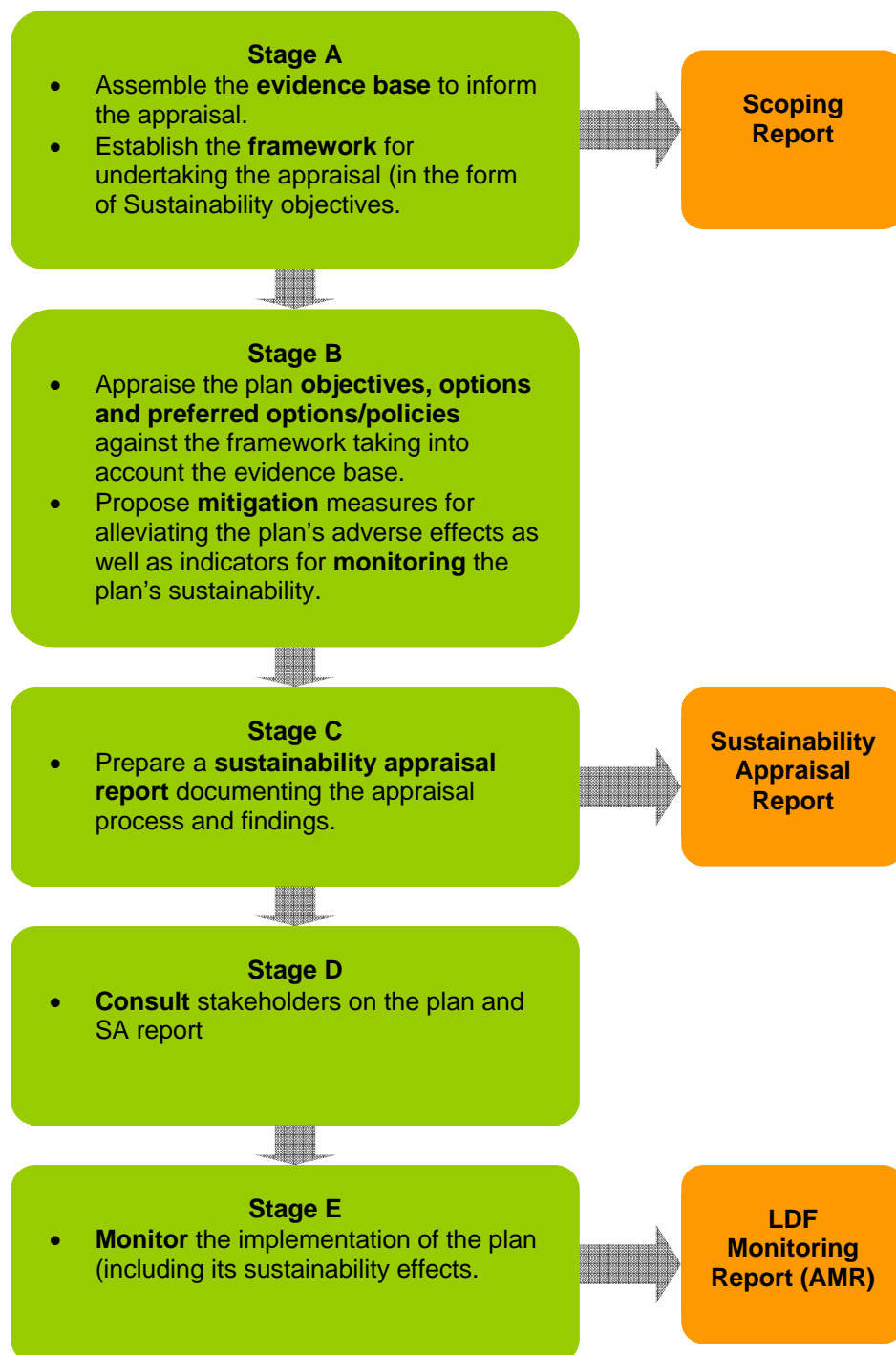
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<sup>1</sup> The combined SA / SEA process is referred to in this report as Sustainability Appraisal (SA).

## The SA Process

1.1.6 Broadly, the SA process follows a five-stage approach (Figure 1.1).

**Figure 1.1:** Five-stage approach to SA



- 1.1.7 At the initial Stage A in the SA process the framework for undertaking future appraisals is developed. Generally this requires the generation of a set of sustainability objectives and the collation of an evidence base to inform the appraisal. The framework and evidence base are presented in a 'Scoping Report' for consultation with stakeholders, including most importantly, the statutory consultees (English Heritage, the Environment Agency and Natural England).
- 1.1.8 A Scoping Report was prepared by West Lancashire Borough Council in February 2008, to be used as the basis for appraisal of the development plan documents that form the West Lancashire Local Development Framework. The baseline data and SA Framework for the Scoping Report was updated in 2009.
- 1.1.9 A review of the Scoping Report was undertaken by Scott Wilson in February 2010. The purpose of the review was to ensure that the baseline data was up-to-date and that key sustainability issues had been identified and captured by the SA framework; and finally that the framework provided a logical and practical assessment tool for undertaking further appraisals. Further details of the findings of this review are set out in section 1.5 of this report.
- 1.1.10 Stage B in the SA process is the appraisal itself. This is an iterative process which requires the identification and evaluation of the impacts of the different options open to the plan-makers, including the impacts arising from the preferred options. Mitigation measures for alleviating adverse impacts are also proposed at this stage, together with potential indicators for monitoring those impacts during the plan's implementation.
- 1.1.11 Stage C in the SA process involves documenting the appraisal and preparing the SA Report (this incorporates the material required for inclusion in the Environmental Report under the SEA Directive). Following statutory consultation (Stage D) the SA Report may require updating to reflect changes made to the Plan in response to representations. Stage E concerns ongoing monitoring of significant effects.
- 1.1.12 An Interim SA Report was published in 2009 which assessed the West Lancashire Core Strategy Options document and this was consulted upon alongside the Core Strategy Options document during September to October 2009. This report used the SA Framework as revised in 2009. A review of this report was undertaken by Scott Wilson in February 2010, alongside the review of the Scoping Report. The aim of the review was to comment on the robustness of the appraisal in light of best practice, government guidance and the regulations.
- 1.1.13 The Scott Wilson review found that the Interim SA Report (2009) was of sufficient detail for the sustainability of the options to be considered valid at that stage. However whilst the methodology was considered to be valid for that early stage of the plan making process, the methodology would need to be more robust and detailed for the Preferred Options stage assessment (which is the subject of this report). It should be noted that preparation of an Interim SA Report is not a statutory requirement.
- 1.1.14 A further SA report was produced to assess the Core Strategy Preferred Options Paper (May 2011) this was consulted upon alongside the Core Strategy Preferred Options Paper document in May 2011. This report used the SA Framework developed in the earlier SA Scoping Report, published in 2009.
- 1.1.15 SA provides a decision aiding process that assists in the development of the plan or programme under development. Government guidance on local spatial planning states that<sup>2</sup>:

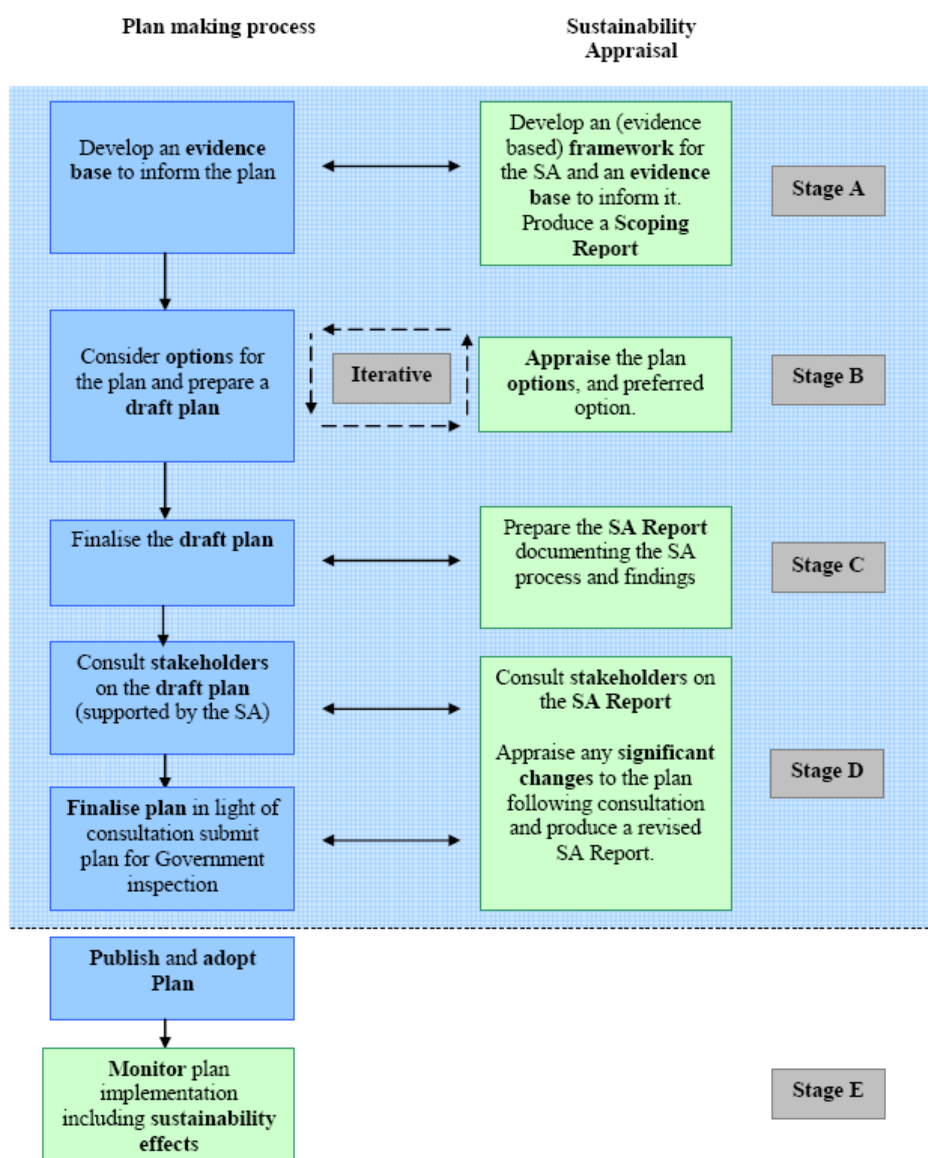
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<sup>2</sup> This quote is taken from: Communities and Local Government (2008), Planning Policy Statement 12: creating strong safe and prosperous communities through Local Spatial Planning, London:TSO

*“The Sustainability Appraisal should perform a key role in providing a sound evidence base for the plan and form an integrated part of the plan preparation process. Sustainability Assessment should inform the evaluation of alternatives. Sustainability Assessment should provide a powerful means of proving to decision makers, and the public, that the plan is the most appropriate given reasonable alternatives”.*

- 1.1.16 The SA should seek to be an integrated, effective and purposeful tool for the production of Local Development Documents (LDD) for the West Lancashire LDF. Figure 1.2 (below) illustrates how the SA is an integral part of the plan preparation process and should be undertaken in parallel with it.

**Figure 1.2: SA Process – How it fits into the process of preparing a DPD**



## 1.2 SEA Directive Requirements

- 1.2.1 In preparing a new or revised Development Plan Document (DPD), West Lancashire Council must conduct an environmental assessment in accordance with the requirements of the European Directive 2001/42/EC *“on the assessment of the effects of certain plans and programmes on the environment”* (the SEA Directive).
- 1.2.2 Following the Scoping Report, there are two levels of appraisal for a DPD: firstly, an appraisal of the DPD objectives and secondly; iterative appraisals of the content of the DPD – the options put forward during frontloading consultation, the preferred options and, finally, any additional options that arise in finalising the submission DPD. Mitigation and enhancement measures for alleviating adverse effects and maximising positive effects, as well as potential indicators for monitoring the plan’s sustainability are also identified at this stage. The SEA Directive and Environmental Assessment Regulations require the public and the SEA Consultation Bodies to be given *“an early and effective opportunity within appropriate time frames”* to express their opinions on the draft plan and the accompanying environmental report. When consulting on the Local Plan Preferred Options DPD, LPAs must also invite comments on the SA report.
- 1.2.3 This SA report accompanies and assesses the Preferred Options Paper (2011) for the West Lancashire Local Plan and meets the SEA Directive requirements to prepare an ‘environmental report’. An ‘interim’ SA report was prepared in 2009 to accompany the Core Strategy Options document (2009). While this report did not meet all the requirements of an ‘environmental report’ it provides helpful background and context for the preparation of this environmental report. A further SA report was produced to assess the Core Strategy Preferred Options Paper (May 2011) A further SA/SEA report will be required to accompany the Publication Draft of the Local Plan.
- 1.2.4 Table 1.1 and the table in Appendix 1 set out a procedural ‘quality assurance’ checklist for evaluating SA reports, based on questions and criteria derived from the SEA Directive, the regulations implementing the SEA Directive in England and the government’s guidance on undertaking SA for LDDs.

**Table 1.1:** Meeting the requirements of the SEA Directive

Questions for Each Topic	Key requirement of the SEA Directive
<b>What’s the policy context?</b>	<b><i>“an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes” (Annex I(a))</i></b>
<b>What are the key sustainability objectives we need to consider?</b>	<b><i>“the environmental protection objectives, established at international, community or member state level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation” (Annex I(e))</i></b>



Questions for Each Topic	Key requirement of the SEA Directive
What's the situation now?	<p><b><i>"the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme"</i> (Annex I(b))</b></p> <p><i>"any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directive 79/409/EEC and 92/43/EEC" [NB problems relating to European sites are addressed through the HRA/AA] (Annex I(d))</i></p>
What will the situation be without the Local Plan Preferred Options?	<p><b><i>"the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme"</i> (Annex I(b))</b></p>
What will the situation be under the Local Plan Preferred Options?	<p><i>"the likely significant effects (1) on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors</i></p> <p><i>(1) These effects should include secondary, cumulative, synergistic, short, medium and long term permanent and temporary, positive and negative effects" (Annex I(f))</i></p>
Recommendations for mitigation and/or enhancement	<p><b><i>"the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme"</i> (Annex I(g))</b></p> <p><i>"The environmental report...shall take into account during the preparation of the plan or programme and before its adoption or submission to the legislative</i></p>

Questions for Each Topic	Key requirement of the SEA Directive
	<i>procedure” (Article 8)</i>

## 1.3 Structure and Layout of this Report

1.3.1 This report sets out the findings of the SA of the Local Plan Preferred Options Paper (2011). The report is structured as follows:

- **Chapter 1** introduces this report and the West Lancashire context, and sets out the key requirements of the SEA Directive and how it has been transposed into this report.
- **Chapter 2** sets out our **methodology** for undertaking the SA.
- **Chapter 3** relates to the assessment of the **Vision and Strategic Objectives** and how it has been transposed into this report. It also describes how **alternative options** have been considered.
- **Chapters 4-11** set out the **SA findings and recommendations** in relation to the following key issues:
  - **Chapter 4 – Heritage and Landscape**
  - **Chapter 5 – Biodiversity**
  - **Chapter 6 – Water and Land Resources**
  - **Chapter 7 – Climatic Factors and Flooding**
  - **Chapter 8 – Transportation and Air Quality**
  - **Chapter 9 – Social Equity and Community Services**
  - **Chapter 10 – Local Economy and Employment**
  - **Chapter 11 – Housing**
- **Chapter 12** sets out the **appraisal of sites allocated or safeguarded in the Local Plan**.
- **Chapter 13 SA conclusions and our recommendations** for taking forward the West Lancashire Local Plan Preferred Options to a publication draft version.
- **Chapter 14** describes the **consultation** to be undertaken on this report.

## 1.4 West Lancashire, the West Lancashire LDF and the Local Plan

1.4.1 The Borough of West Lancashire in the North West of England is the most southernmost Borough within the County of Lancashire, yet is closely associated with Liverpool, being part of the Liverpool City Region area. The Borough covers an area of 134 square miles (34,700 hectares) and has the greatest area of Green Belt land in England (Local Planning Authority Green Belt Statistics: England 2008/09). The Borough has a predominantly rural setting and the majority of people live in the Borough's three main settlements: Skelmersdale (including Up Holland), Ormskirk (including Aughton) and Burscough. There are three distinct rural areas; the Northern, Eastern and Western Parishes, containing a number of villages, the largest of which are Tarleton and Hesketh Bank.

- 1.4.2 West Lancashire is bordered by the Ribble Estuary to the north, Sefton to the west, Knowsley and St. Helens to the south, Wigan, Chorley and South Ribble to the east. West Lancashire is situated within the Liverpool City Region and has strong economic, social, cultural and transport links, particularly with Southport and Liverpool. The Borough also has links to Central Lancashire and Manchester City Regions, particularly with Wigan.
- 1.4.3 There are strong cross-boundary links with settlements in neighbouring authorities, including connections with Orrell (Wigan) at Tontine; Shevington (Wigan) at Appley Bridge; Birkdale (Sefton) at Moss Road, New Cut Lane; Ainsdale (Sefton) at Segar's Lane and Southport (Sefton) at Brown Edge/ Southport Road.
- 1.4.4 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 in the County (Lancashire County Council AMR 2008). The internationally important Martin Mere and Ribble Estuary wetlands are found within the Borough boundaries. Important blue infrastructure includes the River Douglas which flows through the east of the Borough, and the Leeds-Liverpool Canal, which crosses the Borough from east to west and branches off to the north.
- 1.4.5 The rural landscape is a mixture of mosslands in the north, west and south, a coastal plain in the centre of the Borough, farmed ridges in the east, and coastal marshes in the Ribble Estuary.
- 1.4.6 Some areas of West Lancashire are at risk of coastal and fluvial flooding. Coastal flooding threatens the village of Banks, and flooding from the River Douglas has potential to impact on a number of settlements including Hesketh Bank, Tarleton, Rufford, Parbold and Appley Bridge. Burscough is affected by the threat of surface water flooding, particularly following heavy rainfall.
- 1.4.7 The population of West Lancashire was estimated as 109,839 in the 2007 Mid Year Population Estimates (ONS), a rise of just over 1% since 2001 when the population was 108,378 (Census 2001, ONS). The population is projected to increase to 117,600 by 2031, a 7.1% increase on its level in 2006 (Population Projections 2006, ONS). Approximately one-quarter of residents are currently of retirement age, with this proportion projected to have risen to around one third of residents by 2031. The population age structure varies across the settlements, with the rural areas generally demonstrating a population which is at middle or retirement age, whilst Skelmersdale has a younger, more varied population structure. This is expected to create a significant challenge in terms of service delivery, providing appropriate housing and ensuring an adequate labour force.
- 1.4.8 There is a significant affordability housing problem in the Borough, particularly in rural areas, with an increase of 85% on the 2001 average house price in 2009, despite the recession (Hometrack 2009). The average property price is now almost 7 times the average income. Around three quarters of dwellings are owner-occupied, with the remaining quarter being rented. There is a poorer choice of housing available in Skelmersdale than in other areas of the Borough.
- 1.4.9 West Lancashire has relatively low levels of multiple deprivation and is ranked the 141st most deprived of the 354 English Council areas. Skelmersdale however, is a significant 'hot spot' of deprivation, with 14 of its 23 Lower Super Output Areas (LSOAs) featuring in the top 20% most deprived areas of the country (The English Indices of Deprivation 2007, CLG). The rural parishes of Downholland, Great Altcar, Bickerstaffe and parts of Scarisbrick are amongst the top 10% nationally most deprived areas in terms of barriers to housing and key local services.

This is likely due to their remote locations and high property prices. In contrast, Parbold, Aughton Park and Tarleton have some of the lowest levels of deprivation in the country. People living in the most deprived areas of the Borough, particularly Skelmersdale, have life expectancies six years shorter than those in the least deprived areas.

- 1.4.10 The majority of the Borough has relatively good road access to the neighbouring towns of Southport, Preston, St Helens, Wigan and Liverpool and there are good connections to the wider motorway network via the M58 and M6. Traffic congestion around Ormskirk Town Centre as a result of the one-way system on the A570 is a major issue however, and congestion and use of HGVs in the centre of settlements is a concern in the Northern Parishes.
- 1.4.11 Three rail lines through the Borough provide links to Liverpool, Preston, Southport, Wigan and Manchester, although interchanging between these lines within the Borough is problematic. There are regular bus services between Southport and Wigan but public transport provision in the remainder of the Borough is poor, particularly in the rural areas. Travel to work patterns reveal that around 57% of West Lancashire residents travel to work within the Borough, 11% to Sefton, 11% to elsewhere within the Liverpool City Region and 6% to the Central Lancashire Authorities (Preston, South Ribble and Chorley) (2001 Census). The most likely origin of commuters who work in West Lancashire are Sefton (10%), Wigan (9%) and elsewhere within the Liverpool City Region (5%).
- 1.4.12 82% of the West Lancashire working age population are economically active, but unemployment has increased over the past 4 years, with unemployment levels highest in Skelmersdale. 15% of the Skelmersdale and Up Holland population claim benefits, equating to 58% of all claimants across West Lancashire. Traditional industries of employment (manufacturing and agriculture) are weakening. West Lancashire has significantly lower levels of people employed as "managers and senior officials", in "professional occupations" and in "skilled trades occupations" (NOMIS 2008).
- 1.4.13 West Lancashire Council's Local Development Framework is the name for the collection of planning documents that govern future land use and development in the Borough. The Framework consists of the Local Development Scheme, Statement of Community Involvement, Development Plan Documents and Supplementary Planning Documents and will replace the Local Development Plan (West Lancashire Replacement Local Plan 2006).
- 1.4.14 The West Lancashire Local Development Framework will include the following LDDs:
- Local Plan (incorporating a Proposals Map) DPD;
  - Supplementary Planning Documents – Skelmersdale Town Centre SPD / Masterplan (Adopted 10 September 2008), Design Guide SPD (Adopted 22 January 2008) and Open Space and Recreation Provision in New Residential Developments SPD (Adopted 7 May 2009).
- 1.4.15 The Local Plan DPD will provide the overarching spatial planning framework for West Lancashire for the period to 2027. The Local Preferred Options Paper (2012) builds on earlier consultation documents, including the Core Strategy Preferred Options Paper (May 2011) Core Strategy Issues Questionnaire (January/February 2009), the Core Strategy Options Paper published in September-October 2009 and consultation events, including workshops at the Local Strategic Partnership (LSP) Annual Conference and Spatial Forums in June and July 2008. It builds on the feedback received from these consultations and on new evidence. The

Preferred Options Paper presents a set of proposed policies and the preferred approach to future development and growth in West Lancashire.

1.4.16 The Local Plan Preferred Options Paper (2011) contains several key components, including:

- **A Spatial Vision and Strategic Objectives:** The vision sets out the aspirations for the development of the Borough by 2027 and overarching objectives for policy development to achieve this.
- **Strategic Policies:** Chapter 4 sets out the strategic policies of the Local Plan which identify a sustainable development framework for the Borough including how much housing and employment should be delivered in the Borough and the location and extent of strategic development sites at Burscough and Skelmersdale;
- **General Development Policies:** These policies provide the overall general development principles and relate to safeguarded land, development viability, settlement boundaries design of new development and the requirement for sequential testing.
- **Key Policy Areas:** The Local Plan Preferred Options that follow the strategic and general development policies are divided into four broad topic areas including: Facilitating Economic Growth (Chapter 6), Providing for Housing and Residential Accommodation (Chapter 7), Infrastructure and Services Provision (Chapter 8), and Sustaining the Borough's Environment and Addressing Climate Change (Chapter 9).
- **Deliverability and Risk in the Local Plan–** Chapter 10 discusses the major issues of deliverability and risk that face the Local Plan and specific policies within it. This chapter also sets out a Plan B for the Local Plan, maintaining flexibility in terms of meeting housing and employment targets, should the preferred option prove to be undeliverable in the Local Plan period.
- **Supporting Documentation:** The Local Plan Preferred Options Paper is supported by a wide range of evidence, including a Strategic Housing Land Availability Assessment (SHLAA), Strategic Housing Market Assessment (SHMA), Employment Land Review, Retail Study, Strategic Flood Risk Assessment (SFRA), and an Assessment of Needs and Opportunities for Open Space, Sport and Recreation. This SA Report is among the most important of the supporting documents.
- **Setting Locally-Determined Targets:** Appendix D to the Local Plan Preferred Options Paper sets out how the Council has sought to identify locally determined targets for the development of housing, employment land, renewable energy schemes and provision for Gypsies, Travellers and Travelling Showpeople, in light of the proposed abolition of the Regional Spatial Strategy for the North West.

1.4.17 A list of the draft policies appraised in this report is included in Table 1.2 below:

**Table 1.2:** West Lancashire Local Plan Preferred Options

Local Plan Preferred Options Policies
<b>Strategic Policies</b>
SP1: A Sustainable Development Framework for West Lancashire

<b>Local Plan Preferred Options Policies</b>
SP2 – Skelmersdale Town Centre – A Strategic Development Site
SP3 – Yew Tree, Burscough – A Strategic Development Site
<b>General Development Policies</b>
GN1 – Settlement Boundaries
GN2 – Safeguarded Land
GN3 – Design of Development
GN4 – Demonstrating Viability
GN5 – Sequential Tests
<b>The Preferred Options: Facilitating Economic Growth</b>
EC1 – The Economy and Employment Land
EC2 – The Rural Economy
EC3 – Key Rural Development Sites
EC4 – Edge Hill University
<b>The Preferred Options: Providing for Housing and Residential Accommodation</b>
RS1 – Residential Development
RS2 – Affordable Housing
RS3- Purpose Built Student Accommodation
RS4 – Provision for Gypsy and Traveller and Travelling Show People
<b>The Preferred Options: Infrastructure and Service Provision</b>
IF1 – Maintaining Vibrant Town and Local Centres
IF2 – Enhancing Sustainable Transport Choice
IF3 – Service Accessibility and Infrastructure for Growth
IF4 – Developer Contributions
<b>The Preferred Options: Sustaining the Borough's Environment and addressing Climate Change</b>
EN1 – Low Carbon Development and Energy Infrastructure



#### Local Plan Preferred Options Policies

EN2 – Preserving and Enhancing West Lancashire’s Natural Environment

EN3 – Provision of Green Infrastructure and Open Recreation Space

EN4 – Preserving and Enhancing West Lancashire’s Built Environment

## 1.5 The Scoping Report and Evidence Base: Summary

1.5.1 As described in section 1.1 of this report, an SA/SEA Scoping Report for the Core Strategy was prepared in 2008, the baseline for which was subsequently updated in 2009. The Scoping Report identified the policy context, set out baseline information and projected a limited number of trends in the future baseline. It also identified sustainability issues, and on this basis, developed a number of SA objectives – the SA Framework.

1.5.2 A review of the Scoping Report (and Interim Sustainability Assessment Report) was undertaken by Scott Wilson in February 2010. The purpose of the review was to ensure that the baseline data was up-to-date and that key sustainability issues had been identified and captured by the SA framework; and that the framework provided a logical and practical assessment tool for undertaking further appraisals. The Briefing Paper identified that there were a number of gaps or lack of depth in the baseline data, including a lack of qualitative data, and that additional data should be sourced in order to appraise future Local Development Documents (LDDs) (particularly to identify more locally specific sustainability issues). Gaps were identified in the following areas:

- Climate change projections (UKCP09 programme<sup>3</sup>) plus DEFRA local authority CO<sup>2</sup> emissions;
- Housing stock (housing tenure and type);
- Housing quality, e.g. number of unfit dwellings or % of dwellings meeting Decent Homes standards);
- Homelessness;
- Gypsies and Traveller sites;
- Population structure (population density, age of the population, household sizes);
- Deprivation;
- Retail capacity, hierarchy or expenditure;
- Employment land availability, demand and quality;
- Employment and skills (resident’s occupations or employment distribution across the Borough);
- Tourist visits;
- Access to open space.

<sup>3</sup> Further information on the UKCP09 programme is available from: <http://ukclimateprojections.defra.gov.uk/content/view/868/531/>

- 1.5.3 In addition, the 2010 review found that the Scoping Report did not contain any sense of the spatial characteristics of issues, as there was no spatial focus to the baseline data. As a result, it was considered that some of the objectives in the SA framework may not be locally specific enough.
- 1.5.4 A number of procedural concerns were also raised in the review; including the evidence base issues identified above, the lack of interpretation and discussion of the data, including the likely future evolution of the area without the Core Strategy; lack of information on the consultation process and responses; no reference to the LDDs to which the Scoping Report applied; or how the relevant requirements of the SEA Directive had been satisfied. The lack of more detailed data for specific spatial areas would also make it difficult to appraise policies that had localised effects against locally-specific issues.
- 1.5.5 The review recommended that the Scoping Report be updated to include all new and relevant baseline data and to identify the likely future baseline. In preparing such an update, the context review should also be updated to take account of any changes since 2008 and use tables, maps and graphs (depending on the type of baseline data) to show key data and utilise narrative prose to expand upon the basic data provided in tabular format. It was also recommended that data was represented in a more spatial format (i.e. using maps wherever possible) and included the findings of the SHLAA, SHMA, Employment Land and Premises Study, Retail Study, Sustainable Settlement Study, Level 1 SFRA and the Open Space Study, to enhance the amount and depth of baseline data available. This would provide for a more comprehensive assessment of the Core Strategy to be carried out and provide an up-to-date basis for assessment in future appraisals.
- 1.5.6 The review also recommended that the Sustainability Issues and SA Framework should be revisited to ensure that it reflected the new baseline.
- 1.5.7 While such an update has not been undertaken as recommended in the review, the Council have recently prepared a number of evidence base papers for the Core Strategy, which provide the relevant context, set out the baseline evidence (including maps and figures) and identify the likely future baseline and LDF issues. These papers have been prepared for a number of topic areas, as well as for the key spatial areas across the Borough, and have formed an important source of evidence for the assessment in this 2011 SA report.
- 1.5.8 All of the evidence gathered for the Core Strategy is still appropriate and relevant for use in the preparation of the Local Plan

### **West Lancashire Green Belt Study 2011**

- 1.5.9 The findings of the West Lancashire Green Belt Study, which was prepared by West Lancashire Borough Council and verified by Lancashire County Council, have been utilised to inform the decision making process in relation to the allocation of sites within the Local Plan Preferred Options Paper and where new development will be focused. The results of the Green Belt Study have helped to inform the proposed revision of the settlement boundaries through the Local Plan, this revision is needed in order to establish an up-to-date Green Belt boundary that better reflects the purposes of the Green Belt when considering the land today and given the need to release some Green Belt land in the Borough to enable locally determined housing and employment targets to be met during the plan period.

## National Planning Policy Framework (NPPF)

- 1.5.10 Since the consultation of the West Lancashire Core Strategy Preferred Options Paper in May 2011 a draft National Planning Policy Framework (NPPF) has been prepared and consulted on. The consultation draft NPPF is not adopted policy but in its Guidance to Planning Inspectors the Planning Inspectorate states that the consultation document gives a clear indication of the Government's direction of travel and is therefore capable of being a material consideration. The emerging NPPF may be subject to considerable changes before it takes its final format.
- 1.5.11 The consultation proposes the withdrawal of almost all Planning Policy Statements, although these remain in place until cancelled.
- 1.5.12 A presumption in favour of sustainable development means that proposals should be approved promptly unless they would compromise the key sustainable development principles set out in the draft Framework.
- 1.5.13 Local Plans should plan positively for development, looking ahead to a 15 year time horizon. Using a Strategic Housing Market Assessment to "objectively assess" housing need the Plan should identify the mix of housing and range of tenures that the "local population is likely to require over the plan period."
- 1.5.14 Authorities should ensure that there is a rolling five year (+ 20%) housing land supply and a clear idea of where land for housing is going to be provided in years 6-15. The main change from present policy is the 'extra' 20% land supply factor that is proposed to "ensure choice and competition in the market" (paragraph 109).
- 1.5.15 Whilst there is a clear emphasis on increasing the supply of housing across the country, there is also a clear emphasis on protecting local environmental assets and Green Belt boundaries. The draft NPPF maintains protection for Areas of Outstanding National Beauty (AONB) and designated environmental areas. It also sets out a procedure for the designation of Local Green Spaces, giving an additional tier of protection for valuable open areas. As currently drafted there is no protection for the countryside in its own right. Instead this is implicitly left for Local Plans which will be able to provide policy protection provided that development needs can be met.
- 1.5.16 The draft NPPF seeks to ensure that housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals such as land prices to inform judgements about levels of demand. To help achieve sustainable economic growth, the Government's objectives are to:
- *"plan proactively to meet the development needs of business and support an economy fit for the 21st century;*
  - *promote the vitality and viability of town centres, and meet the needs of consumers for high quality and accessible retail services; and*
  - *raise the quality of life and the environment in rural areas by promoting thriving, inclusive and locally distinctive rural economies"* (paragraph 72).
- 1.5.17 *"In drawing up Local Plans, local planning authorities should ensure that they:*
- *set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth;*
  - *set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated requirements over the plan period;*

- *support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate requirements not anticipated in the plan and to allow a rapid response to changes in economic circumstances; and*
- *positively plan for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries” (paragraph 73).*

1.5.18 There is also a continuing requirement for Sustainability Appraisal under the draft NPPF; *“sustainability appraisal should be an integrated part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors” (paragraph 34).*

## 1.6 The Sustainability Appraisal Framework

1.6.1 The original SA Framework was prepared in 2008 and this was subject to a number of minor modifications in 2009. The 2009 Framework key objectives are reproduced below. The 2009 Framework update did not include any modifications to the sub-criteria, so the 2008 sub-criteria have been used here.

**Table 1.3:** The Sustainability Appraisal Framework

SA Objective (high level objective)	Locally Distinctive Sub Criteria
Objective 1: To reduce the disparities in economic performance within the Borough.	<ul style="list-style-type: none"> <li>• Will the plan / policy provide job opportunities in areas with residents most at need?</li> <li>• Will the plan / policy reduce economic disparities within the Borough and at the Regional level?</li> <li>• Will the plan / policy maximise local benefit from investment?</li> <li>• Will the plan / policy meet local needs for employment?</li> <li>• Will the plan / policy improve the quality of employment opportunities within the Borough?</li> </ul>
Objective 2: To secure economic inclusion	<ul style="list-style-type: none"> <li>• Will the plan / policy meet the employment needs of all local people?</li> <li>• Will the plan / policy encourage business start-up, especially from under represented groups?</li> <li>• Will the plan / policy improve physical accessibility to jobs through the location of employment sites and / or public transport links being close to areas of high unemployment?</li> <li>• Will the plan / policy reduce poverty in those areas and communities most affected?</li> </ul>

SA Objective (high level objective)	Locally Distinctive Sub Criteria
Objective 3: To develop and maintain a healthy labour market	<ul style="list-style-type: none"> <li>• Will the plan / policy address the skills gap and enable skills progression?</li> <li>• Will the plan / policy provide higher skilled jobs?</li> <li>• Will the plan / policy increase the levels of participation and attainment in education?</li> <li>• Will the plan / policy provide a broad range of jobs and employment opportunities?</li> </ul>
Objective 4: To encourage sustainable economic growth	<ul style="list-style-type: none"> <li>• Will the plan / policy help to diversify the Borough's economy?</li> <li>• Will the plan / policy promote growth in the key sectors of the Borough's economy?</li> <li>• Will the plan / policy attract new businesses to the Borough?</li> <li>• Will the plan / policy help develop the Borough's knowledge base?</li> <li>• Will the plan / policy improve the range of sustainable employment sites?</li> </ul>
Objective 5: To deliver urban renaissance	<ul style="list-style-type: none"> <li>• Will the plan / policy improve economic, environmental and social conditions in deprived urban areas and for deprived groups?</li> <li>• Will the plan / policy improve the quality of the built and historic environment?</li> <li>• Will the plan / policy improve the quantity and quality of open space?</li> <li>• Will the plan / policy improve the vitality and viability of Town Centres?</li> <li>• Will the plan / policy deliver Sustainable Communities?</li> <li>• Will the plan / policy deliver regeneration to urban areas and Market Towns</li> </ul>

SA Objective (high level objective)	Locally Distinctive Sub Criteria
Objective 6: To deliver rural renaissance	<ul style="list-style-type: none"> <li>• Will the plan / policy support sustainable rural diversification?</li> <li>• Will the plan / policy to encourage and support the growth of sustainable rural businesses?</li> <li>• Will the plan / policy promote the economic growth of market towns?</li> <li>• Will the plan / policy retain or promote access to and provision of services?</li> </ul>
Objective 7: To develop and market the Borough's image	<ul style="list-style-type: none"> <li>• Will the plan / policy support the preservation and/or enhancement of high quality built, natural and historic environments within the Borough?</li> <li>• Will the plan / policy promote the Borough as a destination for short and long term visitors, for residents and investors?</li> <li>• Will the plan / policy promote the use of locally produced goods and materials?</li> <li>• Will the plan / policy increase the economic benefit derived from the Borough's natural environment?</li> </ul>
Objective 8: To improve access to basic goods and services	<ul style="list-style-type: none"> <li>• Will the plan / policy improve the access, range and quality of cultural, recreational and leisure facilities including natural green spaces?</li> <li>• Will the plan / policy improve the access, range and quality of essential services and amenities?</li> <li>• Will the plan / policy improve the access to basic goods, promoting the use of those which are locally sourced?</li> </ul>
Objective 9: To improve access to good quality, affordable and resource efficient housing	<ul style="list-style-type: none"> <li>• Will the plan / policy provide for an appropriate mix of housing to meet all needs including affordable?</li> <li>• Will the plan / policy reduce the number of unfit empty homes?</li> <li>• Will the plan / policy support the development and operation of resource efficient housing?</li> </ul>



SA Objective (high level objective)	Locally Distinctive Sub Criteria
Objective 10: To reduce crime and disorder and the fear of crime	<ul style="list-style-type: none"> <li>• Will the plan / policy support community development?</li> <li>• Will the plan / policy improve relations between all members of the community?</li> <li>• Will the plan / policy reduce levels of crime?</li> <li>• Will the plan / policy reduce the fear of crime?</li> <li>• Will the plan / policy identify and engage with hard to reach groups?</li> </ul>
Objective 11: To reduce the need to travel, improve the choice and use of sustainable transport modes	<ul style="list-style-type: none"> <li>• To reduce the need to travel, and improve the choice and use of sustainable transport modes.</li> <li>• Will the plan / policy reduce vehicular traffic and congestion?</li> <li>• Will the plan / policy increase access to and opportunities for walking, cycling and use of public transport?</li> <li>• Will the plan / policy reduce freight movement?</li> <li>• Will the plan / policy improve access to and encourage the use of ICT?</li> <li>• Will the plan / policy improve the efficiency of the transport network?</li> </ul>
Objective 12: To improve physical and mental health and reduce health inequalities	<ul style="list-style-type: none"> <li>• Will the plan / policy improve physical and mental health?</li> <li>• Will the plan / policy reduce deaths in key vulnerable groups?</li> <li>• Will the plan / policy promote healthier lifestyles?</li> <li>• Will the plan / policy reduce health inequalities among different groups in the community?</li> <li>• Will the plan / policy reduce isolation for vulnerable groups in the community?</li> <li>• Will the plan / policy promote a better quality of life?</li> <li>• Will the plan / policy reduce poverty in those areas and communities most affected?</li> </ul>

SA Objective (high level objective)	Locally Distinctive Sub Criteria
Objective 13: To protect places, landscapes and buildings of historical, cultural and archaeological value	<ul style="list-style-type: none"> <li>• Will the plan / policy protect and enhance the character and appearance of the Borough's landscape strengthening local distinctiveness and sense of place?</li> <li>• Will the plan / policy improve access to buildings of historic and cultural value?</li> <li>• Will the plan / policy protect and enhance the accessibility of the landscape across the Borough?</li> <li>• Will the plan / policy protect Scheduled Ancient Monuments?</li> </ul>
Objective 14: To restore and protect land and soil quality	<ul style="list-style-type: none"> <li>• Will the plan / policy reduce the amount of derelict, contaminated, degraded and vacant / underused land?</li> <li>• Will the plan / policy encourage the development of brownfield land in preference to Greenfield?</li> <li>• Will the plan / policy reduce the loss of high quality Agricultural land to development?</li> <li>• Will the plan / policy maintain and enhance soil quality?</li> <li>• Will the plan / policy achieve the efficient use of land via appropriate density of development?</li> </ul>
Objective 15: To protect and enhance biodiversity	<ul style="list-style-type: none"> <li>• Will the plan / policy protect and enhance the biodiversity of the Borough?</li> <li>• Will the plan / policy protect and enhance habitats, species and damaged sites?</li> <li>• Will the plan / policy provide opportunities for new habitat creation?</li> <li>• Will the plan / policy protect and extend habitat connectivity and landscape permeability, suitable for species migration?</li> </ul>
Objective 16: To protect and improve the quality of both inland and coastal waters and protect against flood risk	<ul style="list-style-type: none"> <li>• Will the plan / policy reduce or manage flood risk?</li> <li>• Will the plan / policy maintain and enhance ground water quality?</li> <li>• Will the plan / policy improve the quality of coastal waters?</li> <li>• Will the plan / policy improve the quality of rivers and inland waters?</li> </ul>

SA Objective (high level objective)	Locally Distinctive Sub Criteria
Objective 17: To protect and improve noise air quality	<ul style="list-style-type: none"> <li>• Will the plan / policy maintain or, where possible, improve local air quality?</li> <li>• Will the plan / policy reduce noise and light pollution?</li> </ul>
Objective 18: To ensure the prudent use of natural resources, including the use of renewable energies and the sustainable management of existing resources	<ul style="list-style-type: none"> <li>• Will the plan / policy minimise demand for raw materials?</li> <li>• Will the plan / policy support the repair and re-use of existing buildings?</li> <li>• Will the plan / policy reduce the amount of waste generated by development?</li> <li>• Will the plan / policy promote the use of recycled, reclaimed and secondary materials?</li> <li>• Will the plan / policy promote the use of locally sourced materials?</li> <li>• Will the plan / policy minimise the need for energy?</li> <li>• Will the plan / policy maximise the production / proportion of renewable energy?</li> <li>• Will the plan / policy increase energy efficiency (e.g. energy efficiency in buildings, transport modes, etc)</li> <li>• Will the plan / policy minimise the use of fossil fuels?</li> </ul>

## 1.7 A “Whole Plan” Assessment

- 1.7.1 This Local Plan Preferred Options Paper Sustainability Appraisal has been undertaken as a “whole plan” assessment. This means that the combined effect of all of the policies together is assessed in terms of their impact on each of the topic areas contained within the report and listed in Figure 1.3. This approach is considered to be more holistic, with only the policies that are likely to have a significant effect on SA Objective(s) within a particular topic area, being assessed in detail (in relation to that topic).
- 1.7.2 Such policies are assessed together so as to ascertain their impact in combination on the appropriate topic area, hence reflecting the reality of the policies arising from the preferred options of the Local Plan being adopted and implemented together. Recommendations for enhancing the positive effects and mitigating the negative effects of individual policies on the overall sustainability of the Local Plan are identified as a result of the assessment, together with general improvements that could be made to the policies to make them more sustainable.

## 1.8 Topic Areas and the Sustainability Appraisal Framework

1.8.1 The matrix set out below explains how the objectives contained within the West Lancashire SA Framework have been allocated to the topics appraised within the SA Report.

**Table 1.4:** Topic Areas and SA Framework Objectives

Topic Area	Applicable SA Framework Objective(s)
<b>Heritage and Landscape</b>	Objective 13: To protect places, landscapes and buildings of historical, cultural and archaeological value
<b>Biodiversity</b>	Objective 15: To protect and enhance biodiversity
<b>Water and Land Resources</b>	Objective 14: To restore and protect land and soil quality Objective 16: To protect and improve the quality of both inland and coastal waters and protect against flood risk
<b>Climatic Factors and Flooding</b>	Objective 16: To protect and improve the quality of both inland and coastal waters and protect against flood risk Objective 18: To ensure the prudent use of natural resources, including the use of renewable energies and the sustainable management of existing resources
<b>Transportation and Air Quality</b>	Objective 11: To reduce the need to travel, improve the choice and use of sustainable transport modes Objective 17: To protect and improve noise air quality
<b>Social Equity and Community Services</b>	Objective 2: To secure economic inclusion Objective 5: To deliver urban renaissance Objective 6: To deliver rural renaissance Objective 8: To improve access to basic goods and services Objective 12: To improve physical and mental health and reduce health inequalities Objective 10: To reduce crime and disorder and the fear of crime
<b>Local Economy and Employment</b>	Objective 1: To reduce the disparities in economic performance within the Borough Objective 3: To develop and maintain a healthy labour market Objective 4: To encourage sustainable economic growth Objective 5: To deliver urban renaissance Objective 7: To develop and market the Boroughs image
<b>Housing</b>	Objective 9: To improve access to good quality, affordable and resource efficient housing

## 2 Methodology

### 2.1 Summary of SA/SEA Appraisal to Date

- 2.1.1 As mentioned previously, a LDF Scoping Report was prepared in 2008 and formally consulted on between September and October 2008. A revision of the baseline information and SA Framework was undertaken in early 2009, and this revised Framework and baseline was used to assess the Core Strategy Options document. An SA/SEA report documenting this assessment was published for consultation in September to October 2009, alongside the Core Strategy Options document. The Scoping Report and Core Strategy Options Report can be accessed from the Council's website<sup>4</sup>.
- 2.1.2 On the basis of the findings of the Core Strategy Options SA Report (2009) and in response to comments received on the Core Strategy Options consultation document, the Core Strategy Preferred Options Paper (2011) was prepared. This was published for public consultation between May and June 2011. The Preferred Options were accompanied by a SA/SEA Report, which used the same SA framework as the Core Strategy Options SA Report (2009).
- 2.1.3 Following this, West Lancashire Borough Council took the decision to move away from preparing a Core Strategy and to prepare a Local Plan instead. This decision was made in order to reflect the intended changes in plan making signalled by provisions in the Localism Act and in particular in the draft NPPF. The Local Plan Preferred Options will be published for public consultation between the 5<sup>th</sup> January and 17<sup>th</sup> February 2012. The Local Plan Preferred Options will be accompanied by this SA/SEA Report which uses the same SA framework as the Core Strategy Preferred Options SA/SEA Report (2011).

### 2.2 Methodology

- 2.2.1 As identified in Section 1.7 above, a "whole-plan" assessment approach has been used, which considers the effects of the Local Plan as a whole on each SA topic, by highlighting those policies that will have effects on the topic and discussing how they will combine to affect the SA topic. Broadly speaking, this requires three over-arching sections in the SA Report.
- 2.2.2 The first section includes the introduction and this methodology chapter, followed by a chapter where the testing of the Local Plan Vision and Objectives against the SA Objectives is reported. A summary matrix demonstrates which policies have "significant effects", "less significant effects" or "little or no effect" against each of the SA objectives, and this is included in Appendix 2.
- 2.2.3 The second section of the report documents the assessment stage. Each SA objective has been assigned to the most relevant topic(s). The detailed methodology for the topic chapter assessments is set out below.
- 2.2.4 The third section of the report provides a "Summary Conclusions" chapter that draws together the findings of the individual topic chapter assessments to identify the key effects of the Local Plan as a whole and summarise the recommendations made. This chapter also identifies the cumulative effects which arise across topics and the cumulative effects in combination with other plans and programmes, existing and proposed. Finally, the monitoring chapter sets out

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<sup>4</sup> <http://www.westlancs.gov.uk/>

recommendations for the Council's approach to monitoring the implementation of the Local Plan and its effects.

## Topic Chapter Assessments

2.2.5 Set out below is a quick description of the main components of the topic based assessments.

### *(i) Introduction*

2.2.6 The thematic topic is introduced with a brief overview of the range of issues which are considered.

### *(ii) What is the policy context?*

2.2.7 This section is linked to the context review information collected in the Scoping Report and Core Strategy / Local Plan Evidence Papers. The main findings of the context review as they relate to each topic are summarised.

### *(iii) What is the situation now?*

2.2.8 This section details the key baseline sustainability issues identified in the Scoping Report (and any updated baseline information, including the Core Strategy / Local Plan Evidence Papers) that are relevant to the assessment (e.g. those components likely to be affected by the Local Plan). The saved planning policies (and any other relevant Council policies) are also referred to, where they have an effect on the current situation.




### *(iv) What will the situation be without the plan?*


2.2.9 This section reports on the 'business as usual scenario', as required in the ODPM SA Guidance. The effect of the saved planning policies (and any other relevant Council policies) are considered in terms of how they will affect the future situation – this is usually a declining effect, as policies become out of date and are replaced.

### *(v) What will the situation be under the Local Plan Preferred Options?*

2.2.10 This section identifies those policies that have an impact on the SA objective(s), as identified in the matrix in the introductory section. A basic table is used to present this information, using the following key, as set out below:

**Table 2.1:** Example of table used in: 'What will the situation be under the Local Plan Preferred Options' section

KEY	
	Significant Effect
	Less Significant Effect
	Little or no Effect

Section	Local Plan Policy Title	Degree of Impact Rating
Heritage and	Delivering Development in Sustainable Locations	



<b>Landscape</b>	<b>Protecting Existing and Providing for New Employment Opportunities</b>	
	<b>Create Thriving Retail Centres</b>	
	<b>Developing Attractive Tourism and Cultural Assets</b>	
	<b>Delivering Quality Housing for Everyone</b>	

2.2.11 The matrix is used to ‘screen out’ those policies which have little or no effect on individual topics. This allows the assessment to focus on those policies with a significant effect and, to a lesser degree, the policies with a less significant effect.

2.2.12 The assessment is narrative in nature, and looks at policies in combination, rather than in silo’s. So, for example, the discussion considers the effects of the Local Plan Preferred Options (by which we mean those policies identified as having a significant or less significant effect on this specific topic) in a cumulative and synergistic manner. This includes long / medium / short term effects and whether the policies have any effects specifically on certain spatial areas (which some obviously will do).

*(vii) Recommendations for mitigation and/or enhancement*

2.2.13 This section records the changes required to mitigate and enhance effects. This approach ensures that the ‘whole plan’ assessment does not miss some of the subtleties that in-depth policy appraisal allows, without replicating the disjointed assessment that results from considering policies in silos.

*(viii) Summary of Impacts*

2.2.14 A summary table sets out the type of impact (short to medium, long term, permanent versus temporary, secondary), the areas most likely to be affected, the results of the assessment of the Preferred Options policies, and the in-combination effects with other plans and programmes.

2.2.15 The “Summary of Impacts” chapter deals with all of the requirements of the SEA Directive and tells the story of the predicted effects, both positive and negative. If and where effects may vary between different parts of the Borough, this has been identified. A discussion on the relative spatial sustainability of the Local Plan is provided. Secondary effects are also required to be identified by the SEA Directive. These will mainly be the “less significant effects” but the key concept is that they are *indirect* impacts. A section has been included that identifies the secondary factors required to reach sustainable outcomes. For example, a healthy population depends on several factors including:

- Provision of adequate housing;
- A thriving economy;
- Low pollution and access to open space;
- Lack of flooding; and
- Adequate social infrastructure.

2.2.16 This section ties together the sustainability effects identified in the summary tables. A brief section is also included to discuss changes through the lifetime of the Local Plan and beyond this, addressing the temporal nature of effects. The summary of cumulative and synergistic effects looks at both the performance of the policies together (the ‘plan assessment’) (see

Figure 2.1), as well as the performance of the Local Plan Preferred Options in combination with other initiatives undertaken in the wider sub region (e.g. promoted in the Local Transport Plan etc) (see Figure 2.2). A table is used to present this information for each SA objective.

**Figure 2.1:** Example of table use to assess the performance of the plan in combination with other initiatives

	Situation under the Local Plan Preferred Options	Situation with neighbouring adopted Core Strategy	Situation in combination with the local transport plan	Etc
<b>To protect, enhance and manage biodiversity</b>	<b>Better management of environmental resources, development contained in specific areas, adequate space for recreation etc.... should allow recovery of sites etc</b>	<b>Neighbours have a lack of open space and no biodiversity features but high growth – People likely to use space in West Lancashire</b>	<b>LTP includes a proposal for a major new road by a key biodiversity site</b>	

**Figure 2.2:** Example of table used to assess cumulative effects of policies together

	Plan policy 1	Plan policy 2	Plan policy 3	Plan policy 4
SA Objective 1				
SA Objective 2				
SA Objective 3				

## 2.3 Difficulties Encountered

- 2.3.1 The SEA Directive requires an acknowledgement of any difficulties - such as technical difficulties or data gaps - encountered in undertaking the assessment and in compiling the required information.
- 2.3.2 In February 2010, a review was undertaken of the Scoping Report. This identified a number of data gaps which are present in the scoping report, and these are identified at section 1.5 of this report. While the Scoping Report has not been updated to address these data gaps, a number of Core Strategy / Local Plan Evidence Papers have been prepared, which address these data gaps. These papers have therefore been referenced alongside the Scoping Report, although it should be noted that this evidence has not informed the SA Framework that has been used as the basis for this assessment.
- 2.3.3 A key issue in undertaking the appraisal of the DPD is the strategic nature of the Local Plan, the uncertainty surrounding precisely how the strategic direction will be implemented in practice and the degree to which objectives will be delivered (particularly since many different partners are involved in its delivery). A key assumption has been made that the policies in the Local Plan will be fully implemented (i.e. they have been taken at 'face value'). However,

having identified this, where tensions between priorities are evident or it appears clear that full implementation will be problematic, or involve trade-offs, this has been highlighted.

- 2.3.4 There remains a degree of uncertainty as to whether the policies in the Local Plan Preferred Options will be a significant enough response to the challenges which are faced in relation to adaptation to climate change, and the fundamental change which is required to achieve a low carbon economy and society. The policies in the Local Plan have yet to be tested, and close monitoring will be required to see whether this response will be sufficient. This is an issue not just for West Lancashire, but for every local authority.
- 2.3.5 A further difficulty in undertaking the appraisal of the Local Plan Preferred Options is the current uncertainty surrounding the national and regional policy framework. In particular, the proposed abolition of the Regional Strategy which is likely in early 2012 through secondary legislation to the Localism Act has had a substantial impact on the policy framework within which the Local Plan Preferred Options has been prepared. Furthermore, the recently published Consultation Draft National Planning Policy Framework has also had a significant impact on the approach taken to preparing the Local Plan Preferred Options.

### 3 Assessment of the Local Plan against the SA Framework and Consideration of Alternatives

#### 3.1 Introduction

- 3.1.1 This section tests the compatibility of the Local Plan objectives against the SA framework (Task B1). This section also describes how alternatives to meeting the Local Plan objectives have been developed by the Council through the plan making process and how these have been appraised (Task B2).
- 3.1.2 The key tool in any Sustainability Assessment (SA) is the SA Framework, which sets out the SA Objectives against which the Plan or Programme will be assessed. The West Lancashire SA Framework updated in 2009 includes 18 SA Objectives, which have been divided and grouped into 8 “topics” which provide a more readily comprehensible assessment. However, the actual assessment is still relevant to the SA Objectives that sit within each topic.
- 3.1.3 At the start of this assessment, it is useful to assess the Local Plan Preferred Options against the SA Framework at a very strategic level, to aid the more detailed subsequent assessment. This chapter sets out that “high-level” assessment, firstly looking at the Spatial Vision and Strategic Objectives of the Local Plan Preferred Options and then, secondly, considering which policies in the Local Plan Preferred Options (2011) will affect which SA Objectives. This latter aspect enables the topic chapters to focus on those policies which most affect the SA Objectives within it, essentially “screening out” those policies that have little or no effect.

#### 3.2 Testing the Spatial Vision and Strategic Objectives

- 3.2.1 As a first step in assessing the sustainability of the Local Plan Preferred Options, the overarching Spatial Vision and Strategic Objectives that set the tone of the Local Plan must be assessed.

##### The Spatial Vision

- 3.2.2 The Spatial Vision identifies the aspirations of the Local Plan, what the end goal is and any spatial variations within that desired end state, including the role West Lancashire should play in the wider sub region. The vision:
- Promotes social and physical regeneration and sustainable growth in Skelmersdale;
  - Seeks to retain West Lancashire’s local character but also capitalise on its highly accessible location within the North West and its links with the three city-regions of Liverpool, Manchester and Central Lancashire;
  - Maintains the Historic Market Towns of Ormskirk / Aughton and Burscough as Key Service Centres, with Edge Hill University continuing to be a key economic driver with an important role across the Borough and wider sub-region;
  - Identifies that the rural areas of West Lancashire will continue to thrive off a strong agricultural sector, whilst enhancing biodiversity and providing a more diverse and adaptable economy;

- Values the unique landscape and important biodiversity of rural West Lancashire both for its natural environment and as a recreational resource. Sustainable tourism will be based on the attractive countryside and local heritage (particularly along the Leeds-Liverpool Canal, and the Ribble Coast and Wetlands Regional Park); and
- Economic development will play to the key strengths and resources of West Lancashire by diversifying the employment base in Skelmersdale, Ormskirk and Burscough, with small-scale employment opportunities in the rural areas.

3.2.3 The Key Diagram is consistent with the text of the Spatial Vision. In relation to the SA Framework, this Spatial Vision is compatible with many aspects of the framework and establishes the spatial picture as to where the Local Plan is seeking to locate different types of development. In accordance with national policy there is clear focus on minimising the cause and effects of climate change.

### **The Strategic Objectives**

3.2.4 The Strategic Objectives provide more depth and identify measurable targets for the Spatial Vision. The matrix in Appendix 2 provides the assessment of these objectives against the SA Framework. Each Strategic Objective is consistent with at least one topic area (and therefore SA Objective) and, similarly, each topic area covers at least one Strategic Objective, meaning that, as a whole, the Strategic Objectives address the SA Framework.

3.2.5 It is clear from the matrix that several Strategic Objectives address many of the topic areas, particularly Social Equality and Community Services, Water and Land, and Local Economy and Employment. This reflects the implicit consideration given to environmental, economic and social factors throughout the Local Plan policies.

## **3.3 Assessing the Policy Impacts**

3.3.1 The matrix in Appendix 3 sets out which topics each policy has “significant”, “less significant” and “little or no” effect upon, based upon what the policy text includes and how likely this is to effect the SA Objectives within each topic. This is not an assessment of whether the effects are positive or negative, but purely a consideration of the likely significance of any effect of a policy on a given topic. This will allow the topic chapter assessments that follow this chapter to focus on those policies that actually affect that topic in their “whole-plan” assessment.

## **3.4 Consideration of Alternatives (Task B2)**

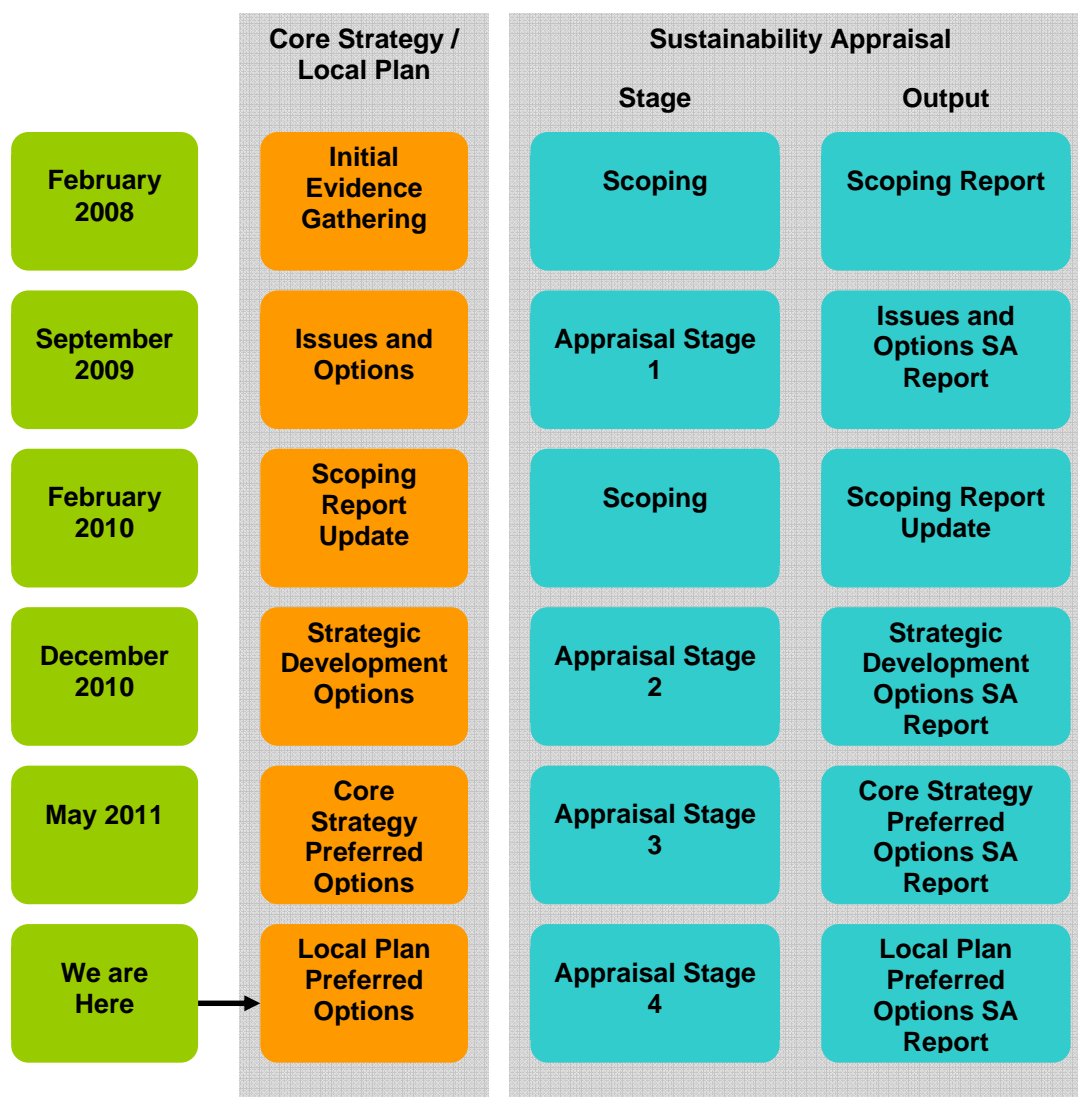
3.4.1 In preparing the Local Plan Preferred Options (2011) the Council must consider reasonable alternative approaches to achieving the vision and objectives of the DPD and in particular, alternative strategic spatial options, although alternative thematic and development management policies may also be important.

3.4.2 The Council's preferred approach – as set out within the Local Plan Preferred Options – has been developed over several years through a process of options appraisal and consultation. Options appraisal has been the role of SA. As shown in Figure 3.1, there have been four stages of appraisal (including this current stage). At each stage, the appraisal has either:

- Considered a number of options with a view to informing the selection of a preferred option; or
- Considered a proposed approach, with recommendations made relating to modifications to the approach or more wholesale changes (i.e. the selection of an alternative approach).

3.4.3 Set out below is an introduction to each of the appraisal stages (i.e. Stages 1-4).

**Figure 3.1: The Iterative SA / Plan Making Process**





## Appraisal Stage 1 – Issues and Options

- 3.4.4 The first stage of the appraisal examined the issues and options paper, which set out an early vision of the LDF's Core Strategy. Using the evidence base and in consultation with local people and other interested parties, the most important planning-related issues in the area were identified and a vision was set out for the Borough. Five separate options for future development within West Lancashire were set out within the document, which are set out below:
- Option 1: Skelmersdale Focus;
  - Option 2: Skelmersdale and Ormskirk Focus;
  - Option 3: Skelmersdale and Burscough Focus;
  - Option 4: Rural Dispersal; and
  - Option 5: Cross Boundary.
- 3.4.5 An Issues and Options SA Report was prepared in September 2009, which considered the performance of each option in terms of the sustainability context, baseline and key issues. The SA Report identified that Option 1 delivered the best opportunity for sustainable development, concentrating the majority of investment and development in the Borough's designated regional town (Skelmersdale). Appendix 6 presents a summary of the appraisal findings from the SA Report.

## Appraisal Stage 2 – Strategic Development Options

- 3.4.6 In December 2010 an initial SA review was undertaken of the strategic development options for the Core Strategy (now the Local Plan), as set out in the Draft Cabinet report for 18th January 2011: 'Cabinet Report – LDF Core Strategy – Strategic Development Options', submitted by the Acting Executive Manager of Planning. The three strategic options contained in this report were assessed against the 2009 Sustainability Appraisal Framework and the findings of this assessment recorded in a report entitled: 'West Lancashire Borough Council SA Review of Strategic Development Options', December 2010.
- 3.4.7 The three strategic development options set out in the Cabinet report were as follows:

### **Option A – an Ormskirk Strategic Site**

- 3.4.8 Option A would involve the following development on 60 ha of Green Belt land to the south-east of Ormskirk on St Helens Road and at Alty's Farm:
- Up to 600 dwellings;
  - 5 ha of high quality employment land;
  - A Sports Village for Ormskirk's sports clubs;
  - Off-Campus Student Accommodation for up to 700 students; and
  - Expansion of the University campus, including new sports facilities.

- 3.4.9 8 ha of employment land would also need to be provided to the south of Skelmersdale, as well as 5 ha to the west of Burscough.

**Option B – a Burscough Strategic Site**

- 3.4.10 Option B would involve the development of up to 70 ha of Green Belt land to the west of Burscough (encompassing the land at Yew Tree Farm) and would provide:
- Up to 600 dwellings;
  - 10 ha of new employment land;
  - A new Park;
  - A new Primary School and other community infrastructure; and
  - Safeguarded land for future housing or employment development.

- 3.4.11 8 ha of employment land would also need to be provided in the Green Belt to the south of Skelmersdale and expansion of the University campus would be required to the east of the St Helens Road campus in Ormskirk (up to 10 ha in the Green Belt).

**Option C – the Dispersal of several sites around the edges of Burscough, Ormskirk and Banks**

- 3.4.12 Option C would involve the development of several sites around the Borough, including approximately 45 ha of Green Belt land, and would deliver the following:
- Up to 300 dwellings and 10 ha of employment land in the Green Belt to the west of Burscough;
  - Up to 200 dwellings to the north of Ormskirk and an expansion of the Edge Hill University Campus to the south-east of Ormskirk, all within the Green Belt;
  - Up to 100 dwellings on protected “DS4” land in the southern part of Banks; and
  - 8 ha of employment land in the Green Belt to the south of Skelmersdale.
- 3.4.13 Option C involved the dispersal of the “strategic” development around several sites on the edge of several settlements in the Borough and was not, strictly speaking, a “strategic” development. If Option C was pursued, specific sites for development would not be allocated; instead “areas of search” would be defined in the Core Strategy; to guide the identification of specific sites for the development in the Site Allocations DPD.
- 3.4.14 The appraisal identified that all three strategic development options would be sustainable, provided that developer contributions could be secured to deliver the infrastructure necessary to mitigate the adverse effects that the development would generate if undertaken in isolation. Option A and B were considered more sustainable than Option C because it would be difficult to generate sufficient developer contributions in any one location under Option C to deliver the necessary infrastructure to mitigate the adverse impacts.
- 3.4.15 However it was more difficult to distinguish between the relative sustainability merits of Option A and Option B because although Option A arguably would bring greater benefits than Option

B, it would also have the potential to have the greatest negative impacts, particularly in relation to impacts on the transport network. Option B's benefits were not as pronounced as Option A, but this was off-set by the lesser negative impacts.

- 3.4.16 Appendix 6 presents a summary of the appraisal findings and recommendations from the 'West Lancashire Borough Council SA Review of Strategic Development Options', December 2010.

### Appraisal Stage 3 – Core Strategy Preferred Options

- 3.4.17 The third stage of appraisal involved appraising the policies presented within the Core Strategy Preferred Options Paper (2011). The Preferred Options Paper set out proposals and policies for new development in West Lancashire until 2027. The proposals and policies set out the potential for: new housing; new jobs; regeneration in Skelmersdale; expansion of Edge Hill University; new and improved utilities, services and transport; Green Belt release; and renewable energy.
- 3.4.18 The spatial development framework for West Lancashire was also set out within the Preferred Options Paper. Policy CS1: A Sustainable Development Framework for West Lancashire identified two broad strategic options, both requiring Green Belt release to accommodate 600 dwellings on Green Belt land. The first option focused housing development in Burscough as a strategic development site (600 dwellings on a strategic development site and 200 elsewhere in the built-up area of Burscough) and the second dispersed housing growth across several sites in Ormskirk, Burscough and Banks (essentially options B and C from above). The second option would distribute 500 dwellings across two or more sites in the Green Belt on the edge of Ormskirk and Burscough and 100 dwellings on one or more sites on protected land in the southern part of Banks. In both options, Skelmersdale was the priority location for new housing and employment. Both of these options were appraised in this report.
- 3.4.19 An 'SA of the Core Strategy Preferred Options' was prepared and published for consultation alongside the plan document. A "whole-plan" assessment approach was used to appraise the Preferred Options, which considered the effects of the Core Strategy as a whole on a series of SA topics, by highlighting those policies that would have effects on the topic and discussing how they would combine to affect the SA topic. Appendix 6 presents a summary of appraisal findings and recommendations from the SA Report.

### Appraisal Stage 4 – Local Plan Preferred Options

- 3.4.20 In November 2011, the Council presented URS Scott Wilson with a working draft of the Local Plan Preferred Options Document. The plan was appraised against the SA Framework and findings and recommendations have been made. This process and the findings of this appraisal are set out within this report.

## 4 Heritage and Landscape

### 4.1 Introduction

- 4.1.1 The various townscapes and landscapes that characterise much of the Borough offer environments that greatly enhance West Lancashire's local distinctiveness. There is a mixture of rural landscapes throughout the Borough, which contribute to its attractiveness. There is also a range of historic monuments and landscapes, listed buildings and conservation areas throughout West Lancashire.
- 4.1.2 Landscapes can be areas designated for their natural beauty and/or ambience but can also be 'ordinary' places that are not given statutory protection. Urban landscapes have an important role to play in the quality of people's lives, therefore acknowledging and enhancing 'townscapes' is important.
- 4.1.3 The Borough of West Lancashire also has a rich and varied heritage. Heritage can be considered to include a number of aspects<sup>5</sup> including monuments (architectural works, works of monumental sculpture and painting etc.), groups of buildings (groups of separate or connected buildings) and sites (works of man or the combined works of nature and man).

#### Identification of the applicable SA Objective

- 4.1.4 This section outlines the Sustainability Objectives that have been identified as being relevant to the Heritage and Landscape topic area.

Number	Objective	Locally Distinctive Sub-Criteria
13	To protect places, landscapes and building of historical, cultural and archaeological value	<p>Will the plan / policy protect and enhance the character and appearance of the Borough's landscape strengthening local distinctiveness and sense of place?</p> <p>Will the plan / policy improve access to buildings of historic and cultural value?</p> <p>Will the plan / policy protect and enhance the accessibility of the landscape across the Borough?</p> <p>Will the plan / policy protect Scheduled Ancient Monuments?</p>

<sup>5</sup> UNESCO (1972) CONVENTION CONCERNING THE PROTECTION OF THE WORLD CULTURAL AND NATURAL HERITAGE, Article 1 Available at: <http://whc.unesco.org/en/conventiontext/>. Accessed on the 25th August 2010

## 4.2 What is the Policy Context?

- 4.2.1 There is a range of policy which is relevant to the heritage and landscape topic at the national, sub-regional and local level. The key policy documents are set out below.

### National Policy

#### Heritage Protection Review White Paper (2007)

- 4.2.2 The paper sets out a vision of a unified and simplified heritage protection system which will provide more opportunities for public involvement and community engagement. Some of the key objectives within the document include the need to develop a unified approach to the historic environment, maximise opportunities for inclusion and involvement and support sustainable communities by putting the historic environment at the heart of an effective planning system.

#### Planning Policy Statement 5: Planning for the Historic Environment (2010)

- 4.2.3 Planning Policy Statement 5 superseded Planning Policy Guidance 15 in March 2010. The policies in Planning Policy Statements are a material consideration which must be taken into consideration in development management decisions. The Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

#### Planning Policy Statement 7: Sustainable Development in Rural Areas (2004)

- 4.2.4 Planning Policy Statement 7 sets out the Government's planning policies for rural areas, which local authorities should have regard to when preparing local development documents, and when taking planning decisions.

### Regional Policy

#### The North West of England Plan Regional Spatial Strategy to 2021 (2008)

- 4.2.5 The North West of England Plan Regional Spatial Strategy to 2021 (2008) seeks to ensure that heritage and landscape assets are protected throughout the region. The plan incorporates a number of measures that aim to:
- Improve the built and natural development through conserving the region's heritage;
  - Protect, conserve and enhance historic environment and landscape of the region.
  - Protect environmental quality through understanding and respecting the character and distinctiveness of places and landscapes.

### Sub Regional Policy

#### A Landscape Strategy for Lancashire: Landscape Character Assessment (2000)

- 4.2.6 The landscape strategy for Lancashire (prepared by Lancashire County Council) has two elements. The landscape character assessment provides an objective description and classification of the Lancashire landscape. The landscape character assessment forms the basis for the evaluation and guidance provided within the Landscape Strategy.

## Local Policy

### Ormskirk Town Centre Conservation Area (Re-appraisal 2008/2009)

- 4.2.7 The purpose of a Conservation Area Appraisal is to describe and review the elements that contribute to the special character and historic interest of that Conservation Area. The initial appraisal of the Ormskirk Town Centre Conservation Area was carried out in 1999/2000. However, as the Conservation Area had seen a great deal of development, it was considered necessary to have a re-assessment of the built environment. The Conservation Area re-appraisal looks at the history and development of the Conservation Area, work implemented within the area since 1999/2000 and proposals for future management.

### West Lancashire Supplementary Planning Document: Design Guide (2008)

- 4.2.8 The design guide supplementary planning document (SPD) provides an overview of the design principles and sets out the expectations the Council has in relation to considering planning applications and carrying out its duty as a local planning authority. The SPD sets out three key aims including: to promote the highest standard of building design for all types of developments; to provide a 'good practice' benchmark to guide prospective developers and assist in the assessment of planning proposals; and to help deliver a more attractive and sustainable environment in West Lancashire.

### West Lancashire Borough Council Heritage and Conservation Strategy (2009)

- 4.2.9 The Heritage and Conservation Strategy provides an update of the existing strategy prepared in 2003. The strategy aims to re-affirm the Council's commitment to the historic environment and build on the work already carried out in delivering its heritage function. The strategy is intended to be a framework for heritage based activity and will guide planning policy and decision making within the Council's planning function.

### West Lancashire Supplementary Planning Guidance: Natural Areas and Areas of Landscape History Importance (Updated August 2007)

- 4.2.10 This guidance has been prepared to assist developers to take account of local distinctiveness and minimise the environmental impacts of development. The guidance identifies the key landscape characteristics for each specific Natural Area in the Borough and suggests mechanisms for minimising the impact of development in each of these areas.

## 4.3 What is the Situation Now?

### Heritage<sup>6</sup>

- 4.3.1 There are around 600 buildings on the statutory lists of buildings of architectural or historic interest located within West Lancashire. Figure 4.1 below shows the location of Listed Buildings within the Borough. There are also 12 scheduled monuments<sup>7</sup> located within West Lancashire that mostly date from the medieval period. These are:

<sup>6</sup> This information is taken from the Cultural Heritage and Landscape thematic paper prepared by West Lancashire Borough Council in 2010.

<sup>7</sup> Scheduled monuments are archaeological sites that are legally recognised as being of national importance. These can range in date from the prehistoric period to the 20th century, can take many different forms including buildings, earthworks or a crop mark in a field. They include ruins above ground as well as remains that lie below ground level.



- Scarisbrick Park Holy Well
  - Boar's Den Bowl Barrow
  - Scarisbrick Park Wayside Cross
  - Rufford Moated Site
  - Halsall Rectory
  - Moated site at Bickerstaffe Hall
  - Burscough Augustinian Priory
  - Earthworks in Spa Roughs Wood
  - Moated site of Scarisbrick Hall
  - Up Holland Benedictine Priory
  - Wrightington Bridge
  - Cross Hall Moated Site.
- 4.3.2 There are also many historic landscapes that are recognised for their special cultural, horticultural, historic and landscape qualities. Scarisbrick Hall Park is included on the national register of gardens and parks of special historic interest.
- 4.3.3 There are 28 Conservation Areas in West Lancashire. These are areas of particular architectural or historic interest that are protected. The character of a Conservation Area is made up of its buildings, trees and open spaces, street pattern, landmarks and other features. Change within Conservation Areas is often necessary to accommodate the demands of modern living and the challenge is how to preserve their special local character rather than detract from it. Figure 4.1 below shows the location of the Conservation Areas located within the Borough.

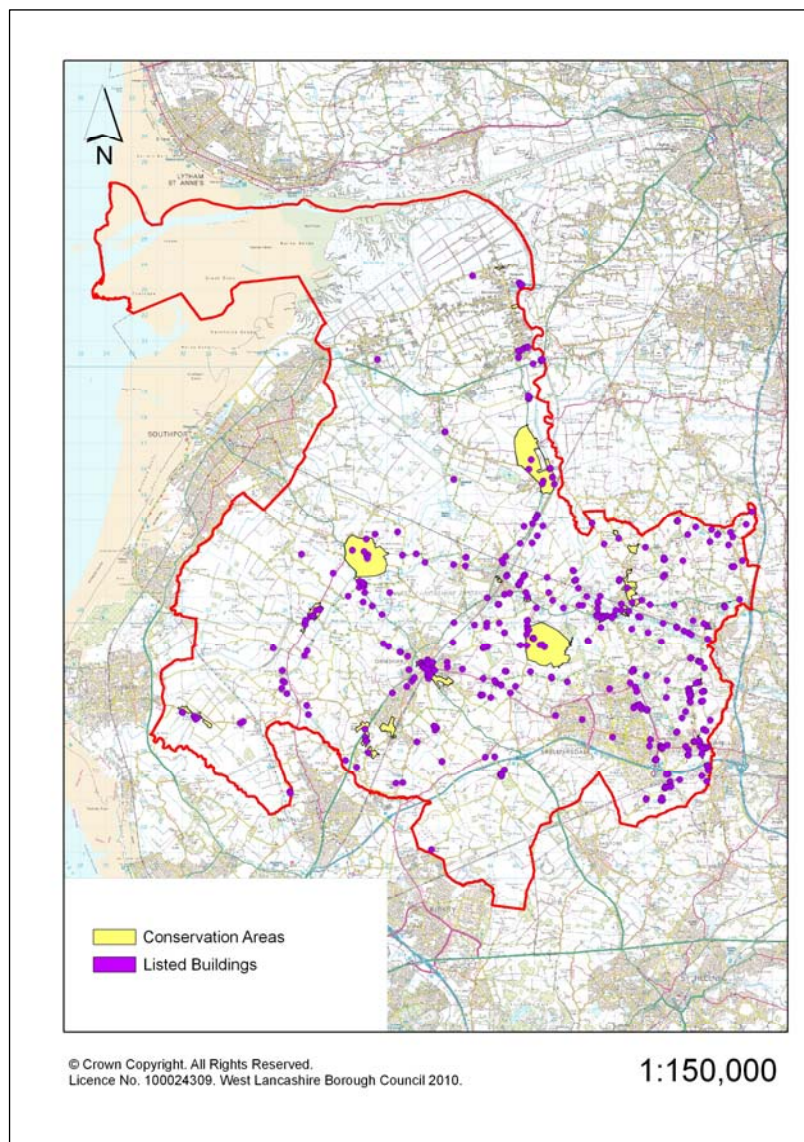
### **Landscape<sup>8</sup>**

- 4.3.4 West Lancashire is predominately rural in nature, widely recognised as an attractive place to live, work and visit. The Borough comprises a mix of vibrant towns and villages sitting alongside tranquil countryside and covers an area of 134 square miles (34,700 hectares). The rural landscape is a mixture of mosslands in the north, west and south, a coastal plain in the centre of the Borough, farmed ridges in the east and coastal marshes in the Ribble Estuary. Two of the highest points in the Borough are Parbold Hill and Ashurst Beacon which provide spectacular views across the region to the Irish Sea and Welsh Mountains. Key areas for recreation include Beacon Country Park in Up Holland, Mere Sands Wood near Rufford, the Leeds-Liverpool Canal and a network of rural footpaths.
- 4.3.5 There are a range of landscape types located throughout West Lancashire, including: upland fringes and ridges; settled sandlands; coalfield farmlands; urban; valley meadowlands, settled

<sup>8</sup> This information is taken from the Cultural Heritage and Landscape thematic paper prepared by West Lancashire Borough Council in 2010.

mosslands; marine levels; saltmarshes; and estuaries/firths. There are also a number of areas within the Borough that have been identified for their landscape importance. These include: the South Western mosses; Martin Mere and Environs; the Northern Mosses; the Douglas Valley; Rufford and Holmeswood Ridge; Clieves Hill and Scarisbrick; Aughton and Bickerstaffe; Ormskirk, Burscough and Lathom; Upland Type Mosses; Wood Pasture; Coastal Zone (reclaimed marshes); and Coastal Zone (Saltmarshes).

**Figure 4.1:** Listed Buildings and Conservation Areas within West Lancashire (Source: WLBC 2010)



## Effect of existing policies on current situation




- 4.3.6 There are a number of existing policies contained within the West Lancashire Replacement Local Plan (2001-2016) that have a positive impact on protecting areas of landscape value. Policy DS 4 (Open Land on the Urban Fringe) sets out measures to ensure that the rural character of the Borough is protected through not permitting development on open land on the edge of settlements or on land outside of the Green Belt. Furthermore, policy GD1 (Design of Development) identifies the need to ensure that any new development maintains or enhances the character and quality of areas of landscape character and policy EN9 (Protection of Trees and Woodlands) sets out measures to ensure trees and woodlands within the Borough are protected.
- 4.3.7 There are also a number of policies within the Replacement Local Plan that aim to protect/enhance areas of heritage value within West Lancashire. Policy EN5 (Buildings of Historic Importance) provides measures to ensure that Listed Buildings located within the Borough are protected and policy EN5 (Conservation Areas) identifies the need to protect Conservation Areas. The need to protect the Borough's archaeological heritage and areas of historic landscape character is also set out within the plan by policies EN6 (Archaeological Heritage) and EN7 (Historic Parks and Gardens).

























## 4.4 What will the Situation be without the Plan?

- 4.4.1 The following section sets out the likely future evolution of the heritage and landscape baseline if the West Lancashire Local Plan Preferred Options are not adopted.
- 4.4.2 It is likely that areas of heritage and landscape value located within West Lancashire will face pressure from new development that is likely to occur throughout the Borough in the future. However, restrictive covenants that exist for some of the built heritage within the Borough (i.e. Listed Buildings and Conservation Areas) should ensure that some areas of heritage value are protected. The policies within the West Lancashire Replacement Local Plan will provide some level of protection to existing areas of heritage and landscape value within the Borough. However, potential new sites that could be identified as having value over the plan period may require additional protection that is not available in the existing Local Plan. There is also likely to be increased pressure from the potential impacts of climate change on heritage and landscape features if they are not managed effectively.
- 4.4.3 In addition, the Ormskirk Town Centre Conservation Area re-appraisal contains new proposals for the future management of the Conservation Area, which will help to ensure that this area is appropriately managed in the future. Conservation Area Character Appraisals have also been carried out for all 28 Conservation Areas in West Lancashire, which will help to protect the value of these areas in the future.

## 4.5 What will the Situation be under the Local Plan Preferred Options?

- 4.5.1 The West Lancashire Local Plan Preferred Options paper will have an impact on Heritage and Landscape features in the Borough in a variety of ways. The following table describes the degree of impact of each of the policies on the theme of Heritage and Landscape.

KEY	
	Significant Effect
	Less Significant Effect
	Little or no Effect

Local Plan Policy Title	Degree of Impact Rating
SP1: A Sustainable Development Framework for West Lancashire	
SP2: Skelmersdale Town Centre – A Strategic Development Site	
SP3: Yew Tree, Burscough – A Strategic Development Site	
GN1: Settlement Boundaries	
GN2: Safeguarded Land	
GN3: Design of Development	
GN4: Demonstrating Viability	
GN5: Sequential Tests	
EC1: The Economy and Employment Land	
EC2: The Rural Economy	
EC3: Key Rural Development Sites	
EC4: Edge Hill University	
RS1: Residential Development	
RS2: Affordable Housing	
RS3: Purpose-Built Student Accommodation	
RS4: Sites for Gypsies & Travellers and Travelling Showpeople	
IF1: Maintaining Vibrant Town and Local Centres	
IF2: Enabling Sustainable Transport Choice	
IF3: Service Accessibility and Infrastructure Growth	
IF4: Developer Contributions	
EN1: Low Carbon Development and Energy Infrastructure	
EN2: Preserving and Enhancing West Lancashire's Natural Environment	
EN3: Provision of Green Infrastructure and Open Recreation Space	
EN4: Preserving and Enhancing West Lancashire's Built Environment	

## General Comments

- 4.5.2 Eight policies within the Local Plan Preferred Options paper were judged to have a significant effect on the heritage and landscape topic area. The sustainable location of new development through the allocation of housing and employment sites and the implementation of a number of Local Plan policies will help ensure that new development proposed within the Local Plan Preferred Options paper is unlikely to pose a threat to the heritage assets and key landscape areas located within West Lancashire. A potential risk to local landscape character is new development on Green Belt and greenfield land. However, information within the West

Lancashire Green Belt Study (2011) and the site specific SA in this report<sup>9</sup> highlights that on the whole, new development on Green Belt land both during and beyond the plan period is unlikely to have a significant negative impact on the landscape character of the Borough.

- 4.5.3 There are policies within the Local Plan Preferred Options Paper which are likely to assist to negate the any potential negative impacts of new development on heritage and landscape. In particular, policies EN2 (Preserving and Enhancing West Lancashire's Natural Environment), EN4 (Preserving and Enhancing West Lancashire's Built Environment) and GN3 (Design of Development) act as overarching policies in relation to this topic area. They specify that key heritage assets should be sustained and where possible enhanced and that new development should protect/enhance the landscape character of West Lancashire.

### **Impact of New Development**

- 4.5.4 The Local Plan Preferred Options paper sets out the need to deliver new development within West Lancashire across the plan period (2012-2027). The level of development required in the Borough is set out in policy SP1 (A Sustainable Development Framework for West Lancashire). The policy states that there will be a need for 4,650 new dwellings (net) as a minimum and 75ha of land for employment uses over the period of the Local Plan.

### **Land for Green Belt release in the Local Plan (2012-2027)**

- 4.5.5 In order to meet housing and employment land development targets for Ormskirk with Aughton and Burscough and to enable a small expansion of the Edge Hill University campus, a small amount of land is proposed for release from the Green Belt in the Local Plan (2012-2027). The three sites specific sites identified in the plan are: Yew Tree Farm, Burscough; Grove Farm, Ormskirk; and Edge Hill University, Ormskirk. The West Lancashire Green Belt Study (2011) found that neither of the sites at Yew Tree Farm or Grove Farm fulfilled the purpose of Green Belt land. However, the study found that land at Edge Hill University fulfilled one purpose of Green Belt land. In addition, none of the sites are considered to hold any landscape character value.
- 4.5.6 Therefore, the impacts on landscape are unlikely to be significant. However, it is recognised that impacts on landscape character and the wider environment will still need to be assessed at planning application stage.

### **"Plan B" sites and Safeguarded Land**

- 4.5.7 A potential risk to local landscape character is new development on Green Belt land. Importantly, there are 6 out of 7 "Plan B" sites located in the Green Belt (set out in policy GN2 – Safeguarded Land) and the Grove Farm site is also located in the Green Belt, these have been subject to a site specific SA in this report and it is considered on the whole that the development of these sites is unlikely to have a significant negative impact on landscape character in the Borough, as the majority of sites are well screened or enclosed and appropriate mitigation will allow for any potential adverse impacts to be minimised. However, it is recognised that impacts on landscape character and the wider environment will still need to be assessed at planning application stage.
- 4.5.8 In addition to the "Plan B" sites, Policy GN2 identifies four sites to be safeguarded for use beyond 2027. These sites include: land at Yew Tree Farm (South), Burscough; land at Parr's

<sup>9</sup> Please refer to Chapter 12 for a full description of the site appraisals and the consideration of alternative sites.



Lane (West), Aughton; land at Moss Road (east), Halsall; and land at Guinea Hall Lane/Greaves Hall Avenue, Banks. Although three of these sites fall within the Green Belt, the site specific SA in this report indicates that none of the sites are located in areas of any significant landscape value.

- 4.5.9 New built development in the Borough is expected to take place within the settlement boundaries. A number of amendments to the settlement boundaries in the 2006 West Lancashire Replacement Local Plan are put forward in the Preferred Options. In some cases the boundaries now encompass land previously within the Green Belt but which adjoin existing settlements. Policy GN1 (Settlement Boundaries) highlights the need for new development on Green Belt and greenfield sites within settlement boundaries to comply with any land designations and allocations. The policy also highlights that new development outside settlement boundaries will only be permitted where it retains or enhances the rural character (i.e. small scale, low intensity tourism and leisure uses and forestry and horticulture related uses). Both of these measures will help to ensure that areas of heritage and landscape value within the Borough are protected as part of delivering new development over the plan period.

### **Protection of Heritage and Landscape Assets**

- 4.5.10 In order to mitigate the impacts of new development within the Borough, the Local Plan Preferred Options paper includes measures that will have a significant positive impact on the protection of key heritage assets and areas of landscape character when considering the location and type of new development within West Lancashire. Policy EN4 (Preserving and Enhancing West Lancashire's Built Environment) is the overarching policy within the Local Plan Preferred Options paper in relation to the protection of built heritage assets throughout West Lancashire. The policy identifies the importance of delivering high quality built development that protects and enhances cultural and heritage assets. Policy EN2 (Preserving and Enhancing West Lancashire's Natural Environment) incorporates a number of measures that aim to ensure the landscape character of West Lancashire is protected as part of delivering new development in the Borough.
- 4.5.11 Policy GN3 (Design of Development) sets out comprehensive criteria relating to the design of new development. The policy states that new development should be of a high standard in order to complement and/or enhance the local distinctiveness of West Lancashire; and should respect the historic character of the local landscape and townscape. The policy also highlights the need for new development to maintain or enhance the distinctive character of any landscape character areas in which it is located. The implementation of this policy will lead to a positive impact on this SA topic area.
- 4.5.12 A number of other proposed policies also contribute to this objective. Policy SP1 highlights the importance of locating new development in appropriate locations, whilst ensuring the need to protect valuable landscape and heritage assets. The policy also provides a cross reference to the Draft National Planning Policy Framework and policies EN2 – EN4. Policy SP2 (Skelmersdale Town Centre – A Strategic Development Site) highlights the importance of delivering high quality design in terms of buildings and the public realm within Skelmersdale. The need to preserve and enhance green infrastructure within the Borough is identified within policy EN3 (Provision of Green Infrastructure and Open Recreation Space) which will contribute towards the protection and enhancement of landscape character within West Lancashire.



- 4.5.13 Policy EN1 (Low Carbon Development and Energy Infrastructure) identifies a series of measures for controlling the development of the low and zero carbon energy infrastructure in West Lancashire. The Liverpool City Region Renewable Energy Capacity Study identified capacity for 27.44 MW of wind energy generation within the Borough, which dependent upon location could potentially have a negative impact on the landscape character of West Lancashire. However, policy EN1 aims to ensure that proposals for renewable, low carbon or decentralised energy schemes do not result in unacceptable harm to the local environment which cannot be satisfactorily addressed. Furthermore, the supporting text for the policy also incorporates a cross reference to PPS22 (Renewable Energy), which recognises the importance of considering the protection of areas of landscape value as part of delivering renewable energy schemes.
- 4.5.14 Policy EC2 (The Rural Economy) identifies the key role that the rural economy will play in terms of investment and job opportunities within the Borough. There is the potential for new development within rural areas of the Borough to pose a threat to the landscape character of the Borough. However, the policy acknowledges the importance of ensuring development does not lead to the loss of the best and most versatile agricultural land.

## 4.6 What will the Situation be under the Local Plan Alternative Options?

- 4.6.1 The “Alternative” options considered in relation to each of the policies that have a “significant” or “less significant” effect on SA objective 13 is appraised, in comparison to the preferred option, in Appendix 4. In summary, the following preferred policies were generally more sustainable or equally sustainable in relation to heritage and landscape than their alternative options:
- SP2, SP3, GN1, GN3, EC2, EC3, EN1, EN3 and EN4.
- 4.6.2 A few preferred policies, however, had a greater negative effect on heritage and landscape than their alternatives. These were:
- SP1 – Alternative option 5 will deliver less development in the Borough than in the preferred option and the other alternative options. This will by default, be likely to have a lesser impact on the local environment and landscape within West Lancashire than the preferred option.
  - EC4 – Within alternative option 1, no expansion will be delivered on the Edge Hill University site, so by default, there would be no new detrimental impacts on heritage and landscape values surrounding the university.

## 4.7 Recommendations for Mitigation and/or Enhancement

- 4.7.1 This section identifies ways in which negative impacts can be mitigated and positive impacts can be enhanced in relation to the heritage and landscape theme.

### Mitigation of Negative Effects

- 4.7.2 The potential negative effects on the topic area of heritage and landscape can be summarised as follows:

- A potential risk to local landscape character is new development on Green Belt land. However, the West Lancashire Green Belt Study and site specific SA in this report highlights that on the whole, new development on Green Belt land is unlikely to have a significant negative impact on the landscape character of the Borough.

4.7.3 In terms of mitigating the potential negative impacts that new development could have on heritage assets and key landscape areas, the Local Plan Preferred Options paper provides sufficient measures. The implementation of policies EN2, EN4 and GN3 will be key to mitigating negative impacts. It is acknowledged that development on Green Belt land is only being considered due to the lack of brownfield land within West Lancashire and that new development is necessary in order to deliver economic and social benefits within the Borough.

### Enhancement of Positive Effects

4.7.4 Potential positive impacts on the topic area of heritage and landscape can be summarised as follows:

- A number of policies (including SP1, EN2, EN3 and GN3) identify the importance of protecting key heritage assets and areas of landscape value over the plan period.

4.7.5 There are no recommendations for inclusion in the preferred policy options to enhance the positive effects of the Local Plan Preferred Options.

## 4.8 Monitoring

4.8.1 To monitor the impacts of the Local Plan Preferred Options Paper on heritage and landscape, appropriate indicators could be selected from the following list:

- Number of Conservation Areas within the Borough;
- Number of Listed Buildings demolished;
- Number of Listed Buildings in West Lancashire on the 'At Risk' register
- Grade I and II\* Listed Buildings at risk of decay;
- Number of planning permissions refused on the basis of design;
- Number of up to date Conservation Appraisals; and
- Number of refusals due to impact on landscape character/designation.

## 4.9 Summary of Impacts

### KEY

Very Positive

Positive

No Effect

Negative

Very Negative

Type of Impact	Local Plan Preferred Options Paper	Local Plan plus other plans, programmes, etc.
<b>Short / medium term (to about 2027)</b>	<p>Eight Local Plan Preferred Options paper policies were judged to have a significant effect on the heritage and landscape topic area. The sustainable location of new development through the allocation of housing and employment sites and the implementation of a number of Local Plan policies will help ensure that new development proposed within the Local Plan Preferred Options paper is unlikely to pose a threat to the heritage assets and key landscape areas located within West Lancashire. A potential risk to local landscape character is new development on Green Belt and greenfield land. However, information within the West Lancashire Green Belt Study (2011) and the site specific SA in this report highlights that on the whole, new development on Green Belt land both during the plan period is unlikely to have a significant negative impact on the landscape character of the Borough.</p> <p>There are policies within the Local Plan Preferred Options Paper which are likely to assist to negate the any potential negative impacts of new development on heritage and landscape. In particular, policies EN2 (Preserving and Enhancing West Lancashire's Natural Environment), EN4 (Preserving and Enhancing West Lancashire's Built Environment) and GN3 (Design of Development) act as overarching policies in relation to this topic area. They specify that key heritage assets should be sustained and where possible enhanced and that new development should protect/enhance the landscape character of West Lancashire.</p>	<p>The situation with the implementation of the Local Plan Preferred Options alongside other existing plans and programmes will be very positive. PPS7 and the Landscape Strategy for Lancashire have a particularly positive impact on protecting areas of landscape value within West Lancashire. PPS5 and the West Lancashire Design Guide SPD set out measures that will help to ensure that key heritage assets are protected.</p> <p>The positive impact would be further improved if further Conservation Area appraisals/management plans are prepared for all the Conservation Areas in the Borough.</p>
<b>Long term (beyond 2027)</b>	<p>Four sites are safeguarded for use beyond 2027 in the Local Plan. Although three of these sites fall within the Green Belt, the site specific SA in this report indicate that none are located in areas that would significantly</p>	<p>Emerging plans, programmes and strategies recognise the value of proactive management of key features.</p>

Type of Impact	Local Plan Preferred Options Paper	Local Plan plus other plans, programmes, etc.
	impact the landscape character of West Lancashire	
<b>Areas likely to be significantly affected</b>	The areas that are most likely to be affected are the Listed Buildings and Conservation Areas, which are located throughout the Borough. The Listed Buildings, Conservation Areas and landscape located in and close to Ormskirk and Skelmersdale are most likely to be affected due to the level of development that is proposed in these two areas.	
<b>Permanent vs. Temporary</b>	Effects on heritage and landscape features can be immediate upon the development of new uses nearby and are usually permanent, as the landscapes/townscapes and, especially, the heritage assets cannot always recover from the negative effects, at least not without great cost once the development is removed. However, the impact on the local landscape can be softened through incorporating landscaping into new development, through planting trees and shrubs.	
<b>Secondary or indirect</b>	Development in the vicinity of areas of heritage and landscape value could have negative secondary effects through the indirect effects caused by additional traffic / congestion and reduction in air quality (pollutants can cause damage to building structures). Furthermore, any negative effect arising from a changing climate and increased flooding may pose an increased risk to heritage and landscape assets within West Lancashire.	

## 5 Biodiversity

### 5.1 Introduction

- 5.1.1 Biodiversity is the term given to the diversity of life on Earth. This includes the plant (flora) and animal (fauna) species that make up our wildlife and the habitats in which they live. It also includes micro-organisms and bacteria. Formally, the Convention on Biological Diversity (CBD) defines biodiversity as:

*The variability among living organisms from all sources including terrestrial, marine and other aquatic ecosystems, and the ecological complexes of which they are part, this includes diversity within species, between species and ecosystems<sup>10</sup>.*

- 5.1.2 As well as being important in its own right, we value biodiversity because of the ecosystem services it provides, such as flood defence and clean water; and the contribution that biodiversity makes to our wellbeing and sense of place.
- 5.1.3 The following chapter assesses the sustainability of the Local Plan Preferred Options Paper in relation to biodiversity.

#### Identification of the applicable SA Objective

- 5.1.4 This section outlines the Sustainability Objectives that have been identified as being relevant to the Biodiversity topic area.

Number	Objective	Locally Distinctive Sub- Criteria
15	To protect and enhance biodiversity	<p>Will the plan / policy protect and enhance the biodiversity of the Borough?</p> <p>Will the plan / policy protect and enhance habitats, species and damaged sites?</p> <p>Will the plan / policy provide opportunities for new habitat creation?</p> <p>Will the plan / policy protect and extend habitat connectivity and landscape permeability, suitable for species migration?</p>

### 5.2 What is the Policy Context?

- 5.2.1 There is a range of policy which is relevant to the biodiversity topic at the national, sub-regional and local level. The key policy documents are set out below.

<sup>10</sup> CBD (no date). *Convention on Biological Diversity* [online] available at: <http://www.cbd.int/> (accessed 3<sup>rd</sup> September 2010).

## National Policy

### **Planning Policy Statement 9 (PPS 9): Biodiversity and Geological Conservation (2005)**

- 5.2.2 PPS 9 states the importance of biodiversity conservation and enhancement to the promotion of sustainable development. It prioritises the need to avoid, mitigate and compensate for harm to biodiversity and incorporate ways to restore and enhance it. The PPS sets out the Government's objectives in relation to the conservation of biodiversity and geology. These include the need to conserve, enhance and restore the diversity of England's wildlife and geology.

### **Natural Environment and Rural Communities Act 2006**

- 5.2.3 The Natural Environment and Rural Communities Act provides legislation for the protection of the natural environment in Britain. More specifically, it legislates in relation to nature conservation, wildlife, Sites of Special Scientific Interest, National Parks and Broads, rights of way and inland waterways.

## Regional

### **The North West of England Plan Regional Spatial Strategy to 2021 (2008)**

- 5.2.4 The North West of England Plan Regional Spatial Strategy to 2021 (2008) seeks to ensure that biodiversity assets are protected throughout the region. The plan incorporates a number of measures that aim to:
- Maintain and enhance the quantity and quality of areas of biodiversity value and key habitats throughout the region;
  - Deliver national, regional and local biodiversity objectives and targets for maintaining the extent, restoring and expanding habitat and species populations; and
  - Delivering Green Infrastructure to maintain and improve areas of biodiversity value.

## Sub-Regional Policy

### **Lancashire County Council Biodiversity Action Plan (2008)**

- 5.2.5 The Lancashire Biodiversity Action Plan (BAP) sets out the conservation priorities and actions needed to protect the biodiversity of the county as well as indicating who is responsible for undertaking specific actions in relation to individual species. It is made up of many individual species and habitat plans, setting out the threats faced and detailing the conservation action required and the organisations responsible.

## Local

### **Wildlife Action Plan for West Lancashire Borough (2002)**

- 5.2.6 The Wildlife Action Plan for West Lancashire identifies and addresses the key issues affecting wildlife in West Lancashire and seeks to complement the Lancashire Biodiversity Action Plan. The document addresses the maintenance and enhancement of key habitats and key species, the influence of water management practices, the impact of coastal changes and their management, the fragmentation and isolation of habitats and elements of the landscape and the consideration of wildlife and landscape issues in land use planning.



## 5.3 What is the Situation Now?

- 5.3.1 This section of the chapter looks at the existing baseline in terms of biodiversity assets (including biodiversity designations, habitats and species) present within West Lancashire. The emerging West Lancashire Local Plan will be required to incorporate policies that will continue to protect and enhance the existing habitats and species identified in the Borough and promote the extension and creation of new habitats.

### Biodiversity Designations

- 5.3.2 Sites of Special Scientific Interest (SSSI) are the country's best wildlife and geological sites and need active management to maintain their conservation interest. There are four SSSIs located within West Lancashire, which are set out in the table below:

**Table 5.1:** SSSIs located within West Lancashire (Source: WLBC 2010)

SSSI	Area (ha)	Reason for designation	Condition <sup>11</sup>
Martin Mere, Burscough	119.3	Internationally important site for wildfowl and migrating birds	Favourable
Mere Sands Wood, Rufford	41.0	Geological importance	Favourable
Ravenhead brickworks, Up Holland	21.9	National geological importance	Unfavourable/No Change
Ribble Estuary	9226.3	Internationally important site for wildfowl and migrating birds	Favourable

- 5.3.3 The Ribble Estuary is designated as a National Nature Reserve (NNR). NNRs represent many of the finest wildlife and geological sites within the country. There are also two Local Nature Reserves (LNR) located within West Lancashire, which are sites of local importance for wildlife, geology, education or public enjoyment, located at Haskyane Cutting and Mere Sands Wood.
- 5.3.4 Martin Mere, the Ribble Estuary and the Alt Estuary are all designated as Special Protection Areas (SPA), which are sites that contribute to the 'Natura 2000' network of habitats of European importance. SPAs are 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 the European Union Countries. The three SPAs in West Lancashire are also designated as Ramsar sites, which are wetlands of international importance, designated under the Ramsar convention, which provides for the conservation and good use of wetlands.
- 5.3.5 Biodiversity Heritage Sites (BHSs) is the name given to the most important non-statutory wildlife sites in Lancashire. BHSs contain valuable habitats such as ancient woodland, species-rich grasslands and bogs. Within Lancashire, there are at present over 1100 BHSs covering 25000 ha, with a number located in the West Lancashire Borough. In total, BHSs take up around 8% of the County area.

<sup>11</sup> Information on the condition of SSSIs located within the Borough is taken from the Natural England Website. Available at: <http://www.naturalengland.org.uk/ourwork/conservation/designatedareas/sssi/default.aspx> (accessed 3<sup>rd</sup> September 2010).

## Habitats

- 5.3.6 The Lancashire Biodiversity Action Plan identifies a range of species that inhabit West Lancashire and need to be protected and supported including the slow worm, common toad, common frog, great crested newt, adder, common lizard, water vole, hedgehog, brown hare, harvest mouse, daubentons bat, noctule bat, pipistrelle bat, eel, river lamprey, sea lamprey, brown trout and bullhead.

## Effect of existing policies on current situation

- 5.3.7 The West Lancashire Replacement Local Plan (2001-2016) contains a number of policies to protect and enhance key areas of biodiversity value within the Borough. In particular, Policy EN1 (Biodiversity) states that the biodiversity of the Borough will be protected through not allowing development which would destroy or adversely affect important wildlife habitats. The policy also highlights the importance of protecting nature conservation sites, wildlife corridors and protected species. Policy DS1 (Location of Development) highlights that development will not be permitted on open spaces, which are of value for nature conservation unless it is part of a scheme that provides an overall benefit to the local community in social, environmental or economic terms. Policy GD1 (Design of Development) identifies the importance of ensuring the design of development does not lead to the loss of areas of ecological value. Other important existing policies include: Policy EN8 Green Spaces, EN9 Protection of Trees and Woodlands, SCI1 Sports, Recreational, Leisure and Cultural, SC2 Recreational Facilities and SC3 Linear Parks.

## 5.4 What will the Situation be without the Plan?

- 5.4.1 The following section sets out the likely future evolution of the biodiversity baseline if the West Lancashire Local Plan Preferred Options are not adopted.
- 5.4.2 In the absence of the Local Plan proposed policies the saved policies of the West Lancashire Replacement Local Plan (2001-2026) would be used when considering development proposals. As highlighted in the previous section, the Replacement Local Plan contains a number of policies to protect sites of biodiversity value (including habitats and species) in the future. However, if new sites of biodiversity value are identified in the future, the existing policy framework may not provide sufficient protection, especially in light of the predicted impacts of long term climate change.
- 5.4.3 The condition of the SSSIs located within the Borough is shown in Table 5.1. Apart from the Ravenhead Brickworks SSSI, which is in an unfavourable/no change condition, the SSSIs in the Borough are in a favourable condition. The condition of the SSSIs in West Lancashire is likely to be at risk in the future without the plan. The predicted effects of climate change, especially increased flooding are a particular threat to sites of biodiversity value within the Borough. Without new policies to tackle climate change the risk to vulnerable habitats may increase further.
- 5.4.4 Without the new local plan, the pressure on sites of biodiversity value (including habitats and species) will be increased, which could lead to a detrimental impact on these areas. The increase in housing and projected population growth in the Borough could also increase the pressure on the existing transport infrastructure and demand on natural areas for outdoor leisure and recreation. This could potentially have a negative impact on biodiversity through a reduction in air quality from vehicle emissions, and disturbance to sensitive species through

recreation. Without evolving controls on pollution from all sources there is an increased risk that habitats are at risk from contaminants through airborne, waterborne and soil based pathways.

## 5.5 What will the Situation be under the Local Plan Preferred Options?

5.5.1 The proposed policies in the West Lancashire Local Plan Preferred Options paper will have an impact on sites of biodiversity value in the Borough. The following table describes the degree of impact of each of the proposed policies on biodiversity.

KEY	
	Significant Effect
	Less Significant Effect
	Little or no Effect

Local Plan Policy Title	Degree of Impact Rating
SP1: A Sustainable Development Framework for West Lancashire	
SP2: Skelmersdale Town Centre – A Strategic Development Site	
SP3: Yew Tree, Burscough – A Strategic Development Site	
GN1: Settlement Boundaries	
GN2: Safeguarded Land	
GN3: Design of Development	
GN4: Demonstrating Viability	
GN5: Sequential Tests	
EC1: The Economy and Employment Land	
EC2: The Rural Economy	
EC3: Key Rural Development Sites	
EC4: Edge Hill University	
RS1: Residential Development	
RS2: Affordable Housing	
RS3: Purpose-Built Student Accommodation	
RS4: Sites for Gypsies & Travellers and Travelling Show People	
IF1: Maintaining Vibrant Town and Local Centres	
IF2: Enhancing Sustainable Transport Choice	
IF3: Service Accessibility and Infrastructure for Growth	
IF4: Developer Contributions	
EN1: Low Carbon Development and Energy Infrastructure	
EN2: Preserving and Enhancing West Lancashire's Natural Environment	

Local Plan Policy Title	Degree of Impact Rating
EN3: Provision of Green Infrastructure and Open Recreation Space	
EN4: Preserving and Enhancing West Lancashire's Built Environment	

## General Comments

- 5.5.2 Twelve of the policies within the West Lancashire Local Plan Preferred Options paper are anticipated to have an impact on biodiversity. The level of new development proposed within West Lancashire, the potential development of Greenfield Land and the potential release of Green Belt pose a risk to biodiversity assets within the Borough. A potential risk to local biodiversity is new development on Green Belt and greenfield land. However, information within the West Lancashire Green Belt Study (2011) and the site specific SA in this report<sup>12</sup> highlights that on the whole, new development on Green Belt land both during and beyond the plan period is unlikely to have a significant negative impact on the landscape character of the Borough.
- 5.5.3 Policies SP1 (A Sustainable Development Framework for West Lancashire) and, in particular, EN2 (Preserving and Enhancing West Lancashire's Natural Environment) and GN3 (Design of Development) should help to mitigate that risk. Improvements in air quality that should occur as a result of the implementation of policies IF2 (Enhancing Sustainable Transport Choice) and EN1 (Low Carbon Development and Energy Infrastructure) will have a positive impact on biodiversity assets through a reduction in carbon dioxide emissions. Construction and operation of new transport infrastructure could potentially have a negative impact on biodiversity assets, which should be considered when development proposals come forward.

## Level of New Development

- 5.5.4 Policy SP1 (A Sustainable Development framework) sets out the level of development that is proposed throughout West Lancashire across the plan period (2012-2027). The policy states that there will be a need for 4, 650 new dwellings (net) as a minimum and 75ha of land for employment uses over the period of the Local Plan. The vast majority of new development is planned to take place in the three key service centres of the Borough (Skelmersdale, Ormskirk and Burscough).
- 5.5.5 A potential risk to key areas of biodiversity value within the Borough is the level of development proposed within the Local Plan Preferred Options Paper, particularly development proposed on Green Belt land. However, it is recognised that a number of policies provide sufficient measures for ensuring that new development will be delivered whilst ensuring that a number of policies provide sufficient measures for ensuring that new development will be delivered whilst ensuring that areas of biodiversity are protected where possible.
- 5.5.6 In order to mitigate any potential negative impacts of new development, Policy SP1 aims to ensure that new development is located in appropriate locations whilst ensuring that valuable biodiversity is protected. The strength of the policy in relation to the protection of biodiversity assets is enhanced through the inclusion of a cross reference to policies EN2 – EN4 and through the inclusion of a section that highlights the importance of new development being in accordance with the draft NPPF.

<sup>12</sup> Please refer to Chapter 12 for a full description of the site appraisals and the consideration of alternative sites.

### Land for Green Belt release in the Local Plan (2012-2027)

- 5.5.7 In order to meet housing and employment land development targets for Ormskirk with Aughton and Burscough and to enable a small expansion of the Edge Hill University campus, a small amount of land is proposed for release from the Green Belt in the Local Plan (2012-2027). The three sites specific sites identified in the plan are: Yew Tree Farm, Burscough; Grove Farm, Ormskirk; and Edge Hill University, Ormskirk. The West Lancashire Green Belt Study (2011) found that neither of the sites at Yew Tree Farm or Grove Farm fulfilled the purpose of Green Belt land. However, the study found that land at Edge Hill University fulfilled one purpose of Green Belt land. None of the sites are considered have any known areas of biodiversity value or protected species present on them that could be adversely affected by new development.
- 5.5.8 Therefore, the impacts on biodiversity are unlikely to be significant. It is recognised that impacts on biodiversity and the wider environment will still need to be assessed at planning application stage.
- 5.5.9 However, the site at Yew Tree Farm, Burscough (Policy SP3) could potentially have a detrimental impact on the Martin Mere SSSI, SPA, and Ramsar site. Increased development in this location is likely to lead to an increase in the numbers of visitors to the site (due to the increased population in Burscough), which could lead to a detrimental impact. Furthermore, additional development in this location would lead to increases in traffic in and around Burscough. This would have a negative impact on sensitive ecosystems in Martin Mere through an increase in carbon emissions.
- 5.5.10 The potential negative impact on the Martin Mere SSSI, SPA and Ramsar site is also identified within the Habitats Regulation Assessment (HRA) and Appropriate Assessment (AA) of the West Lancashire Local Plan Preferred Options.
- 5.5.11 Policy EC4 (Edge Hill University) proposes an extension to Edge Hill University. Although there are no statutory biodiversity sites close to Edge Hill University, the site is adjacent to Ruff Woods Biological Heritage site. There is potential for negative impact on this woodland habitat through an increase in users of the Ruff Woods site from the university.

### “Plan B” sites and Safeguarded Land

- 5.5.12 The 6 out of 7 “Plan B” sites which are located in the Green Belt and the Grove Farm site which is also located in the Green Belt, have been subject to a site specific SA in this report and it is considered on the whole that the development of these sites is unlikely to have a significant negative impact on biodiversity, as the majority of sites are located away from areas of biodiversity value and where they are located close to sites of biodiversity value appropriate mitigation will allow for any potential adverse impacts to be minimised. However, it is recognised that impacts on biodiversity and the wider environmental will still need to be assessed at planning application stage.
- 5.5.13 In addition to the “Plan B” sites, Policy GN2 identifies four sites to be safeguarded for use beyond 2027. These sites include: land at Yew Tree Farm (South), Burscough; land at Parr’s Lane (West), Aughton; land at Moss Road (east), Halsall; and land at Guinea Hall Lane/Greaves Hall Avenue, Banks. Although three of these sites fall within the Green Belt, the site specific SA in this report indicate that there are no known areas or species of biodiversity value present on them that could be adversely affected by new development.

- 5.5.14 New built development in the Borough is expected to take place within the settlement boundaries. A number of amendments to the settlement boundaries in the 2006 West Lancashire Replacement Local Plan are put forward in the Preferred Options. In some cases the boundaries now encompass land previously within the Green Belt but which adjoin existing settlements. Policy GN1 (Settlement Boundaries) highlights the need for new development on Green Belt and greenfield sites within settlement boundaries to comply with any land designations and allocations. This measure will help to ensure that areas of biodiversity value within the Borough are protected as part of delivering new development over the plan period.

### **Protection of Biodiversity Assets**

- 5.5.15 The overarching policy for protecting areas of biodiversity value across the plan period is policy EN2. The policy aims to protect and safeguard all sites of international, national, county and local level importance (including RAMSAR sites, SPAs, NNRs, SSSIs, Regionally Geologically Important Sites, Biological Heritage and Nature Conservation sites) when delivering new development within West Lancashire. The policy also supports the development of the Ribble Coast and Wetlands Regional Park and identifies the need to provide and maintain a network of green corridors that will provide habitats to support biodiversity. The implementation of policy EN2 will have a positive impact on the Biodiversity topic area.
- 5.5.16 Policy GN3 (Design of Development) sets out comprehensive criteria relating to the design of new development. The policy identifies the need to: avoid the loss of trees, hedgerows and areas of ecological value; incorporate new habitat creation where possible; and incorporate and enhance the nature conservation value of any water feature. The implementation of this policy will ensure that the need to protect biodiversity assets is considered as part of delivering new development in West Lancashire.
- 5.5.17 Policy EN3 (Provision of Green Infrastructure and Open Recreation Space) identifies the importance of delivering green infrastructure throughout West Lancashire over the plan period. This includes the provision of a network of multi functional green space including open space, sports facilities, recreational and play opportunities, flood storage, habitat creation, footpaths and cycleways, food growing and climate change mitigation). The delivery of green infrastructure in West Lancashire will have a positive impact on protecting enhancing biodiversity levels throughout the Borough.

### **Transport Provision**

- 5.5.18 Policy IF2 (Enhancing Sustainable Transport Choice) sets out a number of policy measures (including promotion of public transport use, railway extensions and ultra low carbon/electric vehicles), to promote the use of sustainable forms of transport within the Borough, as opposed to the private vehicle. This will have an indirect positive impact on biodiversity assets through a reduction in carbon dioxide emissions. There could potentially be negative impacts upon biodiversity and habitat corridors resulting from construction and operation of major new rail infrastructure and the A570 Ormskirk bypass within Policy IF2.

### **Renewable Energy Development**

- 5.5.19 Policy EN1 (Low Carbon Development and Energy Infrastructure) regulates proposals for renewable, low carbon or decentralised energy schemes so that they do not result in unacceptable harm to the local environment which cannot be satisfactorily addressed. The



facilitation of sustainable renewable energy development will also have a positive impact on biodiversity by reducing carbon dioxide emissions over the longer term.

## 5.6 What will the Situation be under the Local Plan Alternative Options?

5.6.1 The “Alternative” options considered in relation to each of the proposed policies that have a “significant” or “less significant” effect on SA objective 15 is appraised, in comparison to the preferred option, in Appendix 4. In summary, the following preferred policies are generally more sustainable or equally sustainable in relation to biodiversity than their alternative options:

- SP3, GN1, GN3, IF4, EN1, EN3 and EN4.

5.6.2 Two policies however, may have a greater negative effect on biodiversity than their alternatives. These are:

- SP1 – Alternative option 5 will deliver less development in the Borough than the preferred option and the other alternative options. This is likely by default to encroach less on areas of biodiversity value within West Lancashire than the preferred option.
- EC4 – Within alternative option 1, no expansion will be delivered on the Edge Hill University site so by default, no new disturbance is expected.
- IF2 – Within alternative option 4, it is likely that sustainable travel will be promoted. This will reduce CO<sub>2</sub> emissions, which will help to protect the condition of key biodiversity assets in the Borough over the longer term.

## 5.7 Recommendations for Mitigation and/or Enhancement

5.7.1 This section identifies ways in which negative impacts can be mitigated and positive impacts can be enhanced to improve the sustainability of the policies as they relate to biodiversity.

### Mitigation of Negative Effects

5.7.2 The potential negative effects on biodiversity can be summarised as follows:

- New development proposed within the Local Plan Preferred Options paper over the plan period (including housing, employment land and renewable energy) may pose a threat to the biodiversity assets located within West Lancashire.
- A potential risk to local biodiversity is new development on Green Belt and greenfield land. However, information within the West Lancashire Green Belt Study (2011) and the site specific SA in this report<sup>13</sup> highlights that on the whole, new development on Green Belt land both during and beyond the plan period is unlikely to have a significant negative impact on the landscape character of the Borough.
- Development on Burscough Strategic Development site could potentially have a detrimental impact on Martin Mere SSSI, SPA, and RAMSAR site through an increase in visitors to the site and increased traffic in and around the area.

<sup>13</sup> Please refer to Chapter 12 for a full description of the site appraisals and the consideration of alternative sites.

- Although there are no statutory biodiversity sites close to Edge Hill University, the site is adjacent to Ruff Woods Biological Heritage site. The expansion of Edge Hill University may lead to a negative impact on this woodland habitat through an increase in human activity and disturbance.
- There could potentially be negative impacts on biodiversity and habitat corridors from construction and operation of the aspirational rail infrastructure and the A570 Ormskirk bypass proposals within Policy IF2.

5.7.3 In terms of mitigating the potential negative impacts that new development including development within the Green Belt and Greenfield land could have on biodiversity assets, the Local Plan Preferred Options paper identifies sufficient measures. The implementation of policies SP1, EN2 and GN3 will be key to ensuring that these negative impacts are mitigated. It is acknowledged that development on Green Belt and Greenfield land is only being considered due to the lack of Brownfield Land and that new development is necessary in order to deliver economic and social benefits within the Borough.

5.7.4 The following are recommendations for amendments to the preferred policy options to ensure mitigation of negative effects identified above:

- Provide a cross reference to Policy EN2 within Policy IF2.

### **Enhancement of Positive Effects**

5.7.5 Potential positive impacts on biodiversity can be summarised as follows:

- Policies SP1, EN2 and GN3 will help to ensure that biodiversity assets are protected over the plan period.
- Improvements in air quality that should occur as a result of the implementation of policies IF2 and EN1 will have a positive impact on biodiversity assets through a reduction in carbon dioxide emissions over the longer term.

## **5.8 Monitoring**

5.8.1 To monitor the impacts of the Local Plan Preferred Options on biodiversity, appropriate indicators could be selected from the following list:

- Change in areas of populations of biodiversity importance, including (i) change in priority habitats and species by type and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, sub-regional or local significance;
- % of area of land designated as SSSIs within the local authority in favourable condition;
- Number and status of RAMSAR sites within the Borough;
- Number and status of SSSIs sites within the Borough;
- Number and status of Biological Heritage Sites within the Borough;
- Number of RIGS sites within the Borough;

- Number and status of LNCS sites within the Borough;
- No. of developments including landscaping schemes to benefit biodiversity;
- Loss of designated habitat.

## 5.9 Summary of Impacts

### KEY

	Very Positive	Positive	No Effect	Negative	Very Negative
Type of Impact	Local Plan Preferred Options Paper			Local Plan plus other plans, programmes, etc.	
<b>Short / medium term (to about 2027)</b>	<p>Twelve of the policies within the West Lancashire Local Plan Preferred Options paper are anticipated to have an impact on biodiversity. The level of new development proposed within West Lancashire, the potential development of Greenfield Land and the potential release of Green Belt pose a risk to biodiversity assets within the Borough. A potential risk to local biodiversity is new development on Green Belt and greenfield land. However, information within the West Lancashire Green Belt Study (2011) and the site specific SA in this report highlights that on the whole, new development on Green Belt land both during and beyond the plan period is unlikely to have a significant negative impact on the landscape character of the Borough.</p> <p>Policies SP1 (A Sustainable Development Framework for West Lancashire) and, in particular, EN2 (Preserving and Enhancing West Lancashire's Natural Environment) and GN3 (Design of Development) should help to mitigate that risk. Improvements in air quality that should occur as a result of the implementation of policies IF2 (Enhancing Sustainable Transport Choice) and EN1 (Low Carbon Development and Energy Infrastructure) will have a positive impact on biodiversity assets through a reduction in carbon dioxide emissions. Construction and operation of new transport infrastructure could potentially have a negative impact on biodiversity assets, which should be considered when development proposals come forward.</p>			<p>The impact of implementation of the Local Plan Preferred Options in the short/medium term alongside other plans and programmes is considered to be positive. PPS9 provides overarching guidance to ensure that key biodiversity assets are protected and where possible, enhanced as part of delivering new development. Locally, both the Lancashire BAP and the Wildlife Action Plan for West Lancashire set out the need to protect certain habitats and species within the Borough.</p>	

Type of Impact	Local Plan Preferred Options Paper	Local Plan plus other plans, programmes, etc.
<b>Long term (beyond 2027)</b>	In the long term, the impact on biodiversity is likely to be negative. Land available for development is likely to be in short supply, which would place significant pressure on areas of biodiversity in the future.	Emerging plans, programmes and strategies recognise the value of proactive management of key features.
<b>Areas likely to be significantly affected</b>	<p>Areas that are most likely to be affected are the key biodiversity sites that are located close to the key service centres within West Lancashire where development is proposed. Those sites include:</p> <ul style="list-style-type: none"> <li>• Martin Mere (SSSI, RAMSAR, SPA) due to its proximity to Burscough</li> <li>• Ribble Estuary (SSSI, NNR, RAMSAR, SPA) due to its proximity to Banks</li> <li>• Ravenhead Brickworks (SSSI) due to its proximity to Up Holland and Skelmersdale</li> </ul>	
<b>Permanent vs. Temporary</b>	There may be instances of habitat loss due to new development that will inevitably result in permanent loss of habitat or species.	
<b>Secondary or indirect</b>	New development can have a number of secondary effects on biodiversity, through a reduction in air, water and soil quality, loss of habitat, increased disturbance and recreational pressure.	

## 6 Water and Land Resources

### 6.1 Introduction

- 6.1.1 In the UK, access to clean water is generally taken for granted, yet large quantities are used for domestic purposes, for cooling, rinsing and cleaning in industry, and for irrigation in agriculture. Such activities place a heavy burden on water resources in terms of both quality and quantity. Water resources include precipitation, surface water (lakes, rivers, etc.), soil (near-surface) water and groundwater. Sustainable and effective planning and management of water resources is essential.
- 6.1.2 The use of land resources is a key component of sustainable development. As part of this chapter, the sustainability of the proposed policies in relation to a number of land resources will be explored, including the Green Belt, Green Infrastructure, Brownfield/Greenfield land, agricultural land and production of waste. This chapter will also consider geodiversity, which is the variety of rocks, fossils, minerals, landforms and soils, along with the natural processes that shape the landscape.
- 6.1.3 Green Infrastructure<sup>14</sup> is a strategically planned and delivered network of high quality green spaces and other environmental features, which will be considered as part of this topic.

#### Identification of the applicable SA Objective

- 6.1.4 This section outlines the Sustainability Objectives that have been identified as being relevant to the Water and Land Resources topic area.

Number	Objective	Locally Distinctive Sub- Criteria
14	To restore and protect land and soil quality	<ul style="list-style-type: none"> <li>• Will the plan / policy reduce the amount of derelict, contaminated, degraded and vacant / underused land?</li> <li>• Will the plan / policy encourage the development of brownfield land in preference to Greenfield?</li> <li>• Will the plan / policy reduce the loss of high quality Agricultural land to development?</li> <li>• Will the plan / policy maintain and enhance soil quality?</li> <li>• Will the plan / policy achieve the efficient use of land via appropriate density of development?</li> </ul>
16	To protect and improve the quality of both inland and coastal waters and protect against flood risk	<ul style="list-style-type: none"> <li>• Will the plan / policy reduce or manage flood risk?</li> <li>• Will the plan / policy maintain and enhance ground water quality?</li> </ul>

<sup>14</sup> A detailed description of the concept of Green Infrastructure can be found on the Natural England website. Available at <http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/greeninfrastructure/default.aspx>. Accessed on 3rd June 2010

Number	Objective	Locally Distinctive Sub- Criteria
		<ul style="list-style-type: none"> <li>• Will the plan / policy improve the quality of coastal waters?</li> <li>• Will the plan / policy improve the quality of rivers and inland waters?</li> </ul>

## 6.2 What is the Policy Context?

6.2.1 There is a range of policy which is relevant to the water and land resources topic at the national, sub-regional and local level. The key policy documents are set out below.

### National Policy

#### **Water Resources**

##### **Water Act (2003)**

6.2.2 The Water Act requires that all surface water bodies meet “good” ecological status and “good” chemical status by 2015. Water conservation is a priority within the Act and water abstraction/impoundment must not be undertaken in an unsustainable manner or one that contributes to the deterioration of water resources.

##### **Future Water – The Government’s Water Strategy for England (2008)**

6.2.3 The vision for water policy and management set out within the strategy is one where, by 2030, there is: improved quality of the water environment and the ecology which it supports; and continued high levels of drinking water quality from taps.

##### **Planning Policy Statement 23: Planning and Pollution Control (2004)**

6.2.4 PPS 23 states that pollution impacts are a material planning consideration. LDFs should set out the criteria against which applications for potentially polluting developments will be considered. The ‘precautionary principle’ should be invoked when there is pollution potential.

#### **Land Resources**

##### **Waste Strategy for England (2007)**

6.2.5 The Waste Strategy for England promotes the Best Practicable Environmental Option (BPEO), the waste hierarchy and the proximity principle. Within the strategy, a number of key objectives are set. These include the need to: decouple waste growth from economic growth and put more emphasis upon waste prevention and re-use; secure the investment in infrastructure needed to divert waste from landfill and for the management of hazardous waste; and get the most environmental benefit from investment through increased recycling of resources and recovery of energy from residual waste.

##### **Minerals Policy Statement 1: Planning and Minerals (2006)**

6.2.6 The minerals policy statement seeks to ensure that the need for minerals generated by society and the economy is managed in an integrated way against its impact on the environment and communities. Some of the key objectives of the minerals policy statement include: to safeguard



mineral resources as far as possible; to prevent or minimise production of mineral waste; and to protect internationally and nationally designated areas of landscape value and nature conservation importance from minerals development, other than in the exceptional circumstances.

#### **PPS 10: Planning for Sustainable Waste Management (2011)**

- 6.2.7 PPS 10 promotes driving waste management up the waste hierarchy. Some of the key objectives within the PPS include: to provide sufficient and timely provision of waste management facilities that meet the needs of their communities; to ensure waste is disposed of as near as possible to the place of production; to protect the Green Belt; and to recognise that some types of waste management facilities have wider environmental and economic benefits.

#### **PPG 2: Green Belts (1995)**

- 6.2.8 PPG2 outlines the history and extent of Green Belts and explains their purpose. It describes how Green Belts are designated and their land safeguarded. The fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open; the most important attribute of Green Belts is their openness.

### **Regional Policy**

#### **The North West of England Plan Regional Spatial Strategy to 2021 (2008)**

- 6.2.9 The North West of England Plan Regional Spatial Strategy to 2021 (2008) seeks to ensure that water and land resources are protected throughout the region. The plan incorporates a number of measures that aim to:
- Protect the quality of inland waters;
  - Protect the quantity and quality of surface, ground and coastal waters; and
  - Maximise the re-use of vacant and under-used brownfield land and buildings for housing.

### **Sub Regional Policy**

#### ***Water Resources***

#### **The North West River Basin Borough – River basin management plan (2009)**

- 6.2.10 The river basin management plan aims to enhance water quality and sustainable water management is one of its key objectives. The plan focuses on achieving the protection, improvement and sustainable use of the water environment including: surface freshwaters (including lakes, streams and rivers); groundwater and ecosystems such as some wetlands that depend on groundwater; and estuaries and coastal waters out to one nautical mile.

#### ***Land Resources***

#### **A Geodiversity Action Plan for Lancashire (2004)**

- 6.2.11 The Action Plan sets out a vision and a model by which geoconservation in Lancashire may be pursued collectively, by those bodies and individuals with an interest or obligation in respect of such matters. The overall aim of the plan is to protect the geological and landscape heritage of

Lancashire for the foreseeable future, with a system similar to that which is already in place for the protection of biological heritage sites through biological action plans.

#### **Minerals and Waste Management Core Strategy for Lancashire (February 2009)**

- 6.2.12 The Lancashire Minerals and Waste Development Framework sets out measures for managing mineral resources and waste within Lancashire. The plan highlights the need to safeguard Lancashire's mineral resources, minimise the need for mineral extraction, manage waste as a resource and achieve sustainable waste management.

### **Local Policy**

#### **Land Resources**

#### **West Lancashire Borough Council Revised Contaminated Land Strategy (April 2009)**

- 6.2.13 The aim of the Strategy is to ensure that the statutory duties of WLBC under Part IIa of the Environmental Protection Act, 1990 are carried out, and in particular that land within the Council's Borough identified as contaminated within the meaning of Part IIa is remediated to a standard that removes risk to human and other receptors.

## **6.3 What is the Situation Now?**

- 6.3.1 This section of the chapter looks at the current baseline of Water and Land Resources within West Lancashire.

### **Water Resources**

- 6.3.2 Within West Lancashire there are a number of water systems including the River Ribble, River Tawd, River Douglas, River Alt, the Ribble Estuary and the Leeds-Liverpool Canal.
- 6.3.3 Statistics from 2006 show that rivers within West Lancashire have a significantly lower standard of quality in comparison to the rest of the North West<sup>15</sup>. 23.6% of river length in West Lancashire was judged to have good water quality, in comparison to the North West average of 63.2%. In addition, 14.2% of river length in West Lancashire was judged to have poor water quality in comparison to the North West average of 7%.
- 6.3.4 The Environment Agency website<sup>16</sup> provides detailed information on the water quality of rivers within West Lancashire. The website identifies the biology and chemistry water quality of rivers within the UK, where A is the best quality and F is the worst. The following information is provided for rivers within West Lancashire:
- **River Douglas (Douglas Valley Stw to Fwl at Rufford):** Chemistry quality rating – E, Biology quality rating – C.
  - **River Douglas (Crooke to Douglas Valley Stw):** Chemistry quality rating – B, Biology quality rating – C.

<sup>15</sup> Information on the water quality of rivers in West Lancashire is provided within the West Lancashire Scoping Report for the LDF (February 2008)

<sup>16</sup> Information on the water quality of specific rivers in West Lancashire is available on the Environment Agency website. Available at: <http://www.environment-agency.gov.uk/homeandleisure/37793.aspx>. Accessed on 17th September 2010.

- 6.3.5 Within West Lancashire, there are a number of areas where sources of groundwater are protected through 'Groundwater Source Protection Zones' (GSPZs)<sup>17</sup>. Inner and outer zones of GSPZs are found in Ormskirk and Burscough with the total catchment area extending to include the western part of Skelmersdale. West Lancashire also has a wide variety of water sources designated as aquifers<sup>18</sup> that need to be protected from contamination or damage.

### Land Resources

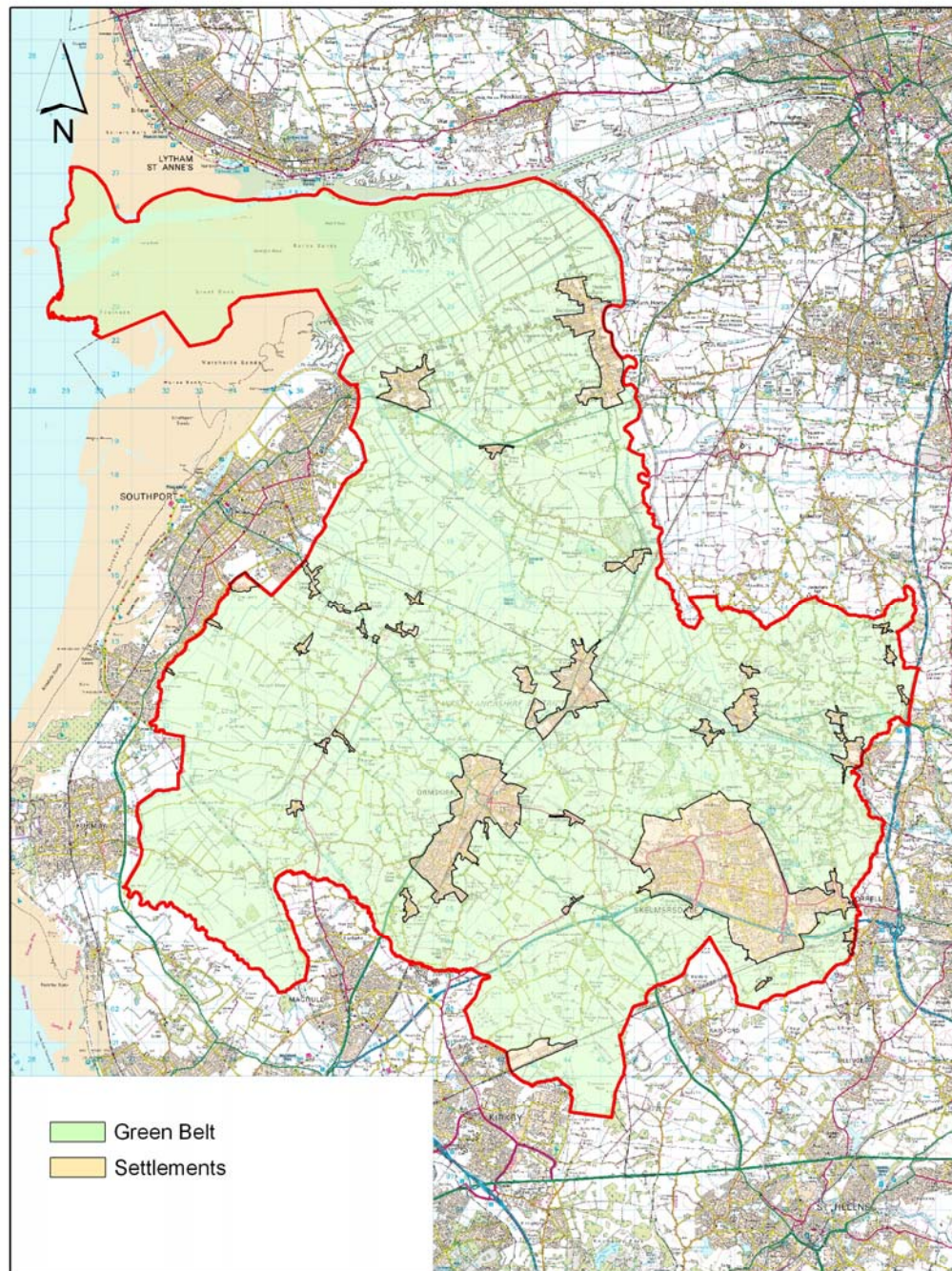
- 6.3.6 West Lancashire is the Local Authority with the largest area of Green Belt within England. The Borough has 34,630 ha of Green Belt, which comprises 91% of its total land area. Figure 6.1 below shows the area that the Green Belt covers in West Lancashire.
- 6.3.7 Agricultural land classification is a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. Land is classified from grade 1 to grade 4 with grades 1, 2 and 3 being the best quality. West Lancashire also has the greatest proportion of grade 1, 2 and 3 agricultural land of all the Lancashire authorities, with 59% of its land classified as grade 1. In addition, West Lancashire has a greater proportion of grade 1, 2 and 3 agricultural land than the North West and England averages.
- 6.3.8 Vacant and derelict Brownfield sites within West Lancashire are predominantly located in the settlements of the Borough, with concentrations in Ormskirk, Burscough and Skelmersdale. In 2007, West Lancashire had a total of 101 hectares of Brownfield Land, of which 87% was vacant or derelict and 13% was previously developed land (PDL) with planning permission or a planning application. In addition, over the six year period of 2004-2010, on average 72% of new housing completions in West Lancashire have been on PDL. This exceeds the council and government targets for new development on PDL.
- 6.3.9 Over the past few years, West Lancashire has reduced the amount of household waste being sent to landfill by increasing the proportion of waste sent for re-use, recycling or composting. The percentage of household waste sent for re-use, recycling or composting in West Lancashire has risen from 27% in 2005/06 to 45% in 2008/09. West Lancashire's performance is currently above those rates of England and Lancashire.
- 6.3.10 There are a number of Local Geological Sites (previously known as Regionally Important Geological Sites (RIGS)) located within West Lancashire. They are non-statutory areas of local importance for nature conservation that complement nationally and internationally designated geological and wildlife sites. The table below details the Local Geological Sites located in West Lancashire. All are less than 2 ha in size.

<sup>17</sup> GSPZs help to monitor the risk of contamination from any activities that might cause pollution in the area.

<sup>18</sup> Groundwater is protected by identifying different types of aquifer, which are underground layers of water bearing permeable rock or drift deposits from which groundwater can be extracted.



**Figure 6.1 Green Belt in West Lancashire (Source: WLBC 2010)**



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1:150,000

**Table 6.1** Local Geological Sites in West Lancashire (Source: Geo Lancashire RIGS group 2010)

	RIGS	Type
WL/1/001	Aughton Park Station, Aughton	Railway cutting
WL/1/002	Crossens Pumping Station, nr Southport	Erratic boulder
WL/1/003	Pimbo Bush Quarry	Disused quarry
WL/1/004	Scarth Hill Quarry, Ormskirk	Disused quarry
WL/1/005	Skellow Clough, Bispham	Stream section
WL/1/006	The Ruff, Ormskirk	Disused quarry
WL/8/007	Sollom erratics	Two large Lake Borough erratics

- 6.3.11 There are a range of open spaces and green corridors within West Lancashire that contribute to the existing green infrastructure of the Borough. Figure 6.2 on page 65 highlights the existing green infrastructure of the Borough.

### Effect of existing policies on current situation

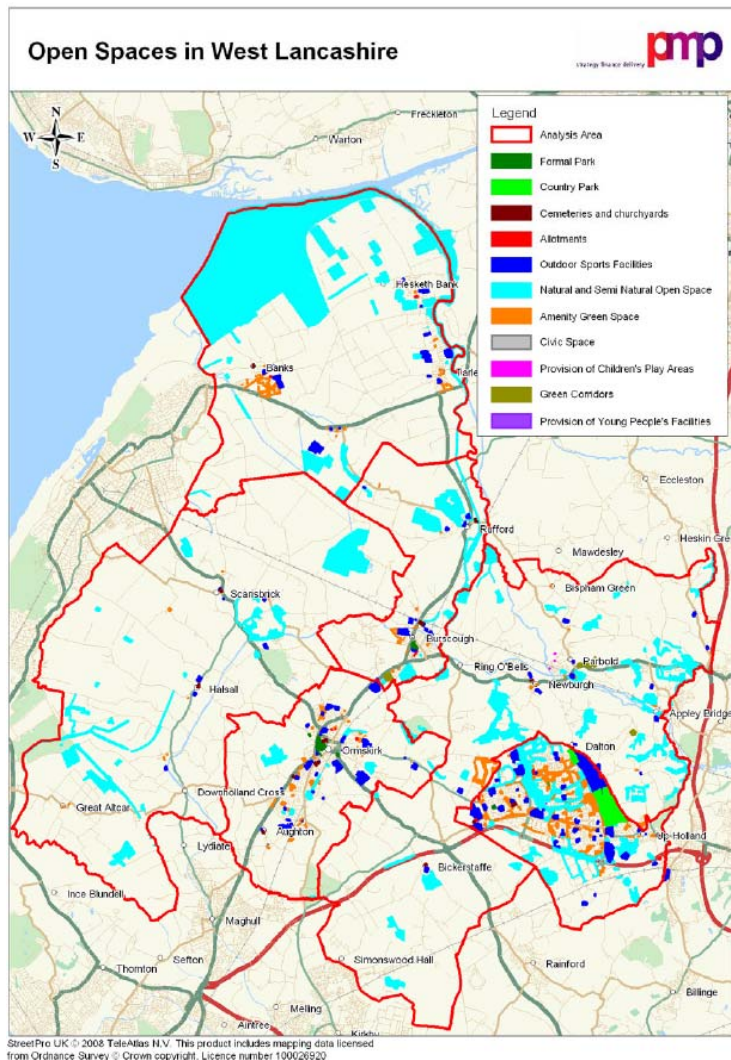
- 6.3.12 The West Lancashire Replacement Local Plan (2001-2016) contains a plethora of policies that have a significant positive impact in terms of protecting water and land resources within the Borough. Policy DS2 (Protecting the Green Belt) restricts inappropriate development in the Green Belt and policy DS3 (Open Land on the Urban Fringe) protects open land on the edge of urban areas from inappropriate development. Policy GD3 (Development of Contaminated Land) sets out guidance on when development will be acceptable on contaminated land, policy EN2 (Protection of Agricultural Land) protects the most versatile agricultural land and policy EN11 (Protection of Water Resources) prevents development that is likely to damage groundwater or surface water resources.

## 6.4 What will the Situation be without the Plan?

- 6.4.1 The following section sets out the likely future evolution of the water and land resources baseline if the West Lancashire Local Plan Preferred Options were not adopted.
- 6.4.2 In the absence of the Local Plan, the saved policies of the West Lancashire Replacement Local Plan (2001-2026) would be used to assess development proposals. As highlighted in the previous section, the Replacement Local Plan contains a number of policies to ensure that water and land resources are protected.
- 6.4.3 There is a requirement for the Borough to deliver 4,650 new dwellings and 75 ha of land for employment uses over the plan period. Without the plan, the pressure to develop on greenfield sites and other vacant sites will increase over time, and this is likely to take place in an unplanned and possibly unsustainable manner, which could include the loss of important land resources such as high grade agricultural land.
- 6.4.4 The growing population of West Lancashire is likely to lead to an increase in the volume of waste produced in the Borough, which will increase the need for suitable facilities to dispose of and recycle waste. The effects of climate change, especially flooding, are a further threat to land resources within the Borough. Without new policies to tackle the impacts of climate change the risk of loss of soils and geodiversity assets may increase.



**Figure 6.2:** Existing Green Infrastructure in West Lancashire (Source: Open Space Study, PMP (WLBC) 2010)





## 6.5 What will the Situation be under the Local Plan Preferred Options?

- 6.5.1 The West Lancashire Local Plan Preferred Options will have an impact on water and land resources in the Borough. The following table describes the degree of impact of each of the policies.

KEY	
	Significant Effect
	Less Significant Effect
	Little or no Effect

Local Plan Policy Title	Degree of Impact Rating
SP1: A Sustainable Development Framework for West Lancashire	
SP2: Skelmersdale Town Centre – A Strategic Development Site	
SP3: Yew Tree, Burscough – A Strategic Development Site	
GN1: Settlement Boundaries	
GN2: Safeguarded Land	
GN3: Design of Development	
GN4: Demonstrating Viability	
GN5: Sequential Tests	
EC1: The Economy and Employment Land	
EC2: The Rural Economy	
EC3: Key Rural Development Sites	
EC4: Edge Hill University	
RS1: Residential Development	
RS2: Affordable Housing	
RS3: Purpose-Built Student Accommodation	
RS4: Sites for Gypsies & Travellers and Travelling Showpeople	
IF1: Maintaining Vibrant Town and Local Centres	
IF2: Enhancing Sustainable Transport Choice	
IF3: Service Accessibility and Infrastructure for Growth	
IF4: Developer Contributions	
EN1: Low Carbon Development and Energy Infrastructure	
EN2: Preserving and Enhancing West Lancashire's Natural Environment	
EN3: Provision of Green Infrastructure and Open Recreation Space	
EN4: Preserving and Enhancing West Lancashire's Built Environment	

## General comments

- 6.5.2 The implementation of the West Lancashire Local Plan Preferred Options would have a variety of impacts on water and land resources located within the Borough. The main issue in relation to the sustainability theme is that, although brownfield land is prioritised for new development, there will be a need to release Greenfield and Green Belt land over the plan period in order to meet housing and employment land targets, deliver potential renewable energy schemes and make improvements to the transport infrastructure. This could have a negative impact on water and land resources within the Borough. The delivery of new development on Greenfield and Green Belt land is necessary due to the shortage of brownfield land available. The broad approach taken towards the location of new development in West Lancashire is considered to be sustainable, as the Greenfield and Green Belt land identified is located within or adjoining key settlements within the Borough.
- 6.5.3 In other instances, the implementation of the proposed policies would have a positive impact on water and land resources. Policy EN2 incorporates measures that will ensure the most productive agricultural land is protected from inappropriate development. Policies IF3, IF4 and GN3 will help to ensure that the need to provide waste and recycling provision is considered as part of delivering new development. The Local Plan also aims to protect and where possible enhance existing green infrastructure and geodiversity within West Lancashire.

## Location of new development in West Lancashire

- 6.5.4 Over the life of the Local Plan (2012 – 2027), Policy SP1 (A Sustainable Development Framework for West Lancashire) sets out that there will be a need to deliver a minimum of 4,650 new dwellings (net) and 75 ha of land for employment uses. The justification for Policy SP1 highlights that 48% of the total amount of employment development proposed in the Borough can be accommodated on Brownfield land and 37% of housing development proposed can be accommodated on Brownfield land. There is insufficient Brownfield land to accommodate the level of development required in West Lancashire so development on Greenfield and Green Belt land over the plan period is inevitable.
- 6.5.5 An overarching principle set out within a number of West Lancashire Local Plan Preferred Options policies is to prioritise new development where there is brownfield land available. This approach is set out within policies SP1, SP2 (Skelmersdale Town Centre – A Strategic Development Site), GN1 and EC3 (Key Rural Development Sites). This will have a positive impact on ensuring new development is directed towards the most appropriate locations that delivers effective use of land resources.

## Land for Green Belt release in the Local Plan (2012-2027)

- 6.5.6 Development on Green Belt land over the plan period involves three specific sites within the Borough:
- Yew Tree Farm, Burscough (Policy SP3 – Yew Tree, Burscough – A Strategic Development Site);
  - Grove Farm, Ormskirk (Policy RS1 – Residential Development); and
  - Edge Hill University (Policy EC4 – Edge Hill University).
- 6.5.7 The West Lancashire Green Belt Study (2011) found that neither of the sites at Yew Tree Farm or Grove Farm fulfilled the purpose of Green Belt land. However, the study found that land at

Edge Hill University fulfilled one purpose of Green Belt land, which would lead to a negative impact on the land resources topic. It is acknowledged that the release of Green Belt land in this location is necessary to support social and economic objectives for West Lancashire.

- 6.5.8 It is considered that the broad approach taken towards the location of new development in West Lancashire is sustainable. Greenfield and Green Belt land required for new development is located within the amended settlement boundaries and is within or adjoins key settlements (see Policy GN1 Settlement Boundaries). The location of new development in these areas represents the most sustainable location for development on Greenfield and Green Belt land.

#### **“Plan B” sites and Safeguarded Land**

- 6.5.9 The 6 out of 7 “Plan B” sites which are located in the Green Belt and the Grove Farm site which is also located in the Green Belt, have been subject to a site specific SA in this report. The site specific assessments highlighted that land at Parr’s Lane (east), Aughton, land at Ruff Lane, Ormskirk, land at Red Cat Lane, Burscough and land at New Cut Lane, Halsall do not fulfill the purposes of the Green Belt. Therefore, development in these locations would not lead to the loss of significant Green Belt land.
- 6.5.10 However, the site specific appraisals highlighted that land at Mill Lane, Up Holland and land at Fine Jane’s Farm, Halsall fulfills the purpose of restricting urban sprawl, which would have a negative impact on the land resources topic area. It is acknowledged that the potential release of Green Belt in these locations is necessary to support social and economic objectives for West Lancashire.
- 6.5.11 As part of Policy GN2 (Safeguarded Land), land is safeguarded within the settlements boundaries for development needs beyond 2027 should it be required. Some of this land is located within the Green Belt. This approach is in accordance with PPG2 ‘Green Belts’, which indicates that local planning authorities should satisfy themselves that Green Belt boundaries will not need to be altered again at the end of the plan period. The total Green Belt land to be released during and beyond the plan period is 135ha (which represents only 0.39% of the total Green Belt land in the Borough). It is considered that such land is required to meet the development needs of the Borough over the course of the plan period and beyond.

#### **Further impacts on Land Resources**

- 6.5.12 A number of other policies within the Local Plan Preferred Options paper also have impacts on the land resources topic. These impacts are set out below.
- 6.5.13 Policy GN5 (Sequential Tests) requires the preparation of sequential tests for affordable housing in the Green Belt and gypsy sites in the Green Belt. Sequential tests are required for these types of developments to ensure developers demonstrate that the site they propose to develop is the most appropriate from a planning point of view (i.e. there are no sites in ‘preferable’ locations that could be developed instead). The requirement for sequential tests will ensure that: sufficient alternative locations for potential affordable housing and gypsy sites in the Green Belt have been considered; and that new development of this type is delivered in the most appropriate location. This will contribute towards a positive impact on the land resources topic area.
- 6.5.14 Density requirements for residential development within West Lancashire of a minimum of 30 dwellings per hectare are set out within Policy RS1. The implementation of this policy will

encourage efficient use of land resources within West Lancashire over the plan period. In particular, the efficient use of Brownfield land will help to minimise the need to develop Green Belt land and Greenfield land within settlements. This will contribute towards a positive impact on the land resources topic area.

- 6.5.15 In terms of mitigating against the loss of high grade agricultural land, Policy EC2 (The Rural Economy) dictates that this will only be approved where “absolutely necessary to deliver development allocated within this Local Plan or strategic infrastructure.” The policy highlights the importance of protecting against the loss of the best and most versatile grade agricultural land elsewhere in the Borough.
  
- 6.5.16 Policy EN1 (Low Carbon Development and Energy Efficiency) identifies the need to deliver 27.44 MW of wind energy within the Borough, which dependent upon location, could potentially have a negative impact on land resources within West Lancashire. However, the policy aims to mitigate any negative impacts through requiring proposals for renewable, low carbon or decentralised energy schemes to demonstrate that they will not result in unacceptable harm to the local environment which cannot be mitigated. The policy also requires proposals for renewable, low carbon or decentralised energy schemes within the Green Belt to demonstrate that the harm to the Green Belt is outweighed by the wider benefits of the development.
  
- 6.5.17 The implementation of Policy EN2 (Preserving and Enhancing West Lancashire's Natural Environment) will have a significant positive impact on the land resources topic area. It promotes the conservation and enhancement of the Borough's deep peat resources. The policy also highlights how development on the most valued agricultural land (Grades 1, 2 and 3a) will not be permitted unless it can demonstrate there are no other sites suitable to accommodate development. This approach will help to protect valuable land resources within West Lancashire.
  
- 6.5.18 Policy IF2 (Enhancing Sustainable Transport Choice) sets out a number of measures to improve the transport infrastructure within the Borough (including promotion of public transport use, railway extensions and ultra low carbon/electric vehicles). The development of new transport schemes within the Borough (particularly the proposed development of the A570 Ormskirk bypass) could lead to a loss of Green Belt and Greenfield land.

## Waste and Recycling

- 6.5.19 Minerals and waste planning issues are predominantly dealt with by the Joint Minerals and Waste Local Development Framework (prepared by Lancashire County Council, Blackburn and Darwen and Blackpool councils). The Local Plan Preferred Options paper highlights the importance of delivering sufficient waste and recycling management infrastructure within the Borough. Policy IF3 (Service Accessibility and Infrastructure for Growth) requires new development to demonstrate that it will support West Lancashire's infrastructure requirements, as set out in the Infrastructure Delivery Plan (IDP) for the Borough. Policy IF4 (Developer Contributions) identifies the potential to seek contributions towards waste infrastructure as part of the process of approving new development in West Lancashire.
  
- 6.5.20 In terms of the design of development, Policy GN3 (Design of Development) highlights that new development in the Borough will be permitted provided that it incorporates sufficient recycling collection facilities. The implementation of policies IF3, IF4 and GN3 will contribute towards a positive impact on the SA objectives within the land resources topic area.

## Green Infrastructure and Geodiversity

- 6.5.21 A number of proposed policies in the Local Plan Preferred Options would lead to the protection and enhancement of green infrastructure in West Lancashire. In particular, Policy EN3 (Provision of Green Infrastructure and Open Recreation Space) highlights the importance of providing a network of multi functional green space including open space, sports facilities, recreational and play opportunities, flood storage, habitat creation, footpaths and cycleways, food growing and climate change mitigation within West Lancashire. Furthermore, Policy IF2 promotes the development of three linear parks within West Lancashire, which will help to enhance the green infrastructure network with West Lancashire.
- 6.5.22 In terms of protecting and enhancing geodiversity assets located throughout the Borough, Policy EN2 highlights the need to protect Regionally Important Geological / Geomorphological sites as part of delivering new development in West Lancashire. This will contribute towards a positive impact on this topic area.

## Water Resources

- 6.5.23 New development and an increase in the population in the Borough will increase the pressure on current water resources within the area. The justification for Policy IF3 highlights how water supply will be considered within the IDP. Policy SP1 and IF3 highlight how waste water treatment capacity issues will need to be addressed as part of delivering new development in Ormskirk and Burscough.
- 6.5.24 Policies GN3 and EN2 aim to ensure water resources are managed within the Borough over the plan period. Policy GN3 identifies the need for new development to incorporate sustainable drainage systems and to be designed to prevent sewerage problems. Policy EN2 aims to prevent unnecessary development in the Borough's Coastal Zones. The implementation of these two policies will contribute towards protecting and improving the quality of both inland and coastal waters within West Lancashire over the plan period.

## 6.6 What will the Situation be under the Local Plan Alternative Options?

- 6.6.1 The "Alternative" options considered in relation to each of the policies that have a "significant" or "less significant" effect on SA objectives 14 and 16 are appraised, in comparison to the preferred option, in Appendix 4. In summary, the following preferred policies are generally more sustainable or equally sustainable in relation to water and land resources than their alternative options:
- SP1, SP3, GN1, GN3, GN5, EC2, EC3, IF2, IF3, IF4, EN1, EN2, EN3 and EN4.
- 6.6.2 A few preferred policies, however, have a greater negative effect on water and land resources than their alternatives. These are:
- SP1 – Alternative option 5 will deliver less development in the Borough than the preferred option and the other alternative options. This is likely, by default, to have a lesser negative impact on water and land resources within West Lancashire than the preferred option.
  - EC1 –The only employment development that would occur as part of this alternative would be on land that is already allocated. This would ensure that water and land resources

would be protected from any further impacts arising from employment development other than in areas already allocated.

- EC4 – Within alternative option 1, no expansion will be delivered on the Edge Hill University site, so by default, no new negative impacts on water and land resources arising from such development are expected within this area.
- RS1 – Both alternative options 2 and 3 will ensure that Green Belt land is offered a greater amount of protection than is currently set out in the preferred policy. This will lead to a greater positive impact in terms of protecting this type of land resource (although it may have greater negative impacts on other elements of sustainability).

## 6.7 Recommendations for Mitigation and/or Enhancement

6.7.1 This section identifies ways in which negative impacts can be mitigated and positive impacts can be enhanced in relation to water and land resources.

### Mitigation of Negative Effects

6.7.2 The potential negative effects on water and land resources can be summarised as follows:

- The implementation of the Local Plan Preferred Options Paper will lead to development on Green Belt and Greenfield land in order to meet housing and employment land targets, deliver potential renewable energy schemes and make improvements to the transport infrastructure. However, information within the West Lancashire Green Belt Study (2011) and the site specific SA in this report highlights that on the whole, a number of proposals for new development on Green Belt land will be in locations where the Green Belt is no longer fulfilling the purpose of the Green Belt.

6.7.3 It should be noted that in order to meet specified targets, new development on Green Belt and Greenfield land is inevitable in West Lancashire over the plan period. However, it is considered that the broad approach taken towards the location of new development in West Lancashire is sustainable. Greenfield and Green Belt land required for new development is located within the amended settlement boundaries, which are set out in Policy GN1. The location of new development in these areas represents the most sustainable location for development on greenfield and Green Belt land as it is located within or adjoins key settlements in the Borough.

6.7.4 Furthermore, an overarching principle set out within the West Lancashire Local Plan Preferred Options policies is to prioritise new development where there is brownfield land available.

6.7.5 In terms of mitigating against the loss of high grade agricultural land, policy EN2 highlights how development on the most versatile agricultural land (Grades 1, 2 and 3a) will not be permitted unless it can demonstrate there are no other sites suitable to accommodate development.

### Enhancement of Positive Effects

6.7.6 Potential positive impacts on water and land resources can be summarised as follows:

- The Local Plan identifies the need to ensure sufficient water supply and waste water infrastructure are delivered as part of new development. The implementation of Policies GN3 and EN2 will also contribute towards protecting and improving the quality of both inland and coastal waters within West Lancashire over the plan period.



- There are a number of proposed policies within the Local Plan (particularly Policy EN3) that will help to protect and where possible enhance the green infrastructure of the Borough and areas of geological value.
- Policies IF3, IF4 and GN3 require consideration and provision of waste and recycling facilities when delivering new development in West Lancashire.

## 6.8 Monitoring

6.8.1 To monitor the impacts of the Local Plan Preferred Options Paper on this area of sustainability, appropriate indicators could be selected from the following list:

- % of river length assessed as (a) good biological quality; and (b) good chemical quality;
- Daily domestic water consumption (per capita consumption);
- Number of planning permissions granted contrary to the advice of the EA on water quality grounds;
- The volume of household waste collected and the proportion recycled;
- Amount of municipal waste arising and managed by management type;
- Capacity of new waste management facilities by type;
- No. of new developments incorporating recycling facilities;
- New homes build on previously developed land & % of converted dwellings on previously developed land;
- Amount of floorspace by employment type, which is on previously developed land;
- % of development on Greenfield sites & Brownfield sites; and
- % of contaminated land reclaimed in total.

## 6.9 Summary of Impacts

### KEY

Very Positive	Positive	No Effect	Negative	Very Negative
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Type of Impact	Local Plan Preferred Options Paper	Local Plan plus other plans, programmes, etc.
Short / medium term (to about 2027)	The implementation of the policies within the Local Plan Preferred Options paper would have a variety of different impacts on water and land resources	<b>Water</b> The Local Plan Preferred Options builds upon the regional and local plans that

Type of Impact	Local Plan Preferred Options Paper	Local Plan plus other plans, programmes, etc.
	<p>within the Borough. The main issue is that, although brownfield land is prioritised for new development, there will be a need to release Greenfield and Green Belt land over the plan period to meet housing and employment land targets, deliver potential renewable energy schemes and make improvements to the transport infrastructure. This could potentially have a negative impact on water and land resources within the Borough.</p> <p>However, there are policies within the Local Plan Preferred Option paper that will help to mitigate negative impacts to a certain extent.</p>	<p>address the need to protect water sources. Together these plans should deliver the improvements required by the Water Framework Directive and help to conserve water resources.</p> <p><b>Land Resources</b></p> <p>Other plans and programmes that promote growth will have a negative effect on land resources. However, positive effects on the management of waste and minerals in the Borough are likely to be felt from the implementation of the Minerals and Waste Management Core Strategy for Lancashire.</p>
<b>Long term (beyond 2027)</b>	<p><b>Water</b></p> <p>In the longer term, population growth is expected in the Borough. There will be a need for continual monitoring and mitigation of water quality and resource issues.</p> <p><b>Land Resources</b></p> <p>In the longer term, the location of additional development in the settlement boundaries (as identified in Policy GN1) will ensure that Greenfield and Green Belt located outside of these areas are protected.</p>	<p><b>Water</b></p> <p>An emphasis on water quality and resource management will continue to be prevalent in policy. It is necessary for West Lancashire to maintain a long term commitment to promoting water efficiency in all new developments.</p> <p><b>Land Resources</b></p> <p>It is likely that the area will be left with a core of previously developed land in the long term that is not economically viable to remediate. At this point, Greenfield land will be the only option.</p>
<b>Areas likely to be significantly affected</b>	<p>The land resources that are likely to be significantly affected are the areas of Green Belt at Yew Tree Farm, Burscough, Grove Farm, Ormskirk and Edge Hill University, Ormskirk where development could potentially occur over the plan period.</p> <p>Water resources in and around these towns could also be significantly affected due to the level of development and increase in population and traffic in and around these areas.</p>	
<b>Permanent vs. Temporary</b>	<p>As the development of land is considered permanent, both positive and negative effects will be permanent.</p>	
<b>Secondary or indirect</b>	<p>Negative effects in relation to the use of land resources (e.g. increased hard standing areas or pollution of ground water through industrial development) and climate change and flood risk may have indirect effects on water quality and</p>	

Type of Impact	Local Plan Preferred Options Paper	Local Plan plus other plans, programmes, etc.
	<p>resources as increased velocity and volume of run off could lead to pollution of the Borough's waterways and groundwater system.</p> <p>A potentially significant secondary or indirect effect on land resources is the impact increased development (especially residential development) could have on land resources if the waste produced by those new developments is not minimised, re-used or recycled.</p>	

## 7 Climatic Factors and Flooding

### 7.1 Introduction

- 7.1.1 Climate change is recognised as one of the most serious and important challenges facing the UK. Climate change issues must be addressed at the national, regional and local level. In recent decades evidence has accumulated that demonstrates that an unprecedented rise in global temperatures has occurred over the last century or so. Scientific consensus attributes this change to emissions of greenhouse gases, primarily carbon dioxide from combustion of fossil fuels for energy generation or transport. The major contributing factor to increased greenhouse gases and climate change is human activity.
- 7.1.2 Floods can occur anywhere and at any time. They are caused by rising ground water levels, burst or overloaded waste or stormwater infrastructure, hillside run-off as well as flooding from rivers and the sea. The main areas at risk of flooding are located towards the north and the east of the Borough.
- 7.1.3 The impact of the Local Plan Preferred Options Paper on the need to minimise energy use and promote its efficient use is considered as part of this chapter also.
- 7.1.4 In considering this area of sustainability, it is important to recognise that climate change and flooding is closely related to two other topics. The impact of air pollutants on climate change means that there is overlap with the Air Quality topic and the impact of climate change on flooding and flood risk means that there is overlap with the Water Quality and Land Resources topic.

#### Identification of the applicable SA Objective

- 7.1.5 This section outlines the Sustainability Objectives that have been identified as being relevant to Climatic Factors and Flooding.

Number	Objective	Locally Distinctive Sub- Criteria
16.	To protect and improve the quality of both inland and coastal waters and protect against flood risk.	<ul style="list-style-type: none"> <li>• Will the plan / policy reduce or manage flood risk?</li> <li>• Will the plan / policy maintain and enhance ground water quality?</li> <li>• Will the plan / policy improve the quality of coastal waters?</li> <li>• Will the plan / policy improve the quality of rivers and inland waters?</li> </ul>
18.	To ensure the prudent use of natural resources, including the use of renewable energies and the sustainable management of existing resources.	<ul style="list-style-type: none"> <li>• Will the plan / policy minimise the need for energy?</li> <li>• Will the plan / policy maximise the production / proportion of renewable energy?</li> <li>• Will the plan / policy increase energy efficiency (e.g. energy efficiency in buildings, transport</li> </ul>

Number	Objective	Locally Distinctive Sub- Criteria
		<p>modes, etc)</p> <ul style="list-style-type: none"> <li>• Will the plan / policy minimise the use of fossil fuels?</li> </ul>

## 7.2 What is the Policy Context?

- 7.2.1 There is a range of policy which is relevant to the climatic factors and flooding topic at the national, sub-regional and local level. The key policy documents are set out below.

### National Policy

#### Planning and Energy Act (2008)

- 7.2.2 The Planning and Energy Act allows local councils in England and Wales to set reasonable requirements in their development plan documents for: a proportion of energy used in development to be energy derived from renewable sources in the locality of the development; similarly, a proportion of energy used to be low-carbon energy; and for development in their area to comply with energy efficiency standards that exceed the energy requirements of the current Building Regulations.

#### Climate Change Act (2008)

- 7.2.3 The Climate Change Act makes the UK the first country in the world to adopt legally-binding carbon emission targets. Under the Climate Change Act, the government will have to adhere to five year carbon budgets and will be required to provide annual reports on its progress towards these.

#### Planning and Climate Change: Supplement to PPS 1 (2006)

- 7.2.4 This policy supplement sets out some of the key objectives that local authorities are required to meet in order to combat climate change. All planning authorities are required to prepare and deliver spatial strategies that make a full contribution to delivering the Government's Climate Change Programme; and secure new development and shape places resilient to the effects of climate change in ways consistent with social cohesion and inclusion.

#### PPS25: Development and Flood Risk (2010)

- 7.2.5 The aim of PPS 25 is to ensure that flood risk is taken into account at all stages in the planning process, and to direct development away from areas at highest risk of flooding.

### Regional Policy

#### North West Sustainable Energy Strategy (2006)

- 7.2.6 The North West Sustainable Energy Strategy sets out how the region can contribute towards the development of renewable energy and greater take up of energy efficiency. The key relevant objective is to set the region on a course to reduce greenhouse gas emissions by at least 60% by 2050.

## **North West England and North Wales Shoreline Management Plan 2 (2011)**

- 7.2.7 The Shoreline Management Plan 2 (SMP2) provides a large-scale assessment of the risks associated with coastal erosion and flooding along the coast. The area of shoreline within the SMP2 incorporates an area to the north of West Lancashire. The SMP2 identifies a number of objectives, including the need to:
- set out the risk from flooding and erosion to people and the developed, historic and natural environment within the SMP2 area;
  - identify policies for managing and improving the environment by managing the risks from flooding and coastal erosion; and
  - discourage inappropriate development in areas where flooding and erosion risks are high.

## **Regional Policy**

### **The North West of England Plan Regional Spatial Strategy to 2021 (2008)**

- 7.2.8 The North West of England Plan Regional Spatial Strategy to 2021 (2008) seeks to ensure that: flood risk from inland and coastal waters is avoided; and the region is protected from the impacts of climatic change. The plan incorporates a number of measures that aim to:
- Manage flood risk from waterways in the region and the North West coastline; and
  - Reduce emissions in the region and adapt to climate change.

## **Sub-Regional Policy**

### **Lancashire Climate Change Strategy 2009-2020**

- 7.2.9 The Lancashire Climate Change Strategy sets out the partnerships long term vision that Lancashire is a low carbon and well adapted sub region by 2020. The strategy identifies the key objectives for adapting to climate change and the key tools that will help to deliver strategic planning, raising awareness and education.

## **Local Policy**

### **Strategic Flood Risk Assessment West Lancashire (2010)**

- 7.2.10 The Strategic Flood Risk Assessment for West Lancashire identifies areas at risk of flooding across West Lancashire, so that risk can be managed and future development located in those areas at lowest risk of flooding. The SFRA shows that the majority of land that is susceptible to flooding within West Lancashire is located within the Green Belt and is used for agricultural purposes. It identifies Banks as the settlement most at risk of flooding.

### **Liverpool City Region Renewable Energy Capacity Study 2010**

- 7.2.11 The purpose of the Renewable Energy Capacity Study is to provide evidence for the LDF relating to renewable energy, including the identification of suitable energy sources and priority zones for the delivery of low and zero carbon technologies. The study will inform future land allocations within West Lancashire.



## 7.3 What is the Situation Now?

7.3.1 This section of the chapter looks at the current baseline in terms of Climatic Factors and Flooding present within West Lancashire.

### Carbon Dioxide Emissions

7.3.2 Table 7.1 shows that West Lancashire has higher per capita CO<sup>2</sup> emissions than all of the other Lancashire local authorities, apart from the Ribble Valley, and higher than the North West and the England average. The table also shows that within Lancashire, the share of emissions attributable to industry and commerce is greatest in those boroughs where energy-intensive industrial activities have a disproportionate representation. This includes West Lancashire.

**Table 7.1:** Local and Regional Estimates of Carbon Dioxide Emissions (Source: Lancashire Profile 2010 (DECC 2007))

	CO <sup>2</sup> emissions (thousands of tonnes)					Per capita CO <sup>2</sup> emission (Tonnes)
	Industry & commerce	Domestic	Road transport	Land use change	Total	
Burnley	214	210	154	1	549	6.6
Chorley	199	258	395	10	861	8.7
Fylde	269	205	199	26	700	9.2
Hyndburn	201	190	187	2	580	7.1
Lancaster	312	314	346	21	992	6.9
Pendle	257	212	136	3	608	6.8
Preston	370	299	356	7	1032	7.8
Ribble Valley	893	155	122	10	1180	20.2
Rosendale	242	181	130	3	557	8.3
South Ribble	287	257	311	7	862	8.1
West Lancashire	438	275	274	98	1085	9.9
Wyre	312	270	238	47	867	7.8
<i>Lancashire</i>	<i>3994</i>	<i>2826</i>	<i>2848</i>	<i>235</i>	<i>9903</i>	<i>8.5</i>
<i>North West</i>	<i>25354</i>	<i>16406</i>	<i>14933</i>	<i>643</i>	<i>57336</i>	<i>8.4</i>
<i>United Kingdom</i>	<i>232945</i>	<i>145725</i>	<i>136361</i>	<i>-1815</i>	<i>513216</i>	<i>8.4</i>

### Fuel Consumption

7.3.3 Gas is the largest consumed fuel within West Lancashire, followed by electricity. Gas is a non-renewable fuel and will run out eventually. Use of both gas and electricity has been reducing slowly since 2005, with a visible increase in the proportion of energy generated from renewable and waste sources.

## Flood Risk

- 7.3.4 Figure 7.1 demonstrates that significant areas of land are potentially under threat from coastal and fluvial flooding. The highest areas of risk are to the north and west of the Borough, where coastal flooding is the greatest threat. The only significant sizeable settlement within such a high flood risk zone is Banks, which consists of approximately 1,364 properties and a population of 3,359. Sea embankments that are built to withstand a 1 in 75 year event protect the settlement of Banks and the land to the south. Other settlements in the north of the Borough including Hesketh Bank and Tarleton are not considered to be in a direct flood risk area.
- 7.3.5 The geographical landscape of West Lancashire is a low-lying fluvial plain which historically makes large areas of land prone to flooding. However, much of this land is used for agricultural purposes and is sparsely populated. Therefore the risk to people and properties is low.
- 7.3.6 Further threats of flooding affect the south west of the Borough and areas near the River Douglas, which stretches through the Borough from Hesketh Bank in the north to Appley Bridge in the south east. Along its route through the Borough the River Douglas passes close to a number of settlements including Hesketh Bank, Tarleton, Rufford, Parbold and Appley Bridge. Works are currently underway to improve flood defences on the upper reaches of the River Douglas in Wigan and on one of the tributaries, the River Yarrow in Croston. However, no improvements are planned for the river's course within West Lancashire in the near future.
- 7.3.7 The main settlements of Skelmersdale, Ormskirk and Burscough do not lie directly in areas of significant flood risk although properties located adjacent to the River Tawd in Skelmersdale and Sandy Brook in Ormskirk may be at some localised risk.

## Renewable Energy Capacity

- 7.3.8 The Renewable Energy Capacity Study for the Liverpool City Region Authorities and Merseyside identified a high wind resource within West Lancashire with average wind speeds of between 6.6 – 7.1 m/s. The assessment also suggested that a target of 27.44MW of electricity from wind energy development by 2020 would be achievable within West Lancashire. Two areas for commercial scale wind energy potential were identified in West Lancashire, with the caveat that there would need to be additional analysis as the study did not account for landscape impacts or localised feasibility.
- 7.3.9 The study also identified that Ormskirk Town Centre could be a potential energy priority zone for district heating. This is primarily due to the key anchor loads such as the swimming pool, hospital and other public buildings that would be required to ensure a network would be feasible. The capacities for biomass and wind energies for each local authority area within the Liverpool City Region are shown in Table 7.2.

**Figure 7.1** Flood risk levels in West Lancashire (Source: WLBC SFRA (Environment Agency) 2010)



**Table 7.2** Capacities for biomass and wind energy (Source: Renewables Study, 2010)

Approximate Priority Zone Capacities	Biomass CHP		Onshore wind (MWh)
	Electrical (Mwe est.)	Thermal (MW)	
Halt	0.7-1.0	0.8-1.3	-
Knowsley	9.0	9.9 est	-
Liverpool	5.4	6.5	-
Sefton	1.3	1.5	Up to 1,100
St Helens	0.4	0.5	-
Warrington	3.8	4.5	-
West Lancashire	0.8	1.0	Up to 2,200
Wirral	2.9	3.5	Up to 1,400
Total	24.3-24.6	18.3-18.8	Up to 5,500

### Effect of existing policies on current situation




- 7.3.10 The West Lancashire Replacement Local Plan (2001-2016) contains a number of policies that guard against flooding and ensure that renewable energy schemes are supported over the plan period. Policy EN3 (Coastal Zone) sets out the need to protect the coastal zone by ensuring that only appropriate development types are allowed in this area. Policy EN10 (Flood Risk) aims to avoid inappropriate development in areas at risk of flooding throughout the Borough. Policy SC12 (Renewable Energy) supports renewable energy proposals where they would not have a significant detrimental impact on the character or landscape value of an area.























## 7.4 What will the Situation be without the Plan?

- 7.4.1 The following section sets out the likely future evolution of the climatic factors and flooding baseline if the West Lancashire Local Plan Preferred Options are not adopted. If greenhouse gases, for instance CO<sup>2</sup>, are emitted worldwide at current levels then global temperatures are predicted to rise by up to 6°C by the end of the century. This is enough to make extreme weather events like floods and droughts more frequent in the future. Without adoption of the new plan, this trend is likely to continue, as new development will not necessarily take place in sustainable locations, leading to an increase in CO<sup>2</sup> emissions in the Borough.
- 7.4.2 As a result of climate change, there will be a greater risk of flooding due to heavier rainfall and increased sea levels. Within urban areas, the frequency and severity of flooding is expected to increase, due to the limited capacity of existing surface water drainage systems.
- 7.4.3 In the absence of the Local Plan policies, the saved policies of the West Lancashire Replacement Local Plan (2001-2016) would be used to determine development proposals. In terms of mitigating the effects of climate change and minimising potential flood risk to new development, the saved policies would have some degree of positive impact, as these issues are covered by policies in the replacement local plan. However, the potential increase in flood risk as a result of future climate change may lead to new areas throughout West Lancashire (that are not currently identified within the replacement local plan) becoming susceptible to flood risk. In this instance, the saved policies would be inadequate to prevent susceptible new development in these areas.

## 7.5 What will the Situation be under the Local Plan Preferred Options?

- 7.5.1 The West Lancashire Local Plan Preferred Options paper will have an impact on climatic factors and flooding in the Borough. The following table describes the degree of impact of each of the proposed policies on climatic factors and flooding.

KEY	
	Significant Effect
	Less Significant Effect
	Little or no Effect

Local Plan Policy Title	Degree of Impact Rating
SP1: A Sustainable Development Framework for West Lancashire	
SP2: Skelmersdale Town Centre – A Strategic Development Site	
SP3: Yew Tree, Burscough – A Strategic Development Site	
GN1: Settlement Boundaries	
GN2: Safeguarded Land	
GN3: Design of Development	
GN4: Demonstrating Viability	
GN5: Sequential Tests	
EC1: The Economy and Employment Land	
EC2: The Rural Economy	
EC3: Key Rural Development Sites	
EC4: Edge Hill University	
RS1: Residential Development	
RS2: Affordable Housing	
RS3: Purpose-Built Student Accommodation	
RS4: Sites for Gypsies & Travellers and Travelling Showpeople	
IF1: Maintaining Vibrant Town and Local Centres	
IF2: Enhancing Sustainable Transport Choice	
IF3: Service Accessibility and Infrastructure for Growth	
IF4: Developer Contributions	
EN1: Low Carbon Development and Energy Infrastructure	
EN2: Preserving and Enhancing West Lancashire's Natural Environment	
EN3: Provision of Green Infrastructure and Open Recreation Space	

### General comments

- 7.5.2 Overall, the implementation of the Local Plan Preferred Options paper should have a positive impact on the climatic factors and flooding sustainability topic. Although the growth over the



plan period is likely to lead to an increase in the volume of traffic travelling to and around the Borough (which would in turn increase CO<sub>2</sub> emissions), there are policies within the plan to counteract this negative impact, including to ensure that community facilities and services are in appropriate locations to reduce the need to travel; and the promotion of sustainable transport methods.

- 7.5.3 The majority of new development proposed within the plan is targeted towards areas that do not suffer from significant flood risk and a sequential approach is adopted to permission of development in flood zones 2 and 3.
- 7.5.4 The Local Plan Preferred Options paper promotes the development of renewable, low carbon and decentralised energy schemes over the plan period and highlights the importance of delivering low carbon development. Both these policy measures will help to minimise CO<sub>2</sub> emissions over the plan period.

### **Increase in Population**

- 7.5.5 Policy SP1 (A Sustainable Development framework) sets out the level of development that is proposed in the West Lancashire Borough across the plan period (2012-2027). The policy states that there will be a need for 4,650 new dwellings (net) and 75ha of land for employment uses over the period of the Local Plan. This level of development and increase in population will subsequently increase the amount of traffic travelling to and around the Borough. In turn, the increase in traffic will lead to an increase in CO<sub>2</sub> emissions over the plan period.
- 7.5.6 There are a number of policies within the Local Plan Preferred Options paper that aim to locate development in appropriate locations to accommodate growth but reduce the need to travel. The implementation of these policies will have a positive impact on the climatic factors and flooding topic area. Policy SP1 sets out that the majority of new development will be directed towards the three existing key service centres (Burscough, Ormskirk and Skelmersdale). These three settlements are the primary sustainable communities in the Borough that include all essential services and facilities and many desirable services and facilities (particularly Skelmersdale). Focusing new development in these settlements will reduce the need to travel to a certain extent, as these areas have existing services and facilities.
- 7.5.7 The settlement boundaries proposed in the Local Plan Preferred Options are set out in Policy GN1 (Settlement Boundaries). The settlement boundaries incorporate Greenfield and Green Belt land required to accommodate new development over and beyond the plan period. The aim of Policy GN1 is to ensure that new development is delivered within the settlement boundaries over and beyond the plan period. The implementation of this policy will have a positive impact on the climatic factors topic through reducing the need to travel, which will subsequently lead to a reduction in carbon emissions.
- 7.5.8 Policy GN2 (Safeguarded Land) sets out land has been safeguarded within the settlement boundaries in West Lancashire and which will be protected from development. Planning permission will be refused for development proposals which would prejudice the development of this land in the future. Land is safeguarded within the settlements boundaries for either: development needs beyond 2027; or for the "Plan B" approach should it be required. The safeguarding of this land will ensure that in the long term (beyond 2027); development is located within existing settlement boundaries, which will reduce the need to travel. This will help to minimise CO<sub>2</sub> emissions in the Borough.



- 7.5.9 More specifically, Policy SP3 (Yew Tree, Burscough – A Strategic Development Site) proposes significant growth towards the south of the town. The policy highlights how a new primary school, local convenience shops and a new youth and community centre will be developed as part of the strategic development site. The inclusion of these services will reduce the need for people moving to the area to travel in order to access key services. This will have a positive impact on minimising CO<sub>2</sub> emissions within Burscough.
- 7.5.10 Policy IF3 (Service Accessibility and Infrastructure for Growth) identifies the need to make the most of existing infrastructure by focussing new development in sustainable locations with the best infrastructure capacity. The policy also highlights the need to co-locate new public facilities and services, creating “community hubs” and providing a range of services in one sustainable and accessible location. The implementation of this policy will have a positive impact on the SA objectives within the climatic factors topic area.

### **Sustainable Travel**

- 7.5.11 Measures to deliver sustainable transport solutions alongside new development are identified within a number of policies in the Local Plan Preferred Options. Through encouraging people in West Lancashire to utilise sustainable transport solutions (as opposed to the private car), the amount of CO<sub>2</sub> emissions produced will be reduced, which would have a positive impact on climatic factors and flooding.
- 7.5.12 In particular, Policy IF2 (Enhancing Sustainable Transport Choice) highlights that over the Local Plan period the council will seek to provide additional footpaths and cycleways where appropriate, encourage greater use of public transport facilities, improve public transport to rural areas of the Borough and promote low carbon travel choices. The policy also promotes the creation of new transport infrastructure including a new rail station, a new bus station, improved cycle linkages between Ormskirk and Burscough and the provision of a new rail link between Ormskirk & Preston and Southport & Wigan. The implementation of this policy will have a positive impact on the climatic factors topic area.
- 7.5.13 Policy GN3 (Design of Development) highlights the need for new development in West Lancashire to integrate well with the surrounding area and provide safe, convenient and attractive pedestrian and cycle access; and prioritise the convenience of pedestrians, cyclists and public transport users. Both measures will help to promote the use of sustainable travel as part of delivering new development in the Borough, which will reduce CO<sub>2</sub> emissions.
- 7.5.14 Furthermore, Policies SP2 (Skelmersdale Town Centre), SP3 and EC4 (Edge Hill University) all aim to ensure that provisions for ensuring sustainable transport methods are provided as part of delivering growth in the key service centres in West Lancashire. This will help to ensure that CO<sub>2</sub> emissions from travel are kept to a minimum in these areas when delivering new development.

### **Flood Risk**

- 7.5.15 A large proportion of new development will be directed towards the three existing key service centres (Burscough, Ormskirk and Skelmersdale), which do not lie directly in areas of significant flood risk. Subsequently, this will ensure that the majority of new development is not located in areas that are at significant risk of flooding.
- 7.5.16 Policy SP1 aims to ensure that development is directed away from Flood Zones 2 and 3 wherever possible, with the exception of water compatible uses and key infrastructure. The

policy also highlights how development will only be permitted in Flood Zones 2 and 3 where a site-specific Flood Risk Assessment, which is approved by the Environment Agency, identifies that any impact on flood risk, including that associated with ground and surface water flooding, will be mitigated through the development proposals. The implementation of this policy will have a positive impact on the climatic factors and flooding topic area.

- 7.5.17 Policy GN3 identifies the need for new development in West Lancashire to incorporate sustainable drainage systems where feasible, or, where it is not feasible, incorporate features to reduce the amount of surface water run-off. As part of delivering development that adapts to climate change, Policy EN1 (Low Carbon Development and Energy Infrastructure) requires all development to be located away from areas at risk of flooding. The implementation of these two policies will further contribute towards a positive impact on the SA objectives within the climatic factors and flooding topic area.
- 7.5.18 Policy IF4 (Developer Contributions) sets out the type of developer contributions that will be sought through development proposals in West Lancashire. Contributions may be sought for flood prevention works. This contributes towards a positive impact on the climatic factors and flooding topic area.

### Energy Efficiency

- 7.5.19 The Local Plan Preferred Options paper encourages the development of renewable energy schemes throughout West Lancashire over the plan period. The overarching policy in terms of renewable energy development is Policy EN1 (Low Carbon Development and Energy Infrastructure). The policy sets out a series of standards that all redevelopment will be required to adhere to, including: Code for Sustainable Homes Level 3 as a minimum standard for new residential development and conversions, rising to Level 4 in 2013 and to Level 6 in 2016; and BREEAM 'very good' standard as a minimum for new commercial buildings of more than 1000m<sup>2</sup>, rising to excellent by 2013. The policy also sets out the need to deliver low and zero carbon energy infrastructure throughout West Lancashire. This involves requiring all major development to explore the potential for a district heating or decentralised energy network. The implementation of this policy will ensure renewable energy and low carbon infrastructure is delivered in West Lancashire, which will help to reduce CO<sub>2</sub> emissions released over and beyond the plan period.
- 7.5.20 Policies SP3, EN4, and GN3 also incorporate measures that will help to ensure that low carbon and renewable energy schemes are delivered over and beyond the plan period. Policy IF4 sets out the type of developer contributions that will be sought through development proposals in West Lancashire. Contributions may be sought for climate change and energy initiatives. Policy IF2 sets out that developments may be required to provide an electric vehicle recharging point, which will facilitate the use of electric vehicles during and beyond the plan period. These will contribute towards a positive impact on the climatic factors and flooding topic area.

## 7.6 What will the Situation be under the Local Plan Alternative Options?

- 7.6.1 The "Alternative" options considered in relation to each of the policies that have a "significant" or "less significant" effect on SA objectives 16 and 18 are appraised, in comparison to the preferred option, in Appendix 4. In summary, the following preferred policies are generally more

sustainable or equally sustainable in relation to climatic factors and flooding than their alternative options:

- SP1, SP2, SP3, GN1, GN3, IF2, IF3, IF4, EN1, EN2, EN3 and EN4.

7.6.2 One preferred policy, however, has a greater negative effect on climatic factors and flooding than its alternatives. This was:

- EC4 – Within alternative option 1, no expansion will be delivered on the Edge Hill University site and by default, the lack of development would result in no new negative impacts on climatic factors and flooding.

## 7.7 Recommendations for Mitigation and/or Enhancement

7.7.1 This section identifies ways in which negative impacts can be mitigated and positive impacts can be enhanced to improve sustainability of the plan in relation to climatic factors and flooding.

### Mitigation of Negative Effects

7.7.2 The potential negative effects on climatic factors and flooding can be summarised as follows:

- The level of development proposed over the plan period within the Local Plan Preferred Options paper would lead to a growth in the population of the Borough. In turn, this would lead to an increase in the amount of traffic travelling to and around the Borough. This is likely to lead to an increase in CO<sub>2</sub> emissions emitted over the plan period, which would have a negative impact.

7.7.3 There are measures included within the plan to mitigate this negative impact. The overall direction of development towards the key service centres and within settlement boundaries will help reduce the need for people to travel by private vehicle in order to access key services. Policy IF3 encourages the co-location of new public facilities and services in sustainable locations, which will further contribute towards reducing the need to travel over the plan period. Furthermore, Policies SP2, SP3, EC4 and IF2 promote the use of sustainable transport methods. This will help to minimise the volume of CO<sub>2</sub> emissions released through private travel.

### Enhancement of Positive Effects

7.7.4 Potential positive impacts on the topic area of climatic factors and flooding can be summarised as follows:

- Policy IF3 encourages the co-location of new public facilities and services in sustainable locations, which will help to reduce the need to travel over the plan period. In turn, this will help to minimise the amount of CO<sub>2</sub> emissions released.
- Policies SP2, SP3, EC4 and IF2 incorporate measures to promote the use of sustainable transport methods over the plan period. These measures will help to minimise the volume of CO<sub>2</sub> emissions released through private travel.
- A number of policies within the plan (including Policies EN1, SP3, EN4 and GN3) emphasise the importance of delivering low carbon development over the plan period. The

delivery of low carbon development will have a positive impact on ensuring CO<sub>2</sub> emissions are minimised over the plan period.

- Policies SP1 and IF4 identify the importance of delivering new development within the Borough in the context of preventing flood risk.

## 7.8 Monitoring

7.8.1 To monitor the impacts of the Local Plan Preferred Options Paper on climatic factors and flooding, appropriate indicators could be selected from the following list:

- CO<sub>2</sub> emissions by sector and per capita emissions;
- Average annual domestic consumption of gas and electricity (kwh);
- Renewable energy capacity installed by type;
- % reduction of the per capita CO<sub>2</sub> emissions in the Local Authority area;
- Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds;
- Number of approvals incorporating EA advice on flood mitigation guidelines;
- Properties at risk of flooding;
- Renewable energy capacity installed by type;
- % reduction of the per capita CO<sub>2</sub> emissions in the Local Authority area;
- Energy use (gas and electricity);
- % of commercial buildings meeting BREEAM Very Good standard;
- Amount of energy produced by renewable energy sources; and
- Energy efficiency – the average SAP rating of local authority owned dwellings (1-highly inefficient, 100-highly efficient).

## 7.9 Summary of Impacts

### KEY

Very Positive	Positive	No Effect	Negative	Very Negative
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Type of Impact	Local Plan Preferred Options Paper	Local Plan plus other plans, programmes, etc.
<b>Short / medium term (to about 2027)</b>	<p>Overall, the implementation of the Local Plan Preferred Options paper will have a positive impact on climatic factors and flooding. Although the growth in population over the plan period will lead to an increase in the amount of traffic travelling to and around the Borough (which will in turn increase CO<sub>2</sub> emissions), there are sufficient policy measures within the plan to counteract this negative impact.</p> <p>The majority of new development proposed within the plan is targeted towards areas that do not suffer from significant flood risk. However, there are policies to ensure that development will only be permitted in Flood Zones 2 and 3 if it can be shown that there is no alternative site for development outside these flood zones.</p> <p>The Local Plan Preferred Options paper promotes the development of development of renewable, low carbon and decentralised energy schemes over the plan period and highlights the importance of delivering low carbon development. This will help to minimise CO<sub>2</sub> emissions over the plan period, and contribute positively.</p>	<p>A number of plans and programmes at all spatial levels in the UK, including the Climate Change Act (2008), the Planning and Energy Act (2008) and PPS25 (Development and Flood Risk, 2006) will strengthen the impact of the Local Plan and emphasise the importance of this topic area.</p>
<b>Long term (beyond 2027)</b>	<p>In the long term the Local Plan policies relating to climatic factors and flooding may have less of an impact as new guidance and legislation is introduced.</p> <p>However, by ensuring that new development in West Lancashire is directed towards the key service centres (which are regarded as the most sustainable locations in terms of access to public transport and key services), there is likely to be a positive impact on the Borough.</p>	<p>Over the long term, national and regional legislation and guidance may emerge which will strengthen the targets for carbon emissions reduction and will ensure that environments are adaptable. This may outdate the Local Plan policies.</p>
<b>Areas likely to be significantly</b>	The main towns located within West Lancashire (Skelmersdale, Burscough and	

Type of Impact	Local Plan Preferred Options Paper	Local Plan plus other plans, programmes, etc.
<b>affected</b>	<p>Ormskirk) are most likely to be impacted by climatic factors due to the high level of development proposed in these areas. This will increase the carbon emissions in these areas through an increase in population, which will lead to a negative impact on the climate.</p> <p>Areas towards the east and north of the Borough are most susceptible to flooding. These are likely to be positively affected by the proposed policies due to the measures incorporated that aim to protect areas at risk of flooding.</p>	
<b>Permanent vs. Temporary</b>	<p>The majority of impacts relating to climatic factors and flooding will be permanent, especially in terms of reducing carbon emissions; ensuring developments are adaptable to climatic shifts and locating new development away from flood risk.</p>	
<b>Secondary or indirect</b>	<p>Aside from the direct effects that new development can have on climatic factors and flooding, any negative effects in relation to air quality and transportation may have indirect effects. A reduction in air quality or an increase in travel (especially by car) throughout West Lancashire would make the local effects of climate change worse through an increase in carbon emissions.</p>	



## 8 Transportation and Air Quality

### 8.1 Introduction

- 8.1.1 Transportation networks play a critically important role in the sustainable development of a Borough, enabling people and goods to move around. West Lancashire's transportation networks are vital for those living, working and visiting the Borough, providing local accessibility to key locations as well as connectivity to wider, sub-regional networks.
- 8.1.2 Ensuring that residents and visitors have a choice of sustainable modes of travel, including public transport, walking and cycling, helps to increase accessibility to key employment, education, training and leisure opportunities as well as improving health and well-being through more active lifestyles.
- 8.1.3 Similarly, many businesses require an efficient local transport network, so ensuring that new development is located centrally or is accessible by a variety of transport modes helps to increase accessibility to goods, services and amenities and to secure the viability of their operations.
- 8.1.4 Therefore, it is important to ensure that transport infrastructure is able to safely and efficiently cope with demand and provide choice of transportation, thereby reducing the impact of congestion on the Borough's roads.
- 8.1.5 The effects on health of transport-related air pollution are among the leading concerns about transport. The increased intensity of private motorised transport has led to greater emissions of air pollutants and greater exposure of people to hazardous pollution that causes serious health problems.
- 8.1.6 When air pollution is present in high concentrations it can cause various health effects ranging from irritation of the eyes, nose and throat, to the worsening of lung and heart diseases. In addition to impacts on human health, annual levels of nitrogen dioxide (mainly from traffic) and sulphur dioxide (mainly from industry) can impact on vegetation and ecosystems. Air pollutants can also lead to the soiling and corrosion of buildings.
- 8.1.7 In recent years there has been a growing body of evidence to suggest that poor air quality may have a cumulative effect, which may be chronic for sensitive individuals.
- 8.1.8 Actions to reduce air pollution are also often actions to tackle climate change, for example through reducing local emissions from transportation, tackling outputs of local pollutants as well as those of greenhouse gases. Therefore, there is some overlap between this topic and climatic factors and flooding.

#### Identification of the Applicable SA Objectives

- 8.1.9 The following Sustainability Objectives have previously been identified as the most relevant to Transportation and Air Quality:

Number	Objective	Locally Distinctive Sub-Criteria
11	To reduce the need to travel, improve the choice and use of sustainable transport modes	<p>To reduce the need to travel, and improve the choice and use of sustainable transport modes.</p> <p>Will the plan / policy reduce vehicular traffic and congestion?</p> <p>Will the plan / policy increase access to and opportunities for walking, cycling and use of public transport?</p> <p>Will the plan / policy reduce freight movement?</p> <p>Will the plan / policy improve access to and encourage the use of ICT?</p> <p>Will the plan / policy improve the efficiency of the transport network?</p>
17	To protect and improve noise air quality	<p>Will the plan / policy maintain or, where possible, improve local air quality?</p> <p>Will the plan / policy reduce noise and light pollution?</p>

## 8.2 What is the Policy Context?

- 8.2.1 There is a range of policy which is relevant to the transportation and air quality topic at the national, sub-regional and local level. The key policy documents are set out below.

### National Policy

#### Air Quality

##### The Air Quality Standards Regulations (2010)

- 8.2.2 The Regulations transpose into UK law set standards (binding limit values) and assessment criteria for air quality, as required by the EU Air Quality Directive and Daughter Directives.

##### Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2010)

- 8.2.3 The Government's revised strategy - required under the Environment Act 1995 - sets out plans to improve and protect air quality in the UK. It considers ambient air quality only, leaving occupational exposure, in-vehicle exposure and indoor air quality to be addressed separately.
- 8.2.4 The strategy sets health-based objectives for nine main air pollutants. The pollutants covered are: Benzene; 1,3-butadiene; carbon monoxide (CO); lead; nitrogen dioxide (NO<sub>2</sub>); ozone; particles (PM<sub>10</sub>); sulphur dioxide (SO<sub>2</sub>); and polycyclic aromatic hydrocarbons. Performance against these objectives is monitored where people are regularly present and might be exposed to air pollution.

##### Planning Policy Statement 1: Delivering Sustainable Development (2005)

- 8.2.5 PPS1 sets out how planning should contribute to sustainable patterns of urban and rural development. PPS1 states that development plan policies should take account of environmental issues such as air quality and pollution.

### **Planning Policy Statement 23: Planning and Pollution Control (2004)**

- 8.2.6 PPS23 advises that any consideration of the quality of air leading to impacts on health is capable of being a material planning consideration, in so far as it arises or may arise from, or may affect any land use.

### **Air Quality and Climate change – A UK Perspective (2007)**

- 8.2.7 The links between climate change and air quality mitigation / improvements should be explored in policy development and measures that result in benefits for both air quality and climate should be concentrated on.

### **Transportation**

- 8.2.8 The key national policy documents that set the context for transportation are:
- PPG13 Transport (2003);
  - PPS1 Delivering Sustainable Development (2005);
  - Towards a Sustainable Transport System: Supporting Economic Growth in a Low-Carbon World (DfT, 2007); and
  - The Transport White Paper: The Future of Transport – A Network for 2030 (2004).
- 8.2.9 Collectively these documents guide Local Development Documents, Local Transport Plans and transport proposals to:
- Be complementary and joined up in relation to priorities and investment (this also includes at the regional and national level);
  - Aim to break down unnecessary barriers and exclusions in a manner that benefits the entire community, including reducing crime and the fear of crime and ensuring community safety and road safety;
  - Give priority to people over ease of traffic movement by providing more road space to pedestrians, cyclists and public transport in town centres, local neighbourhoods and other areas with a mixture of land uses;
  - Contain clear, comprehensive and inclusive access policies by making maximum use of the most accessible sites, such as those in town centres and others which are, or will be, close to major transport interchanges;
  - Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling and reduce the need to travel, especially by car, thus maximising competitiveness and productivity and promoting greater equality and choice of transport opportunity;
  - Account for the needs of disabled people as pedestrians, public transport users and motorists; and

- Reduce transport's emissions of CO<sub>2</sub> and other greenhouse gases and improve air quality, thereby contributing to better health and improving the quality of life, including a healthy natural environment.

## Regional Policy

### **The North West of England Plan Regional Spatial Strategy to 2021 (2008)**

8.2.10 The North West of England Plan Regional Spatial Strategy to 2021 (2008) seeks to ensure that air quality is improved within the region and sufficient transport schemes are delivered. The plan incorporates a number of measures that aim to:

- Mitigate the impacts of road traffic on air quality;
- Reduce traffic growth, promote walking, cycling and public transport;
- Provide good public transport links to surrounding towns and villages;
- Ensure safe, reliable and effective operation of the region's transport networks; and
- Manage travel demand and deliver an integrated transport network.

## Sub-Regional Policy

### **Transportation**

#### **Lancashire Local Transport Plan 3 (LTP3) 2011-2021 (November 2010)**

8.2.11 LTP 3 sets out Lancashire County Council's transport priorities for the next ten years (2011-2021). The top three priorities for Lancashire that are set out in the LTP are to: deliver economic growth, through the creation of jobs and access to employment; invest in the safety of our children and young people in the early years; and ensure that the current transport infrastructure is maintained. A number of aims are also set out within LTP3. These include:

- Reduce congestion and delay;
- Improve highway links and junctions;
- Reduce journey times;
- Improve connections and links;
- Promote the case for major infrastructure investment;
- Develop bus stations and interchanges;
- Promote sustainable travel options to important visitor destinations; and
- Ensure adequate parking is delivered throughout the Borough.

#### **Lancashire and Cumbria Route Utilisation Strategy August 2008 and Merseyside Route Utilisation Strategy March 2009**

8.2.12 The Lancashire and Cumbria RUS considers the future of the rail system in Lancashire and Cumbria over primarily a 10 year time period, but also takes into account the Government's

2007 White Paper “Delivering a Sustainable Railway” to give a 30-year context. The RUS examines the current and future freight and passenger markets and assesses the predicted growth in each and seeks to accommodate this growth. A number of small investments are proposed at Preston, Carlisle, Ormskirk, Blackburn and Burscough Junction to improve interchanges and a standard hourly service between Southport, Preston and Ormskirk. The Northern Line of the Merseyside RUS, which serves Ormskirk via Liverpool Central, is covered by the Merseyside Route Utilisation Strategy. The Merseyside RUS recommended further work be undertaken to investigate the business case for a new rail station for Skelmersdale.

## Local Policy

### Transportation

#### West Lancashire Integrated Transport Review (May 2008)

- 8.2.13 The report is a strategic review of passenger transport within West Lancashire. The study analyses key issues, relevant information and explores opportunities for improvements to passenger transport in West Lancashire to inform strategic and operational planning by the Local Strategic Partnership (LSP). The review of passenger transport identified a broad range of service provision throughout West Lancashire including scheduled bus services, rail provision (including in relation to the Kirkby-Wigan line), community, school and health transport. The accessibility assessment conducted as part of the review concluded that Bickerstaffe, Crawford, Great Altcar and Holmeswood suffer from the lowest level of accessibility in West Lancashire.

## 8.3 What is the Situation Now?

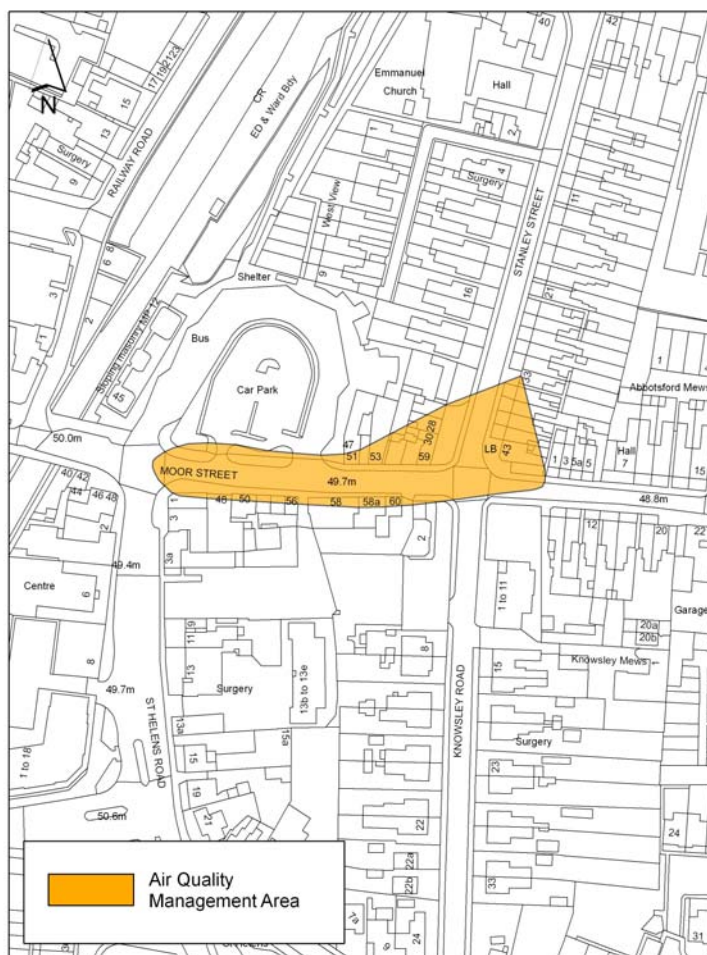
### Air Quality

- 8.3.1 Since December 1997 each local authority in the UK has been carrying out a review and assessment of air quality in their area. This involves measuring air pollution and trying to predict how it will change in the next few years. The aim of the review is to make sure that the national air quality objectives will be achieved throughout the UK by the relevant deadlines. If a local authority finds any areas where the objectives are not likely to be achieved, it must declare an Air Quality Management Area (AQMA) there. The rural nature of West Lancashire means that it has relatively good air quality compared to urban Boroughs, where there are higher levels of traffic and industry emissions. West Lancashire has only one Air Quality Management Area (AQMA), which is located in Moor St, Ormskirk (see figure 8.1). This area suffers from congestion and bottle necks from traffic travelling through Ormskirk town centre.

### Combined Air Quality

- 8.3.2 The urban area of Up Holland, close to the intersection of the M6 and M58 motorways, is the only part of the authority that is classified in the worst air quality category in Lancashire (see figure 8.2). A Lower Super Output Area (LSOA) within North Meols is rated as one of the best areas of air quality in the whole of Lancashire (Source: Lancashire Profile 2010).

**Figure 8.1 AQMA, Moor Street, Ormskirk (Source: WLBC 2010)**

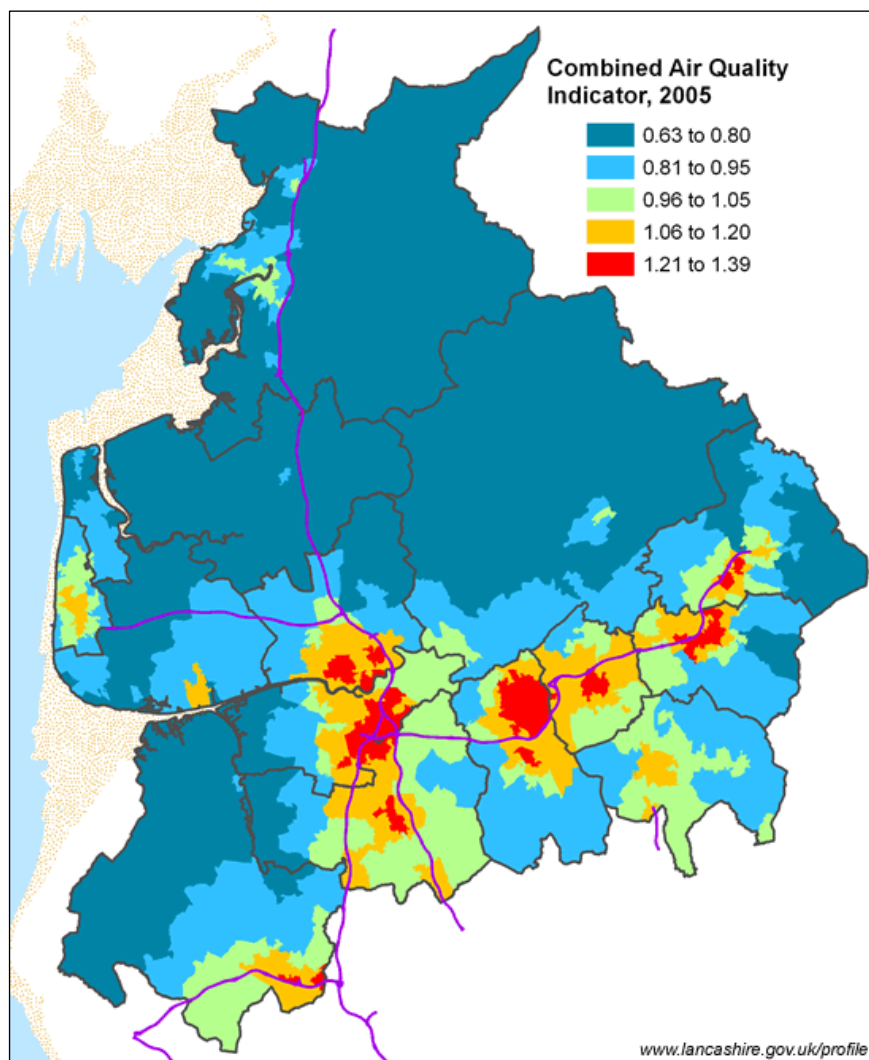


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**Figure 8.2:** Combined Air Quality Indicator Scores, 2005 (Source: Lancashire Profile 2010)



## Carbon Dioxide Emissions

- 8.3.3 The total carbon dioxide emissions in West Lancashire are high in comparison to most other Lancashire authorities, and the rate for tonnes per person is noticeably above the national level. Emissions from the industry and commerce sector are relatively high, and those from land-use change are also quite significant in comparative terms, reflecting the agricultural activity in the area.

**Table 8.1:** Local and Regional Estimates of Carbon Dioxide Emissions, 2007 (Source Lancashire Profile 2010)

	CO <sup>2</sup> emissions (thousands of tonnes)					Per capita CO <sup>2</sup> emission (Tonnes)
	Industry & commerce	Domestic	Road transport	Land use change	Total	
Burnley	214	210	154	1	549	6.6
Chorley	199	258	395	10	861	8.7
Fylde	269	205	199	26	700	9.2
Hyndburn	201	190	187	2	580	7.1
Lancaster	312	314	346	21	992	6.9
Pendle	257	212	136	3	608	6.8
Preston	370	299	356	7	1032	7.8
Ribble Valley	893	155	122	10	1180	20.2
Rossendale	242	181	130	3	557	8.3
South Ribble	287	257	311	7	862	8.1
West Lancashire	438	275	274	98	1085	9.9
Wyre	312	270	238	47	867	7.8
<i>Lancashire</i>	<i>3994</i>	<i>2826</i>	<i>2848</i>	<i>235</i>	<i>9903</i>	<i>8.5</i>
<i>North West</i>	<i>25354</i>	<i>16406</i>	<i>14933</i>	<i>643</i>	<i>57336</i>	<i>8.4</i>
<i>United Kingdom</i>	<i>232945</i>	<i>145725</i>	<i>136361</i>	<i>-1815</i>	<i>513216</i>	<i>8.4</i>

## Transportation

- 8.3.4 The majority of the Borough has relatively good road access to the neighbouring towns of Southport, Preston, St Helens, Wigan and Liverpool. There are also good connections to the wider motorway network via the M58 and M6. However, there is a major issue regarding traffic congestion around Ormskirk Town Centre as a result of the one-way system on the A570.
- 8.3.5 Three rail lines run through the Borough, providing links to Liverpool, Preston, Southport, Wigan and Manchester, although interchanging between these lines within the Borough can be difficult. There are regular bus services between Southport and Wigan but public transport in the remainder of the Borough is generally poor, particularly in the rural areas.

## Effect of existing policies on current situation




- 8.3.6 The West Lancashire Replacement Local Plan (2001-2016) contains a number of policies to ensure that air quality throughout the Borough is protected and sustainable transport promoted. Policy DS1 (Location of Development) highlights the importance of locating new development to ensure that sensitive uses are not located close to potentially polluting development. The implementation of this policy contributes towards protecting air quality when considering the location of sensitive uses within West Lancashire. Policies SC6 (Roads), SC7 (Public Transport) and SC9 (Cycling and Walking Facilities) aim to encourage the use of sustainable transport methods throughout the Borough.


















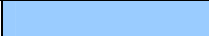






## 8.4 What will the Situation be without the Plan?

- 8.4.1 The following section sets out the likely future evolution of the Transportation and Air Quality baseline if the West Lancashire Local Plan Preferred Options are not adopted. Without new policies that promote sustainable transport, improved accessibility and a greater choice in modes of transport, the numbers of cars on the roads in West Lancashire will increase. This will have an inevitable knock-on effect on congestion (and therefore air quality) and on road safety.
- 8.4.2 Ultimately, the most significant drawback going forward without any new planning policy on sustainable transport is that the saved Local Replacement Plan would begin to become out of date as new issues in relation to transport arise in the future that cannot be dealt with by existing policy. This will make it very difficult to deliver sustainable transport initiatives through the planning system and will make planning policy inconsistent with local, sub-regional and national transport policy. As such, it would not only be unsustainable to attempt to move forward without new policy, it would make the Borough unattractive for new development and limit progress on addressing social inequality and promoting economic development.
- 8.4.3 Without the plan, there could be a decrease in air quality in the Borough; and this could have adverse effects on health in the Borough.
- 8.4.4 Much of the census data does not show past trends, reporting only the position at the 2001 census, and so it is difficult to predict future trends. However, it is likely that car ownership and use will increase, and given the anticipated growth of population in the Borough, are likely to rise even further. An increase in the number of cars on the road will have implications for congestion and traffic levels, noise, pollution, the environment and sustainability.
- 8.4.5 Without intervention, public transport use will remain relatively low whilst the level of public transport services in many places, particularly rural areas, will remain low and infrequent. This has implications on the accessibility of services and employment.
- 8.4.6 The car will remain the most popular method of transport, with levels of variation across the Borough.
- 8.4.7 West Lancashire residents will continue to commute to other areas, namely Sefton, to seek employment as the diversity and availability of employment in West Lancashire is unlikely to improve.

## 8.5 What will the Situation be under the Local Plan Preferred Options?

8.5.1 The Local Plan Preferred Options will have an impact in a variety of ways. The following table identifies the significance of impact of each of the policies on transportation and air quality.

KEY	
	Significant Effect
	Less Significant Effect
	Little or no Effect

Local Plan Policy Title	Degree of Impact Rating
SP1: A Sustainable Development Framework for West Lancashire	
SP2: Skelmersdale Town Centre – A Strategic Development Site	
SP3: Yew Tree, Burscough – A Strategic Development Site	
GN1: Settlement Boundaries	
GN2: Safeguarded Land	
GN3: Design of Development	
GN4: Demonstrating Viability	
GN5: Sequential Tests	
EC1: The Economy and Employment Land	
EC2: The Rural Economy	
EC3: Key Rural Development Sites	
EC4: Edge Hill University	
RS1: Residential Development	
RS2: Affordable Housing	
RS3: Purpose-Built Student Accommodation	
RS4: Sites for Gypsies & Travellers and Travelling Showpeople	
IF1: Maintaining Vibrant Town and Local Centres	
IF2: Enhancing Sustainable Transport Choice	
IF3: Service Accessibility and Infrastructure for Growth	
IF4: Developer Contributions	
EN1: Low Carbon Development and Energy Infrastructure	
EN2: Preserving and Enhancing West Lancashire's Natural Environment	
EN3: Provision of Green Infrastructure and Open Recreation Space	
EN4: Preserving and Enhancing West Lancashire's Built Environment	

8.5.2 The following discussion is an assessment of the likely impacts of the Local Plan Preferred Options on transportation and air quality.

## General Comments

- 8.5.3 Generally, the Local Plan Preferred Options paper has a positive impact on air quality, mainly via indirect impacts. Some of the policies detail the need to locate new development sustainably and promote public transport provision within West Lancashire, which will have a positive impact on air quality. The Local Plan Preferred Options Paper also promotes renewable energy schemes as part of a low carbon economy, which is likely to have a positive impact on air quality.
- 8.5.4 A number of the policies within the Local Plan Preferred Options Paper significantly and directly affect transportation in the Borough. All new development has to be accessible and this creates changes in transport and movement patterns; therefore any policy proposing new development will have at least a “less significant” effect. Other policies concerning transportation, movement and access proposals will clearly have a “significant” effect.
- 8.5.5 The overall effect of the Local Plan Preferred Options Paper on transportation sustainability is positive.

## Location of New Development

- 8.5.6 Policy SP1 (A Sustainable Development Framework for West Lancashire) sets the overall context as to where the main areas of new development in West Lancashire will be directed. It highlights Skelmersdale, Ormskirk and Burscough as the three key locations for new development. This is sustainable in that they are the largest centres, with reasonable existing access to services and public transport.
- 8.5.7 The settlement boundaries proposed in the Local Plan Preferred Options are set out in Policy GN1 (Settlement Boundaries). The aim of Policy GN1 is to ensure that new development is delivered within the settlement boundaries over and beyond the plan period. The implementation of this policy will have a positive impact on this topic area through reducing the need to travel, which will subsequently lead to a reduction in carbon emissions.
- 8.5.8 Policy GN2 (Safeguarded Land) highlights land that has been safeguarded within the settlement boundaries in West Lancashire. This land will be protected from development and planning permission will be refused for development proposals which would prejudice the development of this land in the future. Land is safeguarded within the settlement boundaries for either development needs beyond 2027; or for the “Plan B” approach should it be required. The safeguarding of this land will ensure that in the long term (beyond 2027); development is located within existing settlement boundaries, which will reduce the need to travel. This will help to minimise CO<sub>2</sub> emissions in the Borough.
- 8.5.9 The overarching policy for delivering sustainable transport provisions throughout West Lancashire over the plan period is Policy IF2 (Enhancing Sustainable Transport Choice). The policy sets out measures that will have a significant positive impact on ensuring that sustainable transport choice is provided. These include the provision of alternative means of transport such as walking and cycling and improvements to public transport to rural parts of the Borough.
- 8.5.10 The general ethos of the Policy IF2 promotes improved accessibility and encourages the use of more sustainable forms of transport. The policy seeks to reduce the need to travel by car and promotes the use of travel plans for all appropriate development. The policy promotes the provision of additional footpaths and cycleways where appropriate. The implementation of this

policy is likely to have a positive impact on reducing the need to travel, improving choice and use of sustainable transport modes and improving air quality in the Borough. A reduction in congestion in Ormskirk and Burscough will also have a positive impact on the local economy by improving the attractiveness of the two towns to new economic development.

- 8.5.11 The policies within the Local Plan Preferred Options Paper that identify proposals for the strategic development sites all incorporate measures that will ensure a positive impact on the transportation sustainability topic. Policy SP2 (Skelmersdale Town Centre) highlights the need to improve pedestrian and cycle linkages into the town centre from surrounding residential areas, which will help to promote cycling and walking in and around the town centre. Policy SP3 (Yew Tree Farm, Burscough – A Strategic Development Site) identifies the need to ensure an appropriate road network is delivered as part of the development site to ensure that access is provided. As part of developing Edge Hill University in Ormskirk, Policy EC4 identifies the need to prepare travel plans and parking strategies to encourage sustainable travel and improve access to the campus. This will help to promote the use of public transport when travelling to and from the university.
  
- 8.5.12 The type of developer contributions that may be sought as part of delivering new development are set out in Policy IF4 (Developer Contributions) and include transport provisions (highway, rail, bus and cycle network). Delivery of these provisions would support the development of sustainable transport choice over the plan period. Furthermore, the implementation of policies IF3 (Service Accessibility and Infrastructure for Growth) and EC1 (The Economy and Employment Land) will also have a positive impact on this topic area through encouraging new development that is accessible by public transport.
  
- 8.5.13 Policy GN3 (Design of Development) also incorporates measures that will have a positive impact on transportation and air quality objectives. It highlights the need for new development to: provide safe, convenient and attractive pedestrian and cycle access; prioritise the convenience of pedestrians, cyclists and public transport users over car users; and create an environment that is accessible to all sectors of the community including children, elderly people and people with disabilities.

### **Parking Standards**

- 8.5.14 Policy IF2 and Appendix F of the Local Plan Preferred Options Paper set out the Council's car parking standards. Allowing for a variation in car parking standards for residential development by the number of bedrooms could mean that there is a lower potential demand for on-street parking in locations with larger units. Consequently there could be less risk to road safety and the quality of the urban environment. Policy IF2 is considered flexible as it allows for developers to provide more or less parking at new developments if it is needed, if there is evidence to do so.
  
- 8.5.15 Outlining standards for cycle parking provision through Policy IF2 will ensure that new development provides appropriate provision for cyclists, this will help encourage cycling and will have a positive impact on reducing congestion in the Borough and will also have a positive in-direct positive impact on health in the Borough.
  
- 8.5.16 The requirement for set standards for disabled parking provision will ensure that new development is accessible to all parts of the community and will therefore help increase social inclusion.



## Transportation Proposals and Initiatives

- 8.5.17 Policy IF2 outlines the key transport proposals for the Borough, including:
- The proposed A570 Ormskirk bypass;
  - A new rail station in Skelmersdale including a new track and electrification of existing track;
  - An appropriate rail link made between the Ormskirk-Preston line and Southport-Wigan line;
  - Electrification of the railway line between Ormskirk and Burscough;
  - The remodelling of the bus station at Ormskirk, providing improved linkages with Ormskirk Railway Station;
  - A new Bus Station at Skelmersdale;
  - Improved cycle linkages between Ormskirk and Burscough;
  - Improved car park management within Ormskirk;
  - The provision of three linear parks; and
  - Any potential park and ride schemes associated with public transport connections.
  - Any potential green travel improvements associated with access to the Edge Hill University Campus on St. Helens Road, Ormskirk.
- 8.5.18 The implementation of these schemes would have a positive impact on transportation sustainability by improving sustainable transport choice within West Lancashire over the plan period. Although development within Ormskirk over the plan period is likely to contribute towards existing congestion, the development of the Ormskirk Bypass would help to relieve this situation.
- 8.5.19 The development of three linear parks, along with the provision of green infrastructure improvements within the Borough over the plan period (set out in Policy EN3 – Provision of Green Infrastructure and Open Recreation Space) would help to promote walking and cycling.
- 8.5.20 Transport and access to services is one of the biggest concerns for many people living in rural areas in the Borough. It impacts on local people's access to employment, education and key services including health care and leisure and recreational facilities. The improvement of public transport to rural parts of the Borough and the implementation and support of “innovative rural transport initiatives” through Policy IF2 will have a positive social impact on the Borough.

## Delivering Development and its affect on Transportation and Air Quality

- 8.5.21 It should be noted that growth within the Borough proposed in the Local Plan Preferred Options Paper could potentially have a negative effect on air quality due to the increase in development and thus vehicle movements. However, a number of other policies within the Local Plan seek to strengthen sustainable transport links within the Borough and support a modal shift which should help mitigate the impacts on air quality.

- 8.5.22 Requiring the provision of electric vehicle charging points through Policy IF2 is expected to have a range of sustainability benefits. The provision of electric vehicle charging points should help to increase the proportion of vehicles that are electrically powered, which in turn should assist in reducing harmful emissions from road transport within the Borough, such as nitrogen oxides. A reduction in air emissions from road traffic is likely to have a positive impact on air quality and climate change mitigation in the Borough.
- 8.5.23 The Local Plan Preferred Options paper (particularly Policy EN1 – Low Carbon Development and Energy Infrastructure) promotes the development of renewable energy provisions over the plan period. This should help to reduce CO<sub>2</sub> emissions over the plan period, which would have a positive impact on air quality.
- 8.5.24 Policy GN3 identifies the importance of delivering new development that is designed to minimise any reduction (i.e. improve) in air quality in West Lancashire. Policy EN2 (Preserving and Enhancing West Lancashire's Natural Environment) promotes the preservation and enhancement of biodiversity levels and nature conservation sites over the plan period. This will contribute towards a positive impact on air quality within West Lancashire.
- 8.5.25 The development of the Ormskirk Bypass (as set out in policy IF2) should have a positive impact on air quality within Ormskirk Town Centre (which is currently allocated as an AQMA) by reducing congestion within this area.

## 8.6 What will the Situation be under the Local Plan Alternative Options?

- 8.6.1 The "Alternative" options considered in relation to each of the policies that have a "significant" or "less significant" effect on SA objectives 11 and 17 are appraised, in comparison to the preferred option, in Appendix 4. In summary, all preferred policies are generally more sustainable or equally sustainable in relation to transportation and air quality than their alternative options. These preferred policies include:
- SP1, SP2, SP3, GN1, GN3, EC1, EC2, EC3, EC4, RS1, RS3, IF1, IF2, IF3, IF4, EN1 and EN4

## 8.7 Recommendations for Mitigation and/or Enhancement

- 8.7.1 This section identifies ways in which negative impacts can be mitigated and positive impacts can be enhanced to improve the sustainability in relation to climatic factors and flooding.

### **Mitigation of Negative Effects**

- 8.7.2 The potential negative effects on air quality and transportation are as follows:
- The increase in development and population growth could potentially have a negative effect on air quality.
- 8.7.3 There are measures included within the plan to mitigate this negative impact. Policy IF4 encourages the co-location of new public facilities and services in sustainable locations, which will help to reduce the need to travel over the plan period. Policies SP2, SP3, EC4 and IF2

promote the use of sustainable transport methods over the plan period. This will help to minimise the volume of CO<sub>2</sub> emissions released through private travel.

- The increase in development in Ormskirk could contribute towards congestion within the town centre, contributing to a negative impact on air quality in this area.
- 8.7.4 The development of the Ormskirk bypass (as set out in Policy IF2) should help to mitigate this negative impact by reducing the volume of traffic that needs to pass through the town centre.

### **Enhancement of Positive Effects**

- 8.7.5 Potential positive impacts on the topic area of air quality and transportation can be summarised as follows:

- Policies SP2, SP3, EC4 and IF2 promote the use of sustainable transport methods over the plan period. This will help to deliver sustainable transport choice in West Lancashire.
- New development is targeted towards key settlements within West Lancashire (including Skelmersdale, Ormskirk and Burscough). This is sustainable in that they are the largest centres, with reasonable existing access to services and public transport.
- Policy IF4 identifies transport measures (including the development of the highway, rail, bus and cycle network) as potential contributions that may be sought when delivering new development.
- A number of transport schemes are proposed in IF2 that will contribute towards providing sustainable transport choice throughout the Borough.
- The development of the Ormskirk bypass will help to relieve congestion in Ormskirk Town Centre. This will have a positive impact in terms of improving access in and around the town and improving air quality through a reduction in traffic.
- The development of renewable energy schemes over the plan period will help to maintain good air quality throughout the Borough over the plan period.
- The development of three linear parks and the improvements to the green infrastructure network proposed within the Local Plan will help to encourage people to walk and cycle.

## **8.8 Monitoring**

- 8.8.1 To monitor the impacts of the Local Plan Preferred Options Paper on transportation and air quality, appropriate indicators could be selected from the following list:

- Estimated traffic flows for all vehicle types (million vehicle km);
- % of the resident population who travel to work a) by private motor vehicle; b) by public transport; c) on foot or cycle;
- Out-commuting – % of residents working outside the Borough;
- Distance travelled to work;

- The percentage of the resident population travelling over 20 km to work;
- Heavy goods mileage intensity;
- Amount of completed non-residential development complying with local car parking standards;
- Amount of new residential development within 30 minutes public transport time of a GP, a hospital, a primary school, a secondary school, areas of employment and a major retail centre;
- Vehicle ownership in the Borough;
- % of new development located in Key Service Centres and Local Service Centres;
- % of development outside key service centres and local service centres;
- Number of days per year when air pollution is moderate or high for PM10;
- Number and total extent of Air Quality Management Areas;
- Annual average nitrogen dioxide concentration; and
- Public and private investment in public transport, walking and cycling.

## 8.9 Summary of Impacts

### KEY

Very Positive	Positive	No Effect	Negative	Very Negative
Type of Impact	Local Plan Preferred Options Paper		Local Plan plus other plans, programmes, etc.	
Short / medium term (to about 2027)	<p>Generally, the Local Plan Preferred Options Paper has a positive impact on transportation and air quality. Policy SP1 (alongside other policies) details the need to locate new development sustainably and promotes public transport choice within West Lancashire, which is likely to have a positive impact on air quality. Policy EN1 promotes the development of renewable energy schemes, which is likely to reducing carbon emissions over the plan period.</p> <p>Policy IF2 is the overarching policy in terms of setting out the transport schemes that are going to be delivered over the plan period. The delivery of</p>		<p>The Lancashire Local Transport Plan (LTP) 3 is the key transport plan for West Lancashire. Improvements to the transport network set out within the Local Plan Preferred Options Paper are consistent with proposals set out within the LTP.</p> <p>Overall, the plans and activities dealing with air quality issues, along with the Local Plan, should ensure that sustainability in terms of air quality is not negatively affected.</p>	

Type of Impact	Local Plan Preferred Options Paper	Local Plan plus other plans, programmes, etc.
	these will help to improve sustainable transport choice over the plan period. The Local Plan Preferred Options paper also emphasises the need for new development to be accessible, which will contribute towards a positive impact on these objectives.	
<b>Long term (beyond 2027)</b>	<p>In the long term, the effects of the Local Plan Preferred Options paper on the sustainability of transportation and air quality will still be positive, but to a lesser extent. This is because the specific improvements proposed will have been delivered and there will be new demands from development (possibly in different locations) emerging.</p> <p>In the longer term, should expected growth have been achieved, there will be a need for continual monitoring and mitigation of air quality issues.</p>	The Lancashire LTP should continue to be updated and provide a decision making context for development decisions in the Borough, as well as identifying further specific transport improvements in the future. Therefore, the positive long term effect of the Local Plan will be consolidated.
<b>Areas likely to be significantly affected</b>	<p>In terms of transportation, the areas likely to be significantly affected by the Local Plan proposals are Skelmersdale, Ormskirk and Burscough, due to the level of development and transport schemes proposed in these areas. The main urban areas in the Borough and settlements close to the main transport routes are most likely to be significantly affected by air quality issues. In particular, congestion issues currently present in Ormskirk town centre could be worsened by the level of development proposed in this area. However, the development of the Ormskirk bypass should help to mitigate any negative impact.</p> <p>In addition, areas that are home to sensitive ecosystems and habitats could also be adversely affected by air quality issues.</p>	
<b>Permanent vs. Temporary</b>	<p>In terms of transportation, most of the impacts will inevitably be permanent, as will many physical improvements to the transport network. However, there will be a temporary variation in effects as the Plan is implemented in either a positive or negative way, depending on whether new development or transport proposals are implemented first.</p> <p>The implementation of the plan should result in an improvement in the state of air quality within the Borough, which should represent a permanent trend. However, there is scope for air quality to worsen suddenly, perhaps due to a new development affecting a local area negatively. Road transport is likely to remain a significant contributor to air pollution in the future. Therefore, it will be important to ensure that there is a continual focus on ensuring high air quality (through delivering development in sustainable locations), particularly in and near to residential areas, community facilities and town centres.</p>	
<b>Secondary or indirect</b>	There is potential for the adverse effects of climate change to affect transportation indirectly in the long-term, through disruption caused by extreme weather events.	

Type of Impact	Local Plan Preferred Options Paper	Local Plan plus other plans, programmes, etc.
	<p>The main secondary/indirect effect on air quality arises where proposals/policies could lead to increased traffic levels, especially congestion. This, in turn, will lead to reduced air quality. The Plan seeks to limit the impact on air quality from increased traffic, predominantly by reducing traffic levels and congestion.</p> <p>The development of renewable energy technology could have a secondary positive effect on air quality, as it provides a sustainable form of energy production. Over time, the reduction in emissions generated by other forms of energy production would improve air quality in West Lancashire.</p>	



## 9 Social Equality and Community Services

### 9.1 Introduction

- 9.1.1 Health and equality, safe communities, access to open space, leisure and education are all fundamental contributors to the quality of life and well being of people living in West Lancashire. The major priority of the Council and its partners is to ensure that people living in West Lancashire enjoy a good quality of life.
- 9.1.2 Planning can make a positive difference to people's lives and can help to deliver homes, jobs, and better opportunities for all. The Local Plan has a significant role to play in delivering social inclusion and preventing exclusion, through setting the pattern of urban growth; developing new facilities (or improving existing ones); ensuring that a choice of affordable transport is available to maximise accessibility; and dealing with crime and safety issues through good design.
- 9.1.3 Concepts of Sustainable Communities have developed markedly over the last two decades from an emphasis on physical redevelopment to a holistic understanding which has emphasised the organic nature of communities and the strong inter-relationships between the key elements of the built environment, the social and cultural fabric of communities, their governance, equity, services, economy and connectivity.
- 9.1.4 Communities across the UK are increasingly diverse in make-up in terms of the variety in racial, cultural and religious identities. There is also an emphasis on recognising other forms of diversity within communities, including age, gender, sexuality and disability. Where a particular group or section of community suffers disadvantage, this can give rise to social inequalities.
- 9.1.5 A key challenge in creating a sustainable community is therefore to ensure that all groups and individuals have equal access to opportunities and services, and that the benefits of development are distributed equally among various groups that make up a community.

#### Identification of the Applicable SA Objectives

- 9.1.6 The following Sustainability Objectives have previously been identified as the most relevant to the Social Equality and Community Services topic area:

Number	Objective	Locally Distinctive Sub-Criteria
2	To secure economic inclusion	<p>Will the plan / policy meet the employment needs of all local people?</p> <p>Will the plan / policy encourage business start-up, especially from under represented groups?</p> <p>Will the plan / policy improve physical accessibility to jobs through the location of employment sites and / or public transport links being close to areas of high unemployment?</p> <p>Will the plan / policy reduce poverty in those areas and communities most affected?</p>
5	To deliver urban renaissance	<p>Will the plan / policy improve economic, environmental and social conditions in deprived urban areas and for deprived groups?</p> <p>Will the plan / policy improve the quality of the</p>

		<p>built and historic environment?</p> <p>Will the plan / policy improve the quantity and quality of open space?</p> <p>Will the plan / policy improve the vitality and viability of Town Centres?</p> <p>Will the plan / policy deliver Sustainable Communities?</p> <p>Will the plan / policy deliver regeneration to urban areas and Market Towns?</p>
6	To deliver rural renaissance	<p>Will the plan / policy support sustainable rural diversification?</p> <p>Will the plan / policy to encourage and support the growth of sustainable rural businesses?</p> <p>Will the plan / policy promote the economic growth of market towns?</p> <p>Will the plan / policy retain or promote access to and provision of services?</p>
8	To improve access to basic goods and services	<p>Will the plan / policy improve the access, range and quality of cultural, recreational and leisure facilities including natural green spaces?</p> <p>Will the plan / policy improve the access, range and quality of essential services and amenities?</p> <p>Will the plan / policy improve the access to basic goods, promoting the use of those which are locally sourced?</p>
10	To reduce crime and disorder and the fear of crime	<p>Will the plan / policy reduce levels of crime?</p> <p>Will the plan / policy reduce the fear of crime?</p>
12	To improve physical and mental health and reduce health inequalities	<p>Will the plan / policy improve physical and mental health?</p> <p>Will the plan / policy reduce deaths in key vulnerable groups?</p> <p>Will the plan / policy promote healthier lifestyles?</p> <p>Will the plan / policy reduce health inequalities among different groups in the community?</p> <p>Will the plan / policy reduce isolation for vulnerable groups in the community?</p> <p>Will the plan / policy promote a better quality of life?</p> <p>Will the plan / policy reduce poverty in those areas and communities most affected?</p>

## 9.2 What is the Policy Context?

9.2.1 There is a range of policy which is relevant to the social equality and community services topic at the national, sub-regional and local level. The key policy documents are set out below.

## National Policy

- 9.2.2 National planning policy recognises that in planning for sustainable development, policies should aim to create socially inclusive communities with access to health facilities and healthy environments.

### **PPS1 – Delivering Sustainable Development (2005)**

- 9.2.3 The Government's Planning Policy Statement on Delivering Sustainable Development (PPS1) sets out guiding principles that place the concept of sustainable development at the heart of planning; identifying the need to make suitable land available for development in line with economic, social and environmental objectives. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations.

- 9.2.4 Of particular relevance, Development Plan Policies should:

- promote communities which are inclusive, healthy, safe and crime free, whilst respecting the diverse needs of communities and the special needs of particular sectors of the community;
- create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion; and
- seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design, conservation and the provision of public space.

### **Sustainable Communities: People, Places and Prosperity (2005)**

- 9.2.5 Likewise, Sustainable Communities: People, Places and Prosperity (2005) promotes prosperity for all, through promotion of good governance, empowering communities and tackling disadvantage.

### **PPG17 Planning for Open Space, Sport and Recreation (2002)**

- 9.2.6 In terms of health and open space, the main objectives of Planning Policy Guidance 17 'Planning for Open Space, Sport and Recreation' is for local authorities to set locally derived standards for the provision of open space and recreation facilities, protect existing facilities which are of high quality and value and ensure no net loss of open space.

### **PPG13 – Transport (2001)**

- 9.2.7 PPG 13 aims to promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling and to reduce the need to travel, especially by car.

## Regional Policy

- 9.2.8 Building sustainable communities is a regional priority. Communities should meet the diverse needs of existing and future residents, promote community cohesion and equality and diversity, be sensitive to the environment and contribute to a high quality of life.

### **The North West of England Plan Regional Spatial Strategy to 2021 (2008)**

- 9.2.9 The North West of England Plan Regional Spatial Strategy to 2021 (2008) seeks to ensure that there is provision for all members of the community for:

- The full spectrum of education, training and skills provision, ranging from childcare and preschool facilities, through schools, to further and higher education and to continuing facilities and work-related training; and
- Health facilities ranging from hospitals down to locally based community health facilities; and sport, recreation and cultural facilities.

#### **Investment for Health: A Plan for the North West of England (2003)**

9.2.10 Investment for Health: A Plan for the North West of England (2003) seeks to achieve significant reductions in health inequalities between groups and areas in the North West, within a framework of sustainable development that supports economic, social and environmental regeneration.

9.2.11 The strategy as a whole is underpinned by four key principles:

- The primacy of prevention, on the basis that interventions which prevent the causes, and reduce the consequences of health inequalities, will have the greatest long term impact;
- Ensuring that mainstream services are responsive to the needs of disadvantaged populations;
- Using targeted interventions to test innovative approaches, or to tackle specific problems and to reach particular priority groups; and
- Using mainstream planning, performance management and monitoring of services to support local and national action.

#### **The North West Plan for Sport and Physical Activity 2004-2008 (2004)**

9.2.12 The North West Plan for Sport and Physical Activity 2004-2008 (2004) outlines a number of key objectives and targets:

- Increased participation;
- Widening access (by demographics) especially to the countryside;
- Increased success at all performance levels;
- Two hours of quality PE for 75% of children in every school by 2006 (government target);and
- Increasing life expectancy (regular physical activity reduces the risk of dying prematurely).

### **Local Policy**

#### **West Lancashire Sustainable Community Strategy for 2007-2017**

9.2.13 The key objectives of the West Lancashire Sustainable Community Strategy 2008-2018 include:

- To improve safety and ensure that people feel safe;
- To improve health outcomes, promote social wellbeing for communities and reduce health inequalities for everyone;

- To build on the solid foundations of a strong voluntary and community sector and to develop community participation and pride in our neighbourhoods;
- To provide good quality services that are easily accessible to all; and
- To provide opportunities for young and older people to thrive.

### **West Lancashire Community Safety Partnership Plan 2008-2011 (2010 Update)**

9.2.14 The West Lancashire Community Safety Partnership Plan 2010 will work towards achieving the key aims and priorities of the national reducing re-offending action plan and regional delivery plan by working to:

- Reduce re-offending, and through this reduce harm to victims, communities and vulnerable groups;
- Contribute to an overall reduction in the level of crime committed; and
- Deliver a co-ordinated and integrated response to the resettlement of offenders.

## **9.3 What is the Situation Now?**

9.3.1 There are a range of deprivation indicators that have been developed to assist in assessing and comparing 'deprivation' or poverty, at the local, regional or national level. The most up to date Index of Deprivation<sup>19</sup> is the English Indices of Deprivation 2007 (IMD 2007).

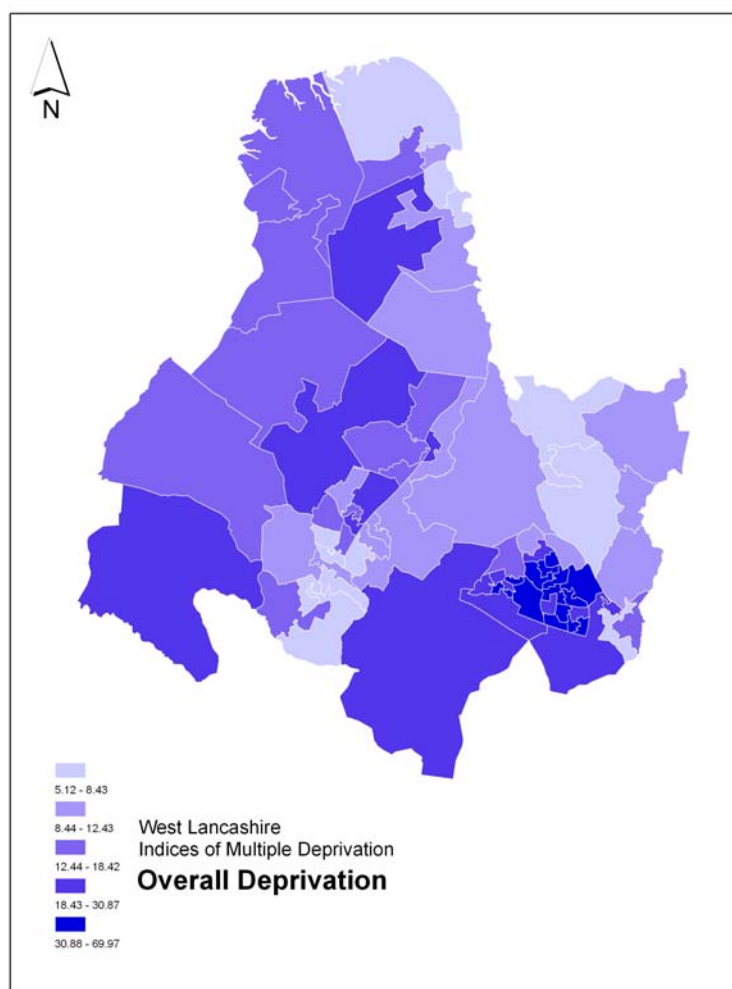
9.3.2 West Lancashire's 2010 IMD average score gave it a national rank order of 136th most-deprived Borough out of 326 in England. However, as illustrated in Figure 9.1 varying levels of deprivation can be found within the Borough. In 2007 all six LSOAs ranked amongst the 10% most deprived nationally in terms of multiple deprivation are in Skelmersdale wards - one in Birch Green, two in Dugmoor, one in Moorside and two in Tanhouse. One of these LSOAs in Dugmoor ward is ranked 244th i.e. amongst the 1% most deprived nationally. Hesketh Bank, Aughton and Parbold are amongst the least deprived areas.

9.3.3 Other key issues drawn from the baseline are as follows:

- Life expectancy in the Borough is equal or lower than the national average. The Skelmersdale wards of Dugmoor, Birch Green and Tanhouse suffer from the most severe health deprivation in the Borough;
- The percentage of smoking in pregnancy and road injuries and deaths are significantly worse in the Borough than the national average. The proportion of physically active children is also significantly worse than the England average;
- Variation in educational attainment within the Borough; and
- An ageing population.

<sup>19</sup> The Index of Multiple Deprivation is the Government's official measure of multiple deprivation at small area level. The Index of Multiple Deprivation 2007 (IMD 2007) which forms part of the ID 2007 is based on the small area geography known as Lower Super Output Areas (LSOAs). LSOAs have between 1000 and 3000 people living in them with an average population of 1500 people. In most cases, these are smaller than wards, thus allowing the identification of small pockets of deprivation. There are 32,482 LSOAs in England. The LSOA ranked 1 by the IMD 2007 is the most deprived and that ranked 32,482 is the least deprived.

**Figure 9.1:** Overall Deprivation in West Lancashire (Source: West Lancashire Population and Social Inclusion Topic Paper 2010)



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1:150,000



## 9.4 What will the Situation be without the Plan?

- 9.4.1 Without the implementation of the Local Plan, the Saved Policies of the West Lancashire Local Plan 2001-2016 (reviewed in 2006) would continue to provide the planning framework for social equality and community services.
  
- 9.4.2 In the short term existing trends would be likely to continue, including low life expectancy and poor health, low skills and educational attainment in certain areas of the Borough. New development could put pressure on existing open space in some settlements.
  
- 9.4.3 Over time, as the national planning framework changes, the saved Local Plan policies would begin to become out of date, and in some instances, irrelevant, as the needs of the Borough are likely to change both now and in the future, beyond the scope of those planned for in the 2001 Local Plan. The Local Plan is expected to deliver the needs of the Borough up to 2027 and is informed by a detailed evidence base, which considers long term population forecasts.
  
- 9.4.4 In the absence of the Local Plan, the existing policies of both the Council and its partners would continue to deliver improvements to quality of life and health in West Lancashire. The delivery of the Sustainable Community Strategy and the Corporate Plan requires the Council to work with partners to make the necessary quality of life improvements. However, existing trends of worsening health problems may continue unless more significant interventions are made. Potential impacts of a worsening situation for health in West Lancashire include reduced life expectancies and the experience of serious health problems by a wider proportion of the population over a longer period of time. Worsening health will also have a negative impact on the productivity of people living within the Borough.
  
- 9.4.5 Population projections for West Lancashire reveal that by the year 2031 the proportion of people aged over 75 will have increased by 110% from 2006 levels. This ageing population will create new needs in terms of physical and social infrastructure and service provision.
  
- 9.4.6 In accordance with PSS12, the Local Plan will identify what physical, social and green infrastructure is required to facilitate new development. Without the implementation of the Local Plan the Council may struggle to align land use planning with infrastructure planning, which could have a negative impact on community health and equality, leisure and education.
  
- 9.4.7 Although the extent to which the Local Plan has direct control of facilitating healthy communities and lifestyles is limited, policies can help influence lifestyle behaviour through the provision of open space and social infrastructure such as health and educational provision through planning contributions. The Local Plan is likely to address some aspects of this, for example, by directing community facility development to locations easily accessible by public transport, foot and cycle.
  
- 9.4.8 Without the Local Plan it is likely that community infrastructure may not be located sustainably and it may be more difficult to obtain appropriate contributions to required community infrastructure from other developments. The implementation of the Local Plan Preferred Options would ensure that access to community facilities and services is taken into account when considering the scope for development in different locations. There is also a need to ensure that existing open space is protected and enhanced, and adequate and readily accessible open space is provided to meet the needs of new development.
  
- 9.4.9 Without the Local Plan there may also be less emphasis in addressing spatial disparities in the Borough. For instance, the Local Plan Preferred Options target areas in Skelmersdale in

particular, that suffer from a concentration of deprivation. Without the implementation of the Local Plan, there may be a reduced emphasis on linking West Lancashire's deprived communities to employment, training or education opportunities in the Borough, through interventions such as local labour agreements or through encouraging life-long learning.

- 9.4.10 Ultimately, while there are other Council and partner policies in place that directly influence the implementation of services associated with social equality and community services, without the implementation of the Local Plan, there would be no up-to-date planning policy to guide such policies in the future as to where services will be needed as development patterns change. The absence of an up-to-date planning policy framework would limit the positive impact on sustainability of other Council and partner's policies due to the lack of spatial guidance for developing such services.

## 9.5 What will the Situation be under the Local Plan Preferred Options?

- 9.5.1 The Local Plan Preferred Options Paper will have an impact on social equality and community services in a variety of ways. The following table outlines the degree of impact of each of the policies on social equality and community services.

KEY	
<span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span>	Significant Effect
<span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span>	Less Significant Effect
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span>	Little or no Effect

Local Plan Policy Title	Degree of Impact Rating
SP1: A Sustainable Development Framework for West Lancashire	Significant Effect
SP2: Skelmersdale Town Centre - A Strategic Development Site	Significant Effect
SP3: Yew Tree, Burscough - A Strategic Development Site	Significant Effect
GN1: Settlement Boundaries	Less Significant Effect
GN2: Safeguarded Land	Less Significant Effect
GN3: Design of Development	Significant Effect
GN4: Demonstrating Viability	Less Significant Effect
GN5: Sequential Tests	Less Significant Effect
EC1: The Economy and Employment Land	Less Significant Effect
EC2: The Rural Economy	Less Significant Effect
EC3: Key Rural Development Sites	Significant Effect
EC4: Edge Hill University	Significant Effect
RS1: Residential Development	Significant Effect
RS2: Affordable Housing	Significant Effect
RS3: Purpose-Built Student Accommodation	Less Significant Effect
RS4: Provision for Gypsies & Travellers and Travelling Show People	Significant Effect
IF1: Maintaining Vibrant Town and Local Centres	Significant Effect
IF2: Enhancing Sustainable Transport Choice	Significant Effect
IF3: Service Accessibility and Infrastructure for Growth	Significant Effect
IF4: Developer Contributions	Significant Effect
EN1: Low Carbon Development and Energy Infrastructure	Little or no Effect

Local Plan Policy Title	Degree of Impact Rating
EN2: Preserving and Enhancing West Lancashire's Natural Environment	
EN3: Provision of Green Infrastructure and Open Recreation Space	
EN4: Preserving and Enhancing West Lancashire's Built Environment	

- 9.5.2 The following discussion is an assessment of how the Local Plan Preferred Options policies identified are likely to have an impact on the sustainability of social equality and community services.

### General Comments

- 9.5.3 There are a number of policies in the Local Plan Preferred Options Paper that are expected to have a positive cumulative impact on social equality and community services.
- 9.5.4 A number of Preferred Options policies focus on improving accessibility to services and facilities and as such will have an overall positive impact on improving social inclusion for the Borough's communities. The implementation of the Local Plan Preferred Options will help achieve social inclusion by ensuring individuals and communities can access schools, quality health care and other community services and facilities in addition to allowing people to participate in community life.
- 9.5.5 Providing social infrastructure such as basic health and community facilities, sports and open space facilities will help to improve the health of the population and also increase community integration. Likewise, those policies that encourage walking, cycling, a reduction in private car use and the enhancement and protection of green infrastructure are likely to have positive influences on health.

### Accessibility

- 9.5.6 Several policies in the Local Plan Preferred Options Paper collectively improve the accessibility of services and amenities by providing for them within or adjacent to new development, or by locating development close to existing facilities or access routes.
- 9.5.7 Policy RS1: Residential Development and Policy SP1: A Sustainable Development Framework for West Lancashire, identify Skelmersdale and Burscough as key locations for new housing development, supported by Ormskirk / Aughton and the northern parishes. These areas are the most sustainable locations in which to accommodate growth and currently have the best level of services and facilities, which will help reduce the need to travel. The level of existing service provision in Skelmersdale will be significantly boosted through the delivery of the Town Centre Masterplan.
- 9.5.8 Policy SP1 seeks to ensure that local services and facilities will be maintained at their current high level or improved; and access to these will be maintained and improved through sustainable transport networks. The implementation of this policy will clearly have a positive impact on access to services and facilities within the Borough.
- 9.5.9 Policy EC3: Key Rural Development Sites promotes the development of mixed uses sites on brownfield land in the Borough. The implementation of this policy will help stimulate the local economy and provide necessary housing land within the rural parts of the Borough; as part of

this mixed used development leisure and recreational uses and essential services and infrastructure will be permitted, this will have a positive impact on social equality and community services in the Borough.

- 9.5.10 Policy GN1 allows for small scale affordable housing, small scale rural employment and community facilities to meet an identified local need on Protected Land if a sequential site search has been undertaken. This will help increase accessibility to community services in rural areas and will also improve social inclusion through the provision of employment opportunities.
- 9.5.11 Flexible Policy GN2: Safeguarded Land, will ensure that Borough is able to provide for community needs during and beyond the plan period particularly in unforeseen circumstances, in terms of housing, employment and services and infrastructure provision.
- 9.5.12 Policy IF2: Enabling Sustainable Transport Choice aims to promote sustainable travel options which are likely to bring health benefits through improving local air quality and the promotion of walking and cycling. By supporting alternative modes to the private car, the implementation of Policy IF2 will increase the availability of alternatives for those without access to a private car, increasing equality and reducing social exclusion.
- 9.5.13 The co-location of new public facilities and services and the creation of 'community hubs' through the implementation of Policy IF3 will have a positive impact on accessibility to services and in the long term will contribute towards reducing social exclusion in the Borough.
- 9.5.14 Policy GN3: Design of Development indicates that new development will only be allowed if it "creates an environment that is accessible to all sectors of the community including children, elderly people, and people with disabilities"; this will have a very positive impact on social inclusion objectives for the Borough.

## **Retail**

- 9.5.15 In accordance with PPS4, the focus of IF1: Maintaining Vibrant Town and Village Centres is the promotion and enhancement of existing centres, with centres fulfilling different roles depending on their position in a defined retail hierarchy. The implementation of this policy is likely to protect and enhance the diversity of uses and services available in the existing town centres and local centres and contribute to the creation of sustainable, mixed communities.
- 9.5.16 Policy GN5: Sequential Tests requires the preparation of sequential tests for retail and other town centre uses outside the town centre. The requirement for sequential tests will help support and promote the growth and viability of town centres across the Borough.
- 9.5.17 Enhancing the vitality and viability of the Borough's town and village centres should assist to reduce crime, disorder and fear of crime in the town centres. Increased vitality should mean town and village centres are likely to have increased footfall and surveillance, reducing opportunities for opportunistic crime, and fear of crime.
- 9.5.18 Policy SP2 identifies Skelmersdale town centre as a Strategic Development Site and seeks to promote Skelmersdale as a 'leisure, recreational and retail centre of excellence within the North West', this will have a very positive impact on increasing accessibility to services and facilities in the Borough.

- 9.5.19 The flexible approach taken in Policy SP2 to the location of a new supermarket at the Concourse Centre or on the new high street will allow for the delivery of convenience retail provision in the Borough.

### **Health and Well-being**

- 9.5.20 Policy SP2 seeks to deliver improved accessibility to parks and open space in and around Skelmersdale town centre; this will have a positive impact on the health and lifestyle of residents. In addition, by promoting high quality design Policy SP2 will help to improve overall quality of life for people that live and work within the Borough.
- 9.5.21 Crime and fear of crime has been recognised as having a direct link to levels of social exclusion and can impact negatively on living environments. Policy EN4: Preserving and Enhancing West Lancashire's Built Environment, seeks to create "safe and secure environments that reduce the opportunities for crime". Similarly, Policy GN3 indicates that new development will only be allowed if it creates safe and secure environments which, "through design, reduce the opportunities for crime." This is likely to have a positive impact on the quality of life for local residents through helping to reduce the fear of crime and reducing opportunities for crime.
- 9.5.22 Local Plan Policy SP3: Burscough Strategic Development Site, supports the construction of local convenience shops and a new youth and community centre, this will help to promote social inclusion.
- 9.5.23 Infrastructure planning and provision is an essential factor in ensuring that sustainable growth is delivered in a way that enhances an area and provides access to a wide range of services. Policies SP3, IF3 and IF4 aim to maximise community benefits from development and ensure that sufficient services and infrastructure will be in place to meet the needs of employment and housing growth. Securing financial contributions from developers through a Section 106 agreement and through the Community Infrastructure Levy where appropriate will allow for investment in existing and new education facilities; this will have a positive impact on the local economy and community by helping to raise the level of educational attainment in the Borough. Delivering physical improvements such as the enhancement of open space and play areas will also have a positive impact on the health of the Borough, as it is likely to help promote active lifestyles.
- 9.5.24 Seeking financial contributions from developers to address the provision of and accessibility to "frequent public transport services and to improve pedestrian and cycling links with Burscough town centre, rail stations and Ormskirk" via Policy SP3 will also help improve accessibility to key services and reduce social exclusion in the Borough.
- 9.5.25 Policy EN1 requires developers to contribute to the Council's Community Energy Fund where carbon compliance "in line with the most up to date national standards" cannot be achieved on site. This will help tackle fuel poverty and have a positive impact on health and well-being in the Borough.

### **Green Infrastructure**

- 9.5.26 The creation of a formal park for Skelmersdale town centre adjacent to Tawd Valley through the implementation of Policy SP2 will have a positive impact on increasing accessibility to the green infrastructure network. Likewise the implementation of Policy SP3 will ensure the delivery

of a new town park for Burscough, which will help increase accessibility to green infrastructure in the Borough.

- 9.5.27 The implementation of policies EN2 and EN3 will ensure that the Borough's natural environment is protected and that access to green space, sports facilities and recreational opportunities within the Borough is protected and enhanced, this will have a direct positive impact on the health and well-being of local people.

### **Housing**

- 9.5.28 Policy RS4: Provision for Gypsies and Travellers and Travelling Showpeople, will assist to address social exclusion of Gypsies and Travellers by providing pitches in appropriate locations. The delivery of Gypsy and Travellers and Travelling Showpeople sites will help to ensure such communities can remain together, therefore retaining community identity.
- 9.5.29 The delivery of specific housing for particular groups in the Borough through policies RS1 and RS2 (including affordable housing) is likely to have a positive impact on quality of life, health and general well-being in the Borough and is also likely to increase social inclusion. The emphasis on providing an appropriate proportion of new homes for the elderly within the Local Plan is reflective of the Borough's ageing population.
- 9.5.30 Restricting the development of purpose-built student accommodation in Ormskirk and Aughton (outside of the University) will ensure that any adverse impacts associated with student accommodation in residential areas particularly in relation to student HMOs are reduced, this is likely to have a positive impact on quality of life for residents within Ormskirk and Aughton.

### **Education and Skills**

- 9.5.31 Policy SP3: Burscough Strategic Development Site supports improvements to education provision in Burscough through the creation of a new primary school, which will benefit children through offering better quality learning environments, although it is recognised that a new primary school will only be required because of the increased demand that development of the strategic site would generate.
- 9.5.32 Policy EC1: The Economy and Employment Land, seeks to encourage and support training opportunities in specific sectors such as the media industry and 'green industries'. Policy EC4: Edge Hill University seeks to create links between the University, local businesses and the community sector in terms of information sharing and learning programmes, the implementation of these policies is likely to have a direct positive impact on social inclusion in the Borough. An increase in levels of achievement, self confidence and community involvement could lead to a reduction in equity gaps across different areas within the Borough.

## **9.6 What will the Situation be under the Local Plan Alternative Options?**

- 9.6.1 The "alternative" options considered in relation to each of the policies that have a "significant" or "less significant" effect on SA objectives 2, 5, 6, 8, 10 and 12 are appraised, in comparison to the preferred option, in Appendix 4. In summary, all of preferred policies are generally more sustainable or equally sustainable in relation to social equality and community services than their alternative options.



## 9.7 Recommendations for Mitigation and/or Enhancement

- 9.7.1 The implementation of the Local Plan is not expected to have any negative impacts on social equality and community services. The potential for negative impacts will be if there is a failure in implementing the Local Plan in full.
- 9.7.2 It will be essential to ensure that new development is designed and built with all equality groups in mind, including disabled and elderly residents, women and ethnic minorities and the very young.

## 9.8 Monitoring

- 9.8.1 To monitor the impacts of the Local Plan Preferred Options Paper on social equality and community services, appropriate indicators could be selected from the following list:
- Household size;
  - Index of deprivation (including health and crime domain);
  - % of a) children and; b) population over 60 that live in households that are income deprived;
  - % of working age population claiming unemployment benefit;
  - % of working age that is economically active;
  - Life expectancy at birth (male and female);
  - Death rates by cause – Standardised Mortality Ratio for all causes;
  - Age standardised mortality rates for a) all cancers; b) circulatory diseases; and c) respiratory diseases;
  - Infant mortality;
  - % of households with one or more person with a limiting long-term illness;
  - Number of affordable housing completions;
  - The area of land designated as a local nature reserve per 1,000 population;
  - Access to a GP;
  - Doctor / Patient ratio;
  - No. of road accidents per year (to measure community safety);
  - Access to local green space;
  - Length of cycleways created;

- % of adults taking part in sport;
- % of half days missed due to total absence in a) primary and; b) secondary schools maintained by the local education authority;
- The proportion of young people (16-24 year olds) in full-time education or employment;
- The proportion of working-age population qualified to a) NVQ2 or equivalent and; b) NVQ4 or equivalent;
- % of Year 11 pupils educated to NVQ levels 2, 3 or 4;
- % of Year 11 pupils achieving 5 or more GCSEs grade A-C;
- % of the population whose highest qualification is a first degree (or equivalent);
- Number of S106 agreements requiring skills training;
- % of the population with no or low qualifications;
- Crime rates: a) overall recorded crime (BCS comparator offences); b) Notifiable offences;
- Crime – violence against the person (rate per 1000 population);
- Crime – burglary from a dwelling (rate per 1000 population);
- Crime – theft from a motor vehicle (rate per 1000 population);
- Crime – sexual offences (rate per 1,000 population);
- Fear of crime (Panel surveys);
- Design Out Crime layouts included in applications;
- No. of developments which meet police crime design awards standard;
- Residents perception of community spirit in West Lancashire (Panel surveys);
- Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s);
- % of properties within set distances of GP (1000m), primary school (600m), secondary school (1500m), adult education centre (2000m), lower level SOAs with 500 or more jobs (5000m), post office (1000m), local shopping centre (800m), recreation facilities (2000m), identified greenspaces and local nature reserves (2000m), frequent bus/metro stop (400m), major fixed public transport node(1500m);
- No. of major & minor planning apps approved which demonstrate suitable access for disabled people; and
- % of development located in Key Service Centres and Local Service Centres.

## 9.9 Summary of Impacts

### KEY

Very Positive	Positive	No Effect	Negative	Very Negative
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Type of Impact	Local Plan Preferred Options Paper	Local Plan plus other plans, programmes, etc.
<b>Short / medium term (to about 2027)</b>	The Local Plan Preferred Options Paper strives to meet the sustainability objectives identified in the SA framework relating to social equality and community services. Overall the policies proposed should have a positive impact on social equality and community services in the Borough.	The Primary Care Trust (up until they are disbanded in 2013), local GPs, the National Health Service and other agencies, will be particularly important in ensuring that the Local Plan has the desired effect of addressing local health issues.  Furthermore other plans, programmes and strategies which relate to improving equality, education, service provision and leisure in the Borough will strengthen the positive impacts of the Local Plan on this topic area.
<b>Long term (beyond 2027)</b>	The positive effects seen in the short / medium term should continue in the long term, especially in terms of increased levels of access to services and facilities.  There may be a need for planning policy to change its emphasis in the future due to these successes, or there may be new problems arising which will need addressing more explicitly, such as the impacts of an increasing ageing population. The Local Plan should seek to be as adaptable and as flexible as possible to deal with such changes.	National Health Service activities will continue to be important in supporting health improvements.  In the long term the Local Plan will need to ensure that it is in accordance and continues to support other policy, guidance and plans especially in terms of national and sub-regional guidance which may strengthen the link between social inclusion and spatial planning.
<b>Areas likely to be significantly affected</b>	All parts of the Borough will benefit from improved access to a range of services and facilities and from the safeguarding and enhancement of services, community and infrastructure provision including healthcare, but particularly wherever new development takes place.	
<b>Permanent vs. Temporary</b>	Facilities to improve health may be permanent but improving health is dependent on lifestyle choices in some cases and hence subject to change. New health and lifestyle problems may emerge, and the Local Plan should seek to be as adaptable and as flexible as possible to deal with such changes. Ensuring West Lancashire's communities can sustainably access community services and facilities including health, green infrastructure and education, should have a permanent positive impact on social inclusiveness in West Lancashire. There will be other spatial planning issues in relation to social equality and community services that will evolve over the lifetime of the Local Plan and beyond, which will mean that some effects become temporary. This includes changing economic and social conditions and circumstances.	

<p>Secondary or indirect</p>	<p>Other areas of sustainability are explicitly linked to social equality and community services, including those relating to the physical environment (air quality, housing provision, open space,) and to the economic environment (employment and local economy) and as such, these can have a number of secondary impacts on social equality and community services.</p> <p>For example, the provision of affordable and supported housing can increase social integration through mixed communities and can have secondary positive impacts on quality of life.</p> <p>Likewise, the provision of sustainable travel options can have secondary impacts on community health and equality, leisure and education, through the improvement of local air quality and the promotion of walking and cycling, which can bring health benefits alongside increasing equality through improved accessibility to service and facilities.</p> <p>In addition, the design and layout of development can have secondary impacts on community health and well-being. Adopting principles to protect the amenity of existing areas and to create attractive places that are accessible and safe, can have positive secondary impacts on the quality of life for residents through reducing the fear of crime and reducing opportunities for crime in the local environment and by ensuring development can be used by all sections of the community.</p>
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## 10 Local Economy and Employment

### 10.1 Introduction

10.1.1 The performance of the economy has a fundamental bearing on the achievement of sustainable development. Economic growth can help tackle deprivation and support regeneration. The economy provides employment and generates wealth, but can as a result generate adverse effects, such as waste or pollution from industry or traffic.

10.1.2 A healthy economy can be characterised by:

- A range of employment opportunities;
- Access to skills training and education;
- Economic growth;
- Inward investment;
- New business start-ups;
- A diverse range of business sectors;
- Low unemployment;
- Job satisfaction; and
- Resource use efficiency.

10.1.3 Planning policy can support inward investment and new business formation through the supply of land allocated for employment uses. The Local Plan will provide a framework to protect and enhance existing employment areas and support appropriate new employment land.

10.1.4 The Local Plan will need to take a spatial approach to the location of new employment. New economic development will need to be located in sustainable locations that are accessible to employees and well served by public transport.

#### Identification of the Applicable SA Objectives

10.1.5 The following Sustainability Objectives have previously been identified as the most relevant to the Local Economy and Employment topic area:

Number	Objective	Locally Distinctive Sub Criteria
1.	To reduce the disparities in economic performance within the Borough	<p>Will the plan / policy provide job opportunities in areas with residents most at need?</p> <p>Will the plan / policy reduce economic disparities within the Borough and at the Regional level?</p> <p>Will the plan / policy maximise local benefit from investment?</p> <p>Will the plan / policy meet local needs for</p>

		<p>employment?</p> <p>Will the plan / policy improve the quality of employment opportunities within the Borough?</p>
3.	To develop and maintain a healthy labour market	<p>Will the plan / policy address the skills gap and enable skills progression?</p> <p>Will the plan / policy provide higher skilled jobs?</p> <p>Will the plan / policy increase the levels of participation and attainment in education?</p> <p>Will the plan / policy provide a broad range of jobs and employment opportunities?</p>
4.	To encourage sustainable economic growth	<p>Will the plan / policy improve the range of sustainable employment sites?</p> <p>Will the plan / policy help develop the Borough's knowledge base?</p> <p>Will the plan / policy attract new businesses to the Borough?</p> <p>Will the plan / policy promote growth in the key sectors of the Borough's economy?</p> <p>Will the plan / policy help to diversify the Borough's economy?</p>
5.	To deliver urban renaissance	<p>Will the plan / policy improve economic, environmental and social conditions in deprived urban areas and for deprived groups?</p> <p>Will the plan / policy improve the quality of the built and historic environment?</p> <p>Will the plan / policy improve the quantity and quality of open space?</p> <p>Will the plan / policy improve the vitality and viability of Town Centres?</p> <p>Will the plan / policy deliver Sustainable Communities?</p> <p>Will the plan / policy deliver regeneration to urban areas and Market Towns?</p>



6.	To deliver rural renaissance	<p>Will the plan / policy support sustainable rural diversification?</p> <p>Will the plan / policy to encourage and support the growth of sustainable rural businesses?</p> <p>Will the plan / policy promote the economic growth of market towns?</p> <p>Will the plan / policy retain or promote access to and provision of services?</p>
7.	To develop and market West Lancashire's image	<p>Will the plan / policy to encourage and support the growth of sustainable rural businesses?</p> <p>Will the plan / policy promote the economic growth of market towns?</p> <p>Will the plan / policy retain or promote access to and provision of services?</p> <p>Will the plan / policy increase the economic benefit derived from the Borough's natural environment?</p>

## 10.2 What is the Policy Context?

10.2.1 There are a number of planning policy guidance documents relating to the local economy and employment, ranging from Government White Papers to local strategies. Key messages from these documents are identified below.

### National Policy

10.2.2 Economic policy is a diverse issue with planning policy and guidance contained within a number of Planning Policy Statements and Guidance Notes. These are principally PPS1: Delivering Sustainable Development, PPS4: Planning for Sustainable Economic Growth and PPS7: Sustainable Development in Rural Areas.

10.2.3 National planning policy relating to the local economy and employment states that planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life (PPS1).

10.2.4 National policy seeks to promote and enhance existing town centres by means of a plan-led approach. National policy states that local planning authorities should take a positive and proactive approach to planning for the future of all types of centres in their area. Planning authorities wherever possible should accommodate growth by making better use of land and buildings within existing centres and should aim to increase the density of development where appropriate.

### PPS4: Planning for Sustainable Economic Growth

10.2.5 PPS4: Planning for Sustainable Economic Growth outlines Government objectives for planning in order to secure sustainable economic growth, these are to:

- build prosperous communities by improving the economic performance of cities, towns, regions, sub-regions and local areas, both urban and rural;
- reduce the gap in economic growth rates between regions, promoting regeneration and tackling deprivation;
- deliver more sustainable patterns of development, reduce the need to travel, especially by car and respond to climate change;
- promote the vitality and viability of town and other centres as important places for communities. To do this, the Government wants:
  - new economic growth and development of main town centre uses to be focused in existing centres, with the aim of offering a wide range of services to communities in an attractive and safe environment and remedying deficiencies in provision in areas with poor access to facilities;
  - competition between retailers and enhanced consumer choice through the provision of innovative and efficient shopping, leisure, tourism and local services in town centres, which allow genuine choice to meet the needs of the entire community (particularly socially excluded groups);
  - the historic, archaeological and architectural heritage of centres to be conserved and, where appropriate enhanced, to provide a sense of place and a focus for the community and for civic activity; and
- raise the quality of life and the environment in rural areas by promoting thriving, inclusive and locally distinctive rural communities whilst continuing to protect the open countryside for the benefit of all.

#### **PPS7: Sustainable Development in Rural Areas**

- 10.2.6 PPS7: Sustainable Development in Rural Areas, promotes the diversity of rural economic activity, ensuring that vibrant and sustainable rural communities can be created and maintained, although this does not preclude the support and maintenance of a strong agricultural sector, which PPS7 places at the heart of the rural economy.

### **Regional Policy**

#### **The North West of England Plan Regional Spatial Strategy to 2021 (2008)**

- 10.2.7 Regional policy relating to the outer part of the Liverpool City Region (which includes Skelmersdale) states that plans and strategies should:
- focus economic development in the town/cities as set out in RDF1 and at other locations which accord with the spatial principles policies of the RSS, which include promoting sustainable communities and making the best use of existing resources and infrastructure. Particular attention should be given to addressing worklessness;
  - support significant intervention in areas where housing market restructuring is required in line with the approach set out in the RSS;

- expand the quality and choice of housing in line with the approach set out in the RSS; maintain and enhance the roles of the regional towns, key service centres and local centres in accordance with the policies within the RSS; and
- identify, define and maintain the role of suburban centres in accordance with the spatial principles set out in the RSS.

10.2.8 Regional policy relating to the remaining rural parts of Liverpool City Region (which includes West Lancashire Borough- excluding Skelmersdale) states that plans and strategies should:

- support and diversify the rural economy and improve access to services in the rural areas focusing development in locations which accord with RSS;
- be consistent with other regeneration programmes and policies; and
- ensure the provision of housing to address barriers to affordability and to meet identified local needs.

#### **North West Regional Economic Strategy (2006)**

10.2.9 West Lancashire is identified in the Regional Economic Strategy as forming part of both the Liverpool City and Central Lancashire economies. Key relevant challenges for the Liverpool City Region include:

- Need to continue to accelerate economic recovery and urban renaissance given a continuing gap in underlying economic performance;
- High concentrations of economically inactive people; and
- High concentrations of those with low levels of qualifications.

10.2.10 Key relevant challenges for Central Lancashire include:

- Improve productivity of service sector businesses;
- Improving intra- and inter- city region connectivity;
- Developing regionally significant, high quality locations for business; and
- Expanding the role of higher education in the city region.

#### **Local Policy**

10.2.11 Local policy aims to build a sustainable community that balances and integrates social, economic and environmental progress. Local planning policy includes the Saved Policies of the West Lancashire Local Plan 2001-2016 (reviewed in 2006) and the documents outlined below.

#### **The Lancashire Economic Strategy and Sub-regional Action Plan 2006**

10.2.12 The Strategy aims to:

- Grow the market and increase the share of businesses participating in higher value activity across Lancashire;

- Through public sector intervention, increase private investment in improving the knowledge intensity of businesses across Lancashire;
- Increase the amount of the labour force in knowledge intensive employment across Lancashire;
- Increase the levels of entrepreneurship;
- Grow the size of the workforce in employment across Lancashire; and
- Through public sector enabling, attract private investment that will enhance the economic investment appeal of the cities, towns and market towns, and of the urban, coastal and rural settings.

#### **West Lancashire Sustainable Community Strategy for 2007-2017**

- 10.2.13 A key objective of the West Lancashire Sustainable Community Strategy 2008-2018 is “to create more and better quality training and job opportunities to get more people into work.” The Strategy proposes to create a modern town centre for Skelmersdale and seeks to ensure improvements are made to Ormskirk and Burscough market towns.
- 10.2.14 Successful implementation of the Inspire Project is also a key priority of the Strategy. The Project is delivering a 3-year programme of activity in the form of six mini-projects to help bring about physical regeneration in West Lancashire.

### **10.3 What is the Situation Now?**

- 10.3.1 Key issues drawn from the baseline are as follows:
- The decline in manufacturing and agricultural employment;
  - Rising levels of worklessness;
  - Low job density;
  - High unemployment and employment deprivation in Skelmersdale particularly in the wards of Digmoor, Birch Green and Tanhouse;
  - Varying levels of vitality and viability within the Borough’s centres – there is an identified need to improve the evening economy offer;
  - New business start-up rates below that of national and regional figures;
  - Growth in transport and communications, the service sector, employment and retail;
  - Low growth since 1998 in commercial office floorspace, especially by comparison to neighbouring authorities;
  - Below average economic performance compared to the North West and UK figures;
  - A lack of available employment land outside of Skelmersdale;

- Median gross weekly pay higher than Lancashire and the North West but lower than the Great Britain rate;
- High JSA benefit claiming rate in Skelmersdale and Up Holland;
- A lower proportion of residents employed in professional and managerial occupations and skilled trade than the North West and Great Britain figures;
- An identified need for leisure facilities in the Borough;
- Considerable 'leakage' in expenditure being lost to competing facilities outside the Borough (particularly comparison goods); and
- High levels of out-commuting particularly to Sefton.

## 10.4 What will the Situation be without the Plan?




- 10.4.1 Without the implementation of the Local Plan, the Saved Policies of the West Lancashire Local Plan 2001-2016 (reviewed in 2006) and the Lancashire Economic Strategy and Sub-regional Action Plan 2006 would continue to provide the planning framework for the local economy and employment.
- 10.4.2 In the short term existing unfavourable economic trends would be likely to continue, including employment deprivation and low job density.
- 10.4.3 Over time, as the national planning framework changes, the saved Local Plan would begin to become out of date, and in some instances, irrelevant. The economic needs of the Borough are likely to change both now and in the future, beyond the scope of those planned for in the Local Plan and the Economic Strategy and Sub-regional Action Plan. The new Local Plan is expected to deliver the needs of the Borough up to 2027 and is informed by a detailed evidence base, which considers long term economic forecasts.
- 10.4.4 In accordance with PPS12, the Local Plan will be flexible enough to deal with changing circumstances. General changes could include changes to national and sub-regional planning policy and updates to the evidence base. More specific local changes could include residential development failing to come forward as planned, a delay in infrastructure provision, altering housing targets and market changes adversely affecting the economic viability of development.
- 10.4.5 The Local Plan has a key role to play in ensuring that economic development is located in sustainable locations that are well served by public transport and well connected to the local labour force. Unless changes are made to the local planning framework, opportunities to help forge a more sustainable Borough will be lost.
- 10.4.6 In accordance with PPS12, the new Local Plan will identify what physical, social and green infrastructure is required to facilitate new development. Without the implementation of the Plan the Council may struggle to align land use planning with infrastructure planning. Without the new Local Plan, a market-led approach to economic development and local employment may develop; this would not be sustainable as it would fail to outline an integrated approach to creating and maintaining sustainable neighbourhoods.
- 10.4.7 Unemployment and workless households are evident in some parts of the Borough. The gap between the highest deprived areas and the rest is widening, concentrating the problem in the
















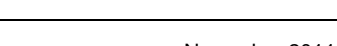



worst affected areas. Without the strategic direction of the Local Plan piecemeal development may result in regeneration opportunities being missed. Allowing market-led development will result in the highest profit margins for the developer and it may result in the loss of economically active communities, thus not passing the benefits of development onto the people of West Lancashire.

- 10.4.8 In terms of retail and town centres, without the implementation of the new Local Plan, an opportunity will be lost to help reduce the considerable 'leakage' in expenditure being lost to competing facilities outside the Borough, addressed in the Local Plan through the growth of Skelmersdale town centre supported by Ormskirk and Burscough town centres.

## 10.5 What will the Situation be under the Local Plan Preferred Options?

- 10.5.1 The Local Plan Preferred Options Paper will have an impact on the local economy and employment in a variety of ways. The following table outlines the degree of impact of each of the policies on the local economy and employment.

KEY	
	Significant Effect
	Less Significant Effect
	Little or no Effect

Local Plan Policy Title	Degree of Impact Rating
SP1: A Sustainable Development Framework for West Lancashire	
SP2: Skelmersdale Town Centre - A Strategic Development Site	
SP3: Yew Tree, Burscough - A Strategic Development Site	
GN1: Settlement Boundaries	
GN2: Safeguarded Land	
GN3: Design of Development	
GN4: Demonstrating Viability	
GN5: Sequential Tests	
EC1: The Economy and Employment Land	
EC2: The Rural Economy	
EC3: Key Rural Development Sites	
EC4: Edge Hill University	
RS1: Residential Development	
RS2: Affordable Housing	
RS3: Purpose-Built Student Accommodation	
RS4: Provision for Gypsies & Travellers and Travelling Show People	
IF1: Maintaining Vibrant Town and Local Centres	
IF2: Enhancing Sustainable Transport Choice	
IF3: Service Accessibility and Infrastructure for Growth	



Local Plan Policy Title	Degree of Impact Rating
IF4: Developer Contributions	
EN1: Low Carbon Development and Energy Infrastructure	
EN2: Preserving and Enhancing West Lancashire's Natural Environment	
EN3: Provision of Green Infrastructure and Open Recreation Space	
EN4: Preserving and Enhancing West Lancashire's Built Environment	

- 10.5.2 The following discussion is an assessment of how the Local Plan Preferred Options policies identified are likely to have an impact on the sustainability of the local economy and employment.

### General Comments

- 10.5.3 Planning for a sustainable local economy and providing local employment opportunities is an important issue to address in the Local Plan. The Local Plan strongly focuses development needs upon the existing key service centres. This will help to achieve regeneration in the Borough, resulting in growth of the local economy over time.
- 10.5.4 Whilst there is a recognised need to develop Green Belt land in order to meet housing and employment land targets in the Borough, the focus of the Local Plan policies is to maximise the vast majority of suitable land within urban areas (with Skelmersdale providing the majority of this development- 2400 new houses and 52ha of employment land) before new housing and employment development is delivered in the Green Belt.
- 10.5.5 The overall effect of the Local Plan on the local economy and employment is positive. The implementation of the Local Plan will assist in the delivery of new employment opportunities within the Borough. By improving local job prospects for new and existing residents, the Local Plan will also help to counteract the level of out-commuting. The provision of a wide range of employment opportunities should also have positive indirect effects on the vitality of communities and the sense of well-being amongst residents of the Borough.
- 10.5.6 The Local Plan will have a positive impact on the local economy and employment by revitalising existing industrial and business areas as a priority and developing infrastructure that is supportive of economic growth; and a planning framework that supports business development.
- 10.5.7 It is considered that there is a sustainable balance struck in the Local Plan between delivering an appropriate level of employment land and infrastructure to meet social and economic needs in the Borough with significant environmental constraints and Green Belt policy protection. It is recognised that the release of Green Belt land through the Local Plan has the potential to generate negative impacts on the local environment, including adverse visual impacts on local landscapes. However economic and social needs must also be addressed to achieve sustainable communities, and release of additional employment land in the Green Belt is needed to achieve this.

## Sustainable Local Economy

### Economic Development

- 10.5.8 Policy SP1: A Sustainable Development Framework for West Lancashire sets out the directions of growth for housing, employment and retail development. Policy SP1 seeks to support the role of Skelmersdale as a regional town, Ormskirk/Aughton as a Borough town and Burscough as a market town respectively. The economic impacts of this policy are positive and potentially very high in the long-term as improved town centres will boost the economy in a number of ways. It is considered sustainable for the vast majority of new economic development to be located in these three key service centres. Policy SP1 supports the release of Green Belt land through the amendment of Green Belt boundaries on the Proposals Map (as defined in Policy GN1). In terms of impacts on the local economy and employment, this small amount of Green Belt release at Yew Tree Farm (for 10 ha of new employment land) and Edge Hill University (10ha for new university buildings, car parking and new access road) is necessary in order to provide the conditions for employment growth in the Borough. In West Lancashire there are unavoidable trade-offs to be made between delivering the infrastructure necessary to accommodate economic growth and the potential negative environmental impacts associated with this such as Green Belt release.
- 10.5.9 Policy SP1 allows for the enactment of all 'Plan B' sites if new evidence or monitoring of employment and residential completions indicates the need to increase development targets or if targets are not being met. This flexibility within Policy SP1 will have a positive economic impact on the Borough as it supports a change in market conditions and allows for economic growth in the Borough even during unforeseen circumstances.
- 10.5.10 Policy SP2: Skelmersdale Town Centre- A Strategic Development Site, outlines the proposals for the redevelopment of the town centre. One of the priorities of the policy is to "ensure that high quality design will be the key to creating a vibrant town centre", high design quality and the redevelopment of brownfield sites is likely to increase the attractiveness of the town and the Borough as a whole and help stimulate inward investment.
- 10.5.11 It is anticipated that the regeneration of Skelmersdale town centre through the implementation of Policy SP2 and an updated Masterplan / SPD will facilitate wider economic growth in the town and Borough through a diversification of the employment base and increased training and 'up-skilling' opportunities. Business investment in the town will help to improve the image and attractiveness of the town.
- 10.5.12 The implementation of Policy SP3: Yew Tree Farm Burscough- A Strategic Development Site would deliver an extended employment area (10ha during the Plan period and 10ha post 2027) which would provide opportunities for new businesses and existing businesses from neighbouring areas to relocate. Improving the rail service facilities between Ormskirk and Burscough will facilitate access to wider employment opportunities for the people of West Lancashire. The development of the Yew Tree Farm site fills the spatial gap between the town and the existing employment area
- 10.5.13 Policy GN1: Settlement Boundaries permits small scale rural employment (up to 1000 sqm<sup>2</sup>) to meet an identified local need provided a Sequential Test has been carried out in accordance with Policy GN5. This flexible policy will have a positive impact on diversifying rural economies in the Borough and meeting local needs through allowing appropriate employment development.

- 10.5.14 Policy GN2: Safeguarded Land protects a number of sites for development beyond the plan period (2027), this will have a positive impact on economic growth as it allows for the delivery of land for employment development if required to meet employment needs beyond the plan period.
- 10.5.15 It is considered that the safeguarded of land for economic development through Policy GN2 and the amendment of settlement boundaries through Policy GN1 to allow for appropriate economic development in the Borough will have a positive impact on local economic growth. It will help settlement boundaries and Green Belt boundaries endure as the identification of sufficient land for future development should help reduce the pressure to amend settlement boundaries and Green Belt boundaries in the future, thus providing certainty re future development boundaries now.
- 10.5.16 Policy GN4: Demonstrating Viability is likely to have a positive impact on local employment opportunities in the Borough through the protection of employment sites. The policy requires change-of-use applications to demonstrate that there is no realistic prospect for retaining or re-using the site in its current use. For employment sites, Policy GN4 requires consideration of other employment uses such as those relating to tourism, retail and residential institutions and market changes adversely affecting the viability of development. In addition, Policy GN4 is considered flexible enough to deal with changing market circumstances.
- 10.5.17 Policy GN5: Sequential Tests requires the preparation of sequential tests for retail and other town centre uses outside the town centre and for office developments outside settlement centres. The flexible nature of Policy GN5 will have a positive impact on local economic growth. It allows for new development in the Borough in locations where policy usually presumes against; if the sequential test can demonstrate that the development is appropriate and that there are no alternative sites in preferable locations that could be expected to accommodate the development.
- 10.5.18 The requirement for sequential tests to be prepared for retail and other town centre uses outside the town centre and for office developments outside settlement centres will help support and promote the growth and viability of town centres and existing employment areas within settlement centres in the Borough. It is considered that this approach will help ensure that employment opportunities are generated close to economically deprived areas in Ormskirk and Skelmersdale.
- 10.5.19 Providing the right type of jobs in the right location is essential to creating sustainable communities and reducing the level of out-commuting in the Borough. In order to do this it is essential that a positive planning framework is in place to support economic development throughout West Lancashire. Policy EC1: The Economy and Employment Land, provides a planning framework for delivery of employment and economic development in the Borough. The policy seeks to protect existing employment sites and secure 75ha of new employment development in the Borough over the plan period. The prioritisation of redevelopment and regeneration opportunities in existing employment areas related to vacant or under-used employment land, and the remodelling and extension of the Burscough industrial estates and the remodelling of Simonswood industrial estate is considered to be a very sustainable approach. Redeveloping vacant sites in existing employment areas will help to tackle physical and environmental decay and will help stimulate wider investment in the Borough, and existing sites should have much of the supporting infrastructure already in place.

- 10.5.20 It is considered that through Policies SP1, GN1, GN1-5 and EC1-2 the Local Plan delivers a portfolio of employment land which is balanced enough to ensure provision for different sectors of the economy across the Borough, in both urban and rural areas during and beyond the plan period. The portfolio of employment land is considered flexible enough to respond to dynamic market conditions and changing business needs and working practices.
- 10.5.21 The promotion of 'green' construction and technology sectors in the Borough through Policy EC1 should help the transition to a low carbon economy.

#### **Local Skills and Education**

- 10.5.22 There is a direct relationship between education and skills and the local economy and employment topic. Policy EC1 will help encourage and support training opportunities in specific sectors such as the media industry and 'green industries'. Policy EC4: Edge Hill University seeks to create links between the University, local businesses and the community sector in terms of information sharing and learning programmes. The implementation of these policies is likely to have a direct positive impact on the local economy and the up-skilling of the local population.
- 10.5.23 The implementation of appropriate training programmes via Policy EC1, particularly in Skelmersdale, will help to reduce worklessness in the Borough by raising the level of skills and is also likely to help remove some of the barriers which prevent some people from being employed to their full potential. Raising skill levels may influence the number of new business start-ups in the Borough and improve income levels by encouraging higher income jobs to be created.

#### **Infrastructure Planning**

- 10.5.24 Infrastructure planning and provision is an essential factor in ensuring that sustainable growth is delivered in a way that enhances the area and allows safe, sustainable access to a wide range of services and facilities. Policy IF4: Developer Contributions, is likely to strengthen the economy and aid the regeneration of West Lancashire. In particular, the policy ensures that sufficient services and infrastructure will be in place to meet the needs of employment and housing growth. Financial contributions from developers may be needed towards educational provision in the Borough. The provision of educational opportunities will help students move into employment and improve the skills base for enterprise in the Borough.
- 10.5.25 Policy IF3: Service Accessibility and Infrastructure for growth seeks to support the delivery of broadband and communications technology to all parts of the Borough. This will help support economic growth particularly in rural areas.

#### **Rural Diversification**

- 10.5.26 Given that the Borough is predominately rural in nature, the rural economy is an important consideration for the Local Plan.
- 10.5.27 There are two fundamental issues likely to affect the agricultural sector in the coming years; climate change and the reform of agricultural funding mechanisms. The reform of the Common Agricultural Policy (CAP) means that subsidies will no longer be so closely linked to farm production and the expansion of the second 'pillar' of the CAP, the Rural Development Regulation, is likely to encourage greater diversification away from agricultural activity.

- Nationally, the growing season for plants is extending, largely due to the early onset of the spring season, providing opportunities to extend crops.
- 10.5.28 Policy EC2: The Rural Economy supports rural enterprise and diversification and the vitality of rural settlements and is in accordance with the wider planning framework. The landscape of the Borough is important to the quality of place for those living and working in West Lancashire, therefore any change needs to be managed sensitively.
- 10.5.29 The allocation a rural economic development through Policy EC2 at Greaves Hall, Banks will have a positive impact on rural economic growth in the Borough. The promotion and enhancement of tourism and the natural economy through agricultural diversification as outlined in Policy EC2 will help stimulate rural economic growth and employment opportunities.
- 10.5.30 Policy EC2 indicates that the Council will protect the continued employment use of employment sites in rural areas. This approach is considered sustainable as the contribution of rural employment sites towards the overall stock of business and employment premises is important. Rural employment sites provide an alternative to rural / urban travel to work patterns, reducing congestion and releasing capacity on public transport. The availability of rural employment sites also broadens the range of stock available, attracting occupiers that might not otherwise have located within West Lancashire, particularly amongst knowledge-based businesses.
- 10.5.31 The promotion of tourism through Policy EN4 is also likely to help diversify the rural economy.
- 10.5.32 The supporting text of Policy EC2 promotes home working and small 'cottage' industries in rural areas. The implementation of this flexible policy is likely to have a positive impact upon boosting the rate of small business start-ups and increasing employment opportunities within the Borough, thus helping to achieve sustainable economic growth in the medium-long term. Encouraging home-based working will also help to reduce the need to travel which would also have positive environmental impacts.
- 10.5.33 As mentioned previously, the amendment of settlement boundaries through Policy GN1 allows for the development of small scale rural employment. This policy will help stimulate local rural economy growth and diversification.
- 10.5.34 Policy EC3: Key Rural Development Sites allocates four 'key rural development sites' and allows for a mix of uses on these sites, with an employment generating use required to 'make up a reasonable proportion of the overall site in the interest of the rural economy' and that this will be 'determined on a site by site basis'. This approach is considered sustainable as it offers the flexibility required to enable viable mixed use schemes to come forward, where employment only uses have struggled to come forward. The implementation of this policy also allows for sites/buildings to be redeveloped for other uses which may be desirable for all parties, for example, because they are bad neighbour developments, inappropriately located, or cause adverse environmental, visual or other impacts.
- 10.5.35 Likewise Policy EC3 allows for a situation where some sites/buildings have reached the end of their economic life, are unfit for modern occupation and yet uneconomic to redevelop for employment use. The classification of the types of development uses considered appropriate on the four sites provides clarity and the allowance for 'wider employment generating uses, where a case can be made to demonstrate that new jobs will be created'; is considered flexible and allows for closely related sui generis uses. In line with PPS12 and the emerging NPPF Policy EC3 is considered reasonably flexible and sustainable and should help support rural and wider economic growth in the Borough.

## **Housing**

- 10.5.36 Policies SP1 and RS1 seek to deliver 4,650 new homes over the plan period. New housing of a good quality will support efforts to attract new businesses by providing a good choice of homes for employees and may increase employment in the construction industry.
- 10.5.37 It is essential that new housing growth areas are linked with employment opportunities. Policies SP1 and RS1 focus the majority of new housing development in Skelmersdale and Up Holland, supported by Ormskirk and Aughton and Burscough and the northern parishes. Policy SP1 focuses the majority of new employment development in Skelmersdale and Up Holland and Burscough. These policies are therefore likely to ensure that communities have access to a wide range of employment opportunities and that the majority of growth is provided without having a detrimental impact on environmental, economic or social capacity.
- 10.5.38 The delivery of affordable and specialist housing via Policy RS2 will allow for a good social structure / mix of ages, this will help local businesses to survive and prosper.

## **Transport**

- 10.5.39 Policies SP1 and IF2 encourage sustainable transport and require new developments to contribute to providing an integrated sustainable transport network and to be located where possible on sites with high levels of accessibility. Providing better transport links to the Borough's employment areas will improve physical access to employment opportunities for the Borough's residents.
- 10.5.40 The more accessible employment sites are, the more attractive they are to businesses, investors and the market. Any focus for employment growth in the Borough must have regard to bus and rail accessibility and motorway connections. Policy IF2 supports the delivery of a number of transport improvements and new schemes including: the A570 Ormskirk Bypass, a new rail station in Skelmersdale, an appropriate rail link between the Ormskirk-Preston line and the Southport-Wigan line and a new bus station in Skelmersdale. The delivery of high quality transport infrastructure in the Borough will increase accessibility to employment opportunities throughout the Borough and will provide increased access to the key service centres; this will support the growth of the local economy and may also promote inward investment.

## **Environment**

- 10.5.41 Policy SP1 focuses the majority of new economic development in the key service centres, with over 69% of new development focused in Skelmersdale, the Borough's only regional town. This focus on Skelmersdale is considered sustainable as there is a significant amount of brownfield land available for development and a large amount of Greenfield land that serves a limited purpose; and is likely to be suitable for development.
- 10.5.42 In order to meet employment development targets in West Lancashire some development will have to take place on Green Belt land. Clearly there is an inherent trade-off and tension between developing land in the Green Belt (of which some is of high agricultural or environmental value) and delivering the residential and economic development required for West Lancashire to meet its locally-determined growth targets over the plan period.
- 10.5.43 Current spatial planning policy is very protective of the Green Belt. Building on Green Belt land in the Borough has the potential to generate negative impacts on the local environment



- including adverse visual impacts on local landscapes and adverse impacts on local biodiversity and the potential loss of green infrastructure.
- 10.5.44 The implementation of Policy SP3: Burscough Strategic Development Site, would involve the release of 74ha Green Belt land for residential and employment development, although 30ha of this would be safeguarded from development until at least 2027. Likewise the expansion of Edge Hill University through Policy EC4 will involve the release of 10ha of Green Belt land. Also, Policy EC1 indicates that a further 10ha of land will be extended into the Green Belt at the Burscough industrial estates. Importantly the West Lancashire Green Belt Study (May 2011) found that Yew Tree Farm which is the subject of Policy SP3 does not hold any high biodiversity or landscape value, therefore adverse impacts on biodiversity and landscape is unlikely at this site.
- 10.5.45 Given that opportunities for development within the Borough contained by the Green Belt have been thoroughly investigated and are either unsuitable due to development constraints and are / or will be maximised during the plan period, the release of no more than 60ha of Green Belt land between 2012-2027 (which represents only 0.17% of the total Green Belt land in the Borough) is considered to be realistic and robust on the basis of meeting locally-determined targets and the wider economic, environmental (in some cases) and social needs of the Borough over the plan period.
- 10.5.46 In accordance with PPG2 'Green Belts', which indicates that local planning authorities should satisfy themselves that the Green Belt boundaries will not need to be altered again at the end of the plan period, an additional 75ha of Green Belt land has been removed from the Green Belt and safeguarded for use beyond the plan period, The total Green Belt land to be released during and beyond the plan period is 135ha (which represents only 0.39% of the total Green Belt land in the Borough). It is considered that such land is required to meet the economic and social development needs of the Borough over the course of the plan period and beyond.
- 10.5.47 Policy SP1 seeks to ensure that new development protects or enhances biodiversity of the local environment; this is likely to have a positive impact on the quality of the local environment and could indirectly stimulating inward investment. The enhancement of local biodiversity will have a wider positive impact on local employment and economy through the ecosystem services that biodiversity assets provide. For example businesses are reliant on the water cycle for fresh water.
- 10.5.48 Preparing West Lancashire for climate change is essential to ensure the health of the economy in the future. The promotion of renewable energy development through Policies SP1, SP3, EC1, EC2 and EN1 has the potential to create employment opportunities across a wide range of markets in environmental goods and services. The pursuit of a low and eventually a zero carbon economy will help realise economic opportunities through improved productivity and innovation in key market areas such as 'green' energy.
- 10.5.49 However, the pursuit of a low and zero carbon economy and the need for new development to meet higher carbon reductions and energy infrastructure targets will add to development costs and may threaten the viability of some developments particularly in the earlier years of the plan period when the market continues to slowly recover from the global financial crisis in 2008. It is acknowledged however that the low carbon design standards set out in Policy EN1 are in line with national building regulations, Ultimately, the implementation of Policy EN1 will result in the additional costs of construction falling primarily upon developers, which are likely to be passed

through to lower land prices, whilst the benefits are likely to be gained by occupants through lower energy bills and ultimately by society as a whole in the form of carbon savings.

- 10.5.50 To be economically viable, industries need to be sited where they are accessible to main transport routes and to sources of labour. This inevitably means that a balance has to be struck between the needs of industry, the needs of the community and the interests of safety. Policy SP1 should have secondary positive impacts on the local economy and employment through the protection of people and infrastructure from the consequences of flooding.
  
- 10.5.51 Policy ENV4: Preserving and Enhancing West Lancashire's Built Environment requires all new development to be designed to a high standard. Development will only be permitted if it complies to a number of criteria related to quality design, renewable energy and waste facilities, crime, accessibility and transport, drainage and sewage, landscaping and the natural environment and other environmental considerations. The implementation of this policy is likely to have multiple benefits for residents and town centre users, helping to attract new businesses and people by improving the overall image of the Borough.
  
- 10.5.52 Potential negative cumulative effects from economic growth could result from increased material usage and waste generation that will result from new employment development that is proposed for the Borough. The absolute impacts on the consumption of energy, water and other resources and on waste generation need to be addressed with effective local targets.

### **Tourism**

- 10.5.53 Positive effects in relation to the growth of the tourism industry have been identified in relation to policies, EC2, EN2, EN3 and EN4.
  
- 10.5.54 Policy EC2: The Rural Economy, encourages the creation of new tourism opportunities through agricultural diversification. The growth of tourism in the rural areas of the Borough would have a positive impact on local economy and employment and would help to attract inward investment and could potentially lead to subsequent spin-off multiplier effects on the local economy.
  
- 10.5.55 Policy EN2 and EN3 aim to preserve and enhance green infrastructure and biodiversity in West Lancashire. The implementation of these policies is likely to have a positive impact on helping to protect key tourist assets such as Martin Mere.
  
- 10.5.56 Policy EN4 seeks to enhance and protect West Lancashire's distinctive cultural and heritage assets. The implementation of this policy is likely to have a positive impact on helping to protect key tourist assets such as Rufford Old Hall and will help to strengthen the Borough's image and identity.
  
- 10.5.57 Improving the Borough's tourism offer will ultimately increase the number of visitors to the Borough. Depending upon the mode of transport, this could generate an increased level of emissions and it could place additional pressure upon the existing highway network. However Policy IF2 seeks to ensure development and transport planning are co-ordinated to improve accessibility, this should have a positive impact on the local economy by improving accessibility to tourist facilities from both within and outside the Borough.

## Town and village centres in the Borough

- 10.5.58 The overall impact of the Local Plan on centres in the Borough is significantly positive. Policy SP2: Skelmersdale Town Centre - A Strategic Development Site, outlines the proposals for the redevelopment of the town centre. One of the priorities of the policy is to make Skelmersdale a “leisure, recreational and retail centre of excellence within the North West”. An improved and more accessible regional town centre for West Lancashire would boost the economy and is likely to stimulate employment opportunities in the Borough.
- 10.5.59 Policy GN5: Sequential Tests requires the preparation of sequential tests for retail and other town centre uses outside the town centre. The requirement for sequential tests will help support and promote the growth and viability of town centres across the Borough.
- 10.5.60 Policy IF1 seeks to protect and enhance the vitality and viability of the Borough’s town, village and local centres, through a number of measures including the requirement for at least 70% of ground floor units within each local centre and primary shopping area to remain in Class A1 retail use. This approach is considered flexible as it allows for some appropriate change of use in the town, village and local centres but provides a sustainable planning framework which seeks to prevent significant numbers of retail units being lost in the Borough.
- 10.5.61 Retail growth in the Borough’s town centres through the implementation of policies SP1, SP2, SP3 and IF1 will improve the Borough’s vitality and viability by making it a more attractive place to visit, attracting more people and reducing leakage of spend to nearby larger towns and cities.

## 10.6 What will the Situation be under the Local Plan Alternative Options?

- 10.6.1 The “alternative” options considered in relation to each of the policies that have a “significant” or “less significant” effect on SA objectives 1, 3, 4, 5, 6 and 7 are appraised, in comparison to the preferred option, in Appendix 4. In summary, all of preferred policies were generally more sustainable or equally sustainable in relation to the local economy and employment than their alternative options.

## 10.7 Recommendations for Mitigation and/or Enhancement

- 10.7.1 Overall, the preferred policy options of the Local Plan are envisaged to have a positive impact on the local economy and employment. This is particularly so in the medium to long-term when the policy measures have had time to take effect and provide conditions for the economic growth required to generate the level and range of employment opportunities which will meet the needs of the Borough.
- 10.7.2 Increasing skill levels of the local workforce and encouraging investment in the Borough, should enable economic growth and investment.

## 10.8 Monitoring

- 10.8.1 To monitor the impacts of the Local Plan Preferred Options Paper on the local economy and employment, appropriate indicators could be selected from the following list:

- 
- % of the working-age population that is in employment;
  - The number of Job Seekers Allowance claimants as a) a percentage of the resident working age population and; b) % of these who have been out of work for more than a year;
  - Worklessness: a) % of the working age population who are economically inactive; b) % of the economically inactive working age population who want a job; c) working age unemployment rate;
  - Jobs density (number of jobs filled to working age population);
  - Average earnings of employees in the area;
  - Amount of floor space developed for employment by type;
  - Amount of floor space developed for employment by type in employment or regeneration areas;
  - Employment land available by type;
  - Losses of employment land in (i) employment / regeneration areas and (ii) local authority area;
  - Amount of employment land lost to residential development;
  - Economic activity rate;
  - GVA per head claimant count;
  - Amount of completed retail and office development;
  - ONS Annual Population Survey;
  - Unemployment rate % (male and female);
  - GVA £ per capita;
  - Amount of floorspace by employment type which is on previously developed land;
  - Amount of completed retail, office and leisure development in town centres;
  - The total number of VAT registered businesses in the area at the end of the year;
  - The percentage change in the number of VAT registered businesses;
  - Town centre vacancy rates;
  - Pedestrian flows/yield/rent;
  - VAT based rural local units by industry;
  - Agricultural holdings (number and total size);
  - Research and development and employment in high and medium-high technology industries;
  - Business start-ups and closures;
  - Percentage of jobs in the tourism sector;
  - Number of tourist visitors;
  - Number of visitors staying overnight and overnight spend; and

- Unemployment Annual Population Survey and Claimant Count Rates.

## 10.9 Summary of Impacts

### KEY

Very Positive	Positive	No Effect	Negative	Very Negative
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Type of Impact	Local Plan Preferred Options Paper	Local Plan plus other plans, programmes, etc.
<b>Short / medium term (to about 2027)</b>	The Local Plan Preferred Options Paper strives to meet the sustainability objectives identified in the SA framework for the local economy and employment. Overall the policies proposed should have a positive impact on the local economy and employment in the Borough.	The implementation of the Lancashire Economic Strategy and Sub-regional Action Plan 2006 will also be important in ensuring economic growth and employment opportunities.  Furthermore other plans, programmes and strategies which relate to the local economy and employment in the Borough will strengthen the positive impacts of the Local Plan on this topic area.
<b>Long term (beyond 2027)</b>	The positive effects seen in the short / medium term should continue in the long term, especially in terms of access to employment opportunities and increased economic activity in the Borough.  Like all economic growth, the impacts are likely to be temporary. However, the conditions needed to stimulate economic growth have much more permanent effects, such as good infrastructure.  There may be a need for planning policy to change its emphasis in the future due to these successes, or economic conditions could change and these may need addressing more explicitly. The Local Plan should seek to be as adaptable and as flexible as possible to deal with such change.	The long term outlook is positive with all strategies aligned towards similar outcomes.
<b>Areas likely to be significantly affected</b>	All parts of the Borough will benefit from economic growth, regeneration and the provision of a wide range of employment opportunities, but particularly wherever new development takes place in the key services centres within the Borough.	
<b>Permanent vs. Temporary</b>	The implementation of the Local Plan policies in relation to the local economy and employment will have a long term impact, for example the development of a town centre or the development of employment land is considered more or less permanent.	

	<p>Likewise, the development of employment and other commercial development on previously developed land will help to encourage urban renaissance and is likely to have a long term impact.</p> <p>The success of the Borough's economy is tied to that of the UK economy as a whole, and as such, there will be other spatial planning issues in relation to the local economy and employment that will evolve over the lifetime of the Local Plan and beyond, which will mean that some effects become temporary. This includes changing economic, environmental and social conditions and circumstances.</p>
<b>Secondary or indirect</b>	<p>The local economy and employment topic is interrelated to all the other sustainability topic areas identified within this report. Other areas of sustainability explicitly linked to economic growth and employment, include those relating to the physical environment (ecosystem services, air quality, housing provision, open space, transport) and to the social environment (community health and equality, education and skills, leisure) and as such, these can have a number of secondary impacts on the local economy and employment.</p> <p>For example, the availability of land resources can have significant secondary impacts on the local economy and employment as the reuse and redevelopment of derelict, vacant and underused land in preference to Greenfield sites can help to tackle physical and environmental decay, which in the long term can help stimulate economic activity.</p> <p>Similarly, the quality of the built and physical environment can have secondary impacts on the local economy and employment; a high quality environment can attract and help stimulate investment. Likewise the natural environment provides ecosystem services such as fresh water to businesses through the water cycle, such services are vital to the life and growth of the local economy.</p> <p>The provision of both social and physical infrastructure can also have secondary impacts on the local economy and employment. If suitable physical infrastructure is in place, such as employment sites and transport connections, this can stimulate and meet the needs of employment growth. Likewise, in terms of social infrastructure, education and skill levels can have significant secondary impacts on the local economy, as level of skills can influence the number of new business start ups in an area and a high skill base can encourage higher value industries to be established.</p>



# 11 Housing

## 11.1 Introduction

- 11.1.1 Access to shelter and the need for a home are fundamental human requirements and as such provision of sufficient good quality housing is also a crucial component of a sustainable community. The housing needs of a community vary greatly and different people have different housing demands, which also change over their lifetime. The need to provide a variety of dwelling types and sizes is therefore crucial.
- 11.1.2 In many areas, less affluent members of society are not always able to access the housing market due to high house prices. Affordable housing provision whereby housing is subsidised is therefore a key component of housing provision for a sustainable community. Many public sector workers such as teachers and health-care workers cannot access the housing market. Gypsies and travellers have different accommodation needs. Provision of a range of affordable housing/accommodation options is therefore important.
- 11.1.3 Ensuring that the housing stock is of an adequate standard is important. The UK Government has set a 'decent homes' standard, defining a 'decent home' as a home that is warm, weatherproof and has reasonably modern facilities. New housing must conform to this standard. In many areas however, the housing stock is old and in a poor state of repair. Improving the conditions of these buildings is crucial.
- 11.1.4 In order to ensure the development of sustainable communities in West Lancashire, the LDF must ensure the availability of sufficient housing to meet identified needs, in terms of housing quantity, location, quality, affordability and choice. It is important that the Local Plan provides sufficient flexibility and a continuous supply of housing land.
- 11.1.5 There is a need to have regard to national and sub-regional pressures, demographic changes in West Lancashire and climate change, with an increasing need to ensure that development is located, designed and constructed sustainably.

### Identification of the Applicable SA Objectives

- 11.1.6 The following Sustainability Objective has previously been identified as the most relevant to the Housing topic area:

Number	Objective	Locally Distinctive Sub Criteria
9	To improve access to good quality, affordable and resource efficient housing	<p>Will the plan / policy provide for an appropriate mix of housing to meet all needs including affordable?</p> <p>Will the plan / policy reduce the number of unfit empty homes?</p> <p>Will the plan / policy support the development and operation of resource efficient housing?</p>

## 11.2 What is the Policy Context?

11.2.1 There are a number of planning policy guidance documents relating to housing, ranging from Government white papers to local strategies. Key messages from these documents are discussed below.

### **PPS1: Delivering Sustainable Development (2005)**

11.2.2 PPS1: Delivering Sustainable Development states that planning policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development. Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted.

### **Draft PPS: Planning and Climate Change, Supplement to PPS1 (2007)**

11.2.3 Draft PPS: Planning and Climate Change, Supplement to PPS1 sets out policies to ensure that all new house building moves towards the highest level of sustainability.

### **Planning Policy Statement 3: Housing (2011)**

11.2.4 PPS3 underpins the delivery of the Government's strategic housing policy objectives<sup>20</sup>. This replaces Planning Policy Guidance 3: Housing (PPG3) published in March 2000 and earlier editions of PPS3 published on 29 November 2006 and 19 January 2010.

11.2.5 The Government's key housing policy goal is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. To achieve this, the Government is seeking:

- To achieve a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community;
- To widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are vulnerable or in need;
- To improve affordability across the housing market, including by increasing the supply of housing; and
- To create sustainable, inclusive, mixed communities in all areas, both urban and rural.

### **Green Paper "Homes for the Future: More Affordable and More Sustainable" (2007)**

11.2.6 Green Paper "Homes for the Future: More Affordable and More Sustainable" sets out a number of targets for affordable homes and social housing delivery. 70,000 affordable homes a year are to be provided by 2010-11.

<sup>20</sup> <http://www.communities.gov.uk/statements/corporate/pps3statement>

## Regional Policy

### **The North West of England Plan Regional Spatial Strategy (RSS) (2008)**

- 11.2.7 The North West of England Plan Regional Spatial Strategy (RSS) provides a framework for development in the region over its plan period (15-20 years). The plan aims to provide 416,000 new dwellings in the North West between 2003 and 2021 and sets out quantified housing requirements for the different areas within the region.
- 11.2.8 The total housing provision for West Lancashire for 2003-2021 is set at 5,400 dwellings, providing an annualised provision figure of 300 dwellings, of which at least 65% should be built on previously developed land. This brownfield target is set jointly with Sefton Borough. As Sefton have a higher housing requirement, and are currently achieving almost 100% of their new dwellings on brownfield land, West Lancashire could have considerably less than 65% of its new dwellings on brownfield land and still jointly meet the RSS target with Sefton.
- 11.2.9 Despite the proposed abolition of the RSS through secondary legislation of the Localism Act in early during 2012, the evidence base that informed the preparation of the RSS remains the most up-date and relevant evidence in many social, economic and environmental areas. At this point in time (November 2011), the targets set within the RSS are still material considerations for planning decisions.

### **The North West Regional Housing Strategy (2005)**

- 11.2.10 The North West Regional Housing Strategy (2005) seeks to deliver urban renaissance through Pathfinders and other schemes, provide affordable homes to maintain balanced communities, meet the region's needs for specialist and supported housing and deliver decent homes in thriving neighbourhoods.

## Local Policy

### **West Lancashire Homelessness Strategy 2007-2012**

- 11.2.11 At the local level, the West Lancashire Homelessness Strategy sets out a number of key aims, these are:
- Identify people 'at risk' of homelessness;
  - Identify the causes of homelessness in the Borough;
  - Assess the current level of homelessness in the Borough;
  - Map the provision of homelessness services in the Borough and identify potential gaps in service provision; and
  - Provide a platform for partnership working with agencies and providers in the Borough.

### **West Lancashire Housing Strategy Update 2004-2009**

- 11.2.12 The strategic aims of the West Lancashire Housing Strategy 2004-2009 are:
- Balancing West Lancashire's Housing Market, particularly the remodelling of Skelmersdale;

- Improving the supply and access to affordable housing across the Borough;
- Achieving Decent Home Standard by 2010;
- Meeting the housing needs of vulnerable people; and
- Improving the standard of the private sector housing.

### **West Lancashire Affordable Housing Strategy 2008-2013**

11.2.13 The key aims of the Strategy are to:

- Balance West Lancashire Housing Market to create sustainable communities;
- Achieve the Council's Corporate Priority of ensuring that there is affordable housing available for local people;
- Outline the general context and strategic direction that sets out the priorities for the delivery of affordable housing within the Borough;
- Provide a range of activities that will help us define housing need at a more local level and then plan for the delivery of the identified affordable housing needs in West Lancashire;
- Demonstrate the Council's clear commitment to the provision of affordable housing; and
- Provide a source of reference for Members, Council Officers, Registered Social Landlords, private developers and the local community.

### **A Strategy for Private Sector Housing in West Lancashire 2006 – 2009**

11.2.14 The objectives of the Strategy are to:

- Work with partners to ensure all vulnerable residents have the necessary support systems to live independent lifestyles in safe, secure and warm homes;
- Prepare action programmes in conjunction with any corporate regeneration initiatives to identify areas of the Borough requiring intervention to prevent decline and promote thriving communities living in affordable decent private homes;
- Work towards providing an excellent Private Sector Housing Service for all service users making best use of available resources;
- Identify and promote initiatives which help to maintain a good supply of decent affordable homes supporting a balanced housing market in West Lancashire; and
- Have in place adequate policies and procedures to promote good quality, well managed private rented accommodation in the Borough.

## **11.3 What is the Situation Now?**

11.3.1 Key issues drawn from the baseline are as follows:

- To respond to an increasing and ageing population which will place demand on the number and types of homes available. Demand for sheltered housing is likely to increase;
- To improve the availability of affordable housing, particularly in the rural parishes. The 2010 Housing Needs Survey states that 214 affordable dwellings need to be provided annually to meet demand and that a target of 35% affordable dwellings is achievable;
- To provide a better variety of housing and 'even out' tenure and stock type distribution between settlements, particularly by diversifying the mix of housing in Skelmersdale by increasing market supply;
- To provide a supply of housing to meet targets and demand. The SHLAA Update (August 2011) has identified through applying a cautious approach that there is potential to deliver 73.5% of the housing development required over the 20 year period 2008-2028. Achieving the required levels of development will require planning policy intervention with land allocations and changes to restrictive residential policies in smaller villages being evaluated. Such policy decisions will need to be balanced with the potential for Green Belt land releases;
- To revitalise the housing markets in Skelmersdale and regenerate the town and improve its desirability as a place to live;
- To narrow the gaps between areas in relation to housing deprivation; and
- To ensure equal access to housing, employment and services for all the community through an integrated public transport network.

## 11.4 What will the Situation be without the Plan?

- 11.4.1 The prevailing economic and housing market conditions are impacting on housing growth and regeneration in the short and medium term in the Borough. As well as the downturn in the housing market and severe reduction in speculative commercial and residential building, investment in business assets and development has also been affected.
- 11.4.2 However, the need to increase the supply and quality of housing has not diminished. The Borough's long-term strategic goals need to remain the same. In the longer term the aim should be to provide a balanced housing offer that supports economic growth, strengthens economic inclusion and ensures new supply is appropriate to the local markets, by ensuring that the location, type, design, size and tenure are appropriate and that existing stock is used effectively. A stable, balanced housing market and a strong, viable economy go hand in hand and both are needed to create communities where people want to live.
- 11.4.3 Without the implementation of the new Local Plan, the Saved Policies of the West Lancashire Replacement Local Plan 2001-2016 (adopted 2006), the West Lancashire Housing Strategy and the West Lancashire Homelessness Strategy would continue to provide the planning framework for housing.
- 11.4.4 In the short term existing unfavourable housing trends would be likely to continue, including a limited choice of housing options and a growing affordability issue. The poor condition of some of the housing stock and the high vacancy rates would also be likely to persist.

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- 11.4.5 Over time, as the national planning framework changes, the existing planning policy framework would become out of date, and in some instances, irrelevant. The housing needs of the Borough are likely to change both now and in the future, beyond the scope of those planned for in the Housing Strategy.
- 11.4.6 For example, a projected ageing population in West Lancashire will have implications for future supported housing needs and supply of relevant accommodation. Demand for supported housing and services for older people are likely to grow dramatically. Demand for sheltered housing options is also expected to grow over the next few years. There is therefore a need to consider specific measures to address these needs.
- 11.4.7 Furthermore, there is an identified affordable housing need in the Borough. There is a growing need for intermediate housing, as access to mortgages is likely to become as important as price in restricting housing options in the Borough. The implementation of the Local Plan is expected to address housing need and affordability.
- 11.4.8 The population in West Lancashire is expected to increase by 7.1% by 2031 (Source: WLBC Spatial Atlas 2009). There is therefore a need to allocate sufficient sites to accommodate this future population growth.
- 11.4.9 The existing planning policy framework for housing would not deliver the required mix, type and size of housing needed. Without the Local Plan there would be uncertainty about adequate housing provision for all and a greater land-take for larger houses could affect the availability of future land supply. The strategic gap between urban and rural areas could also be lost.
- 11.4.10 The Local Plan is informed by a detailed evidence base, which considers long term population and health forecasts and is thus expected to deliver the needs of the Borough up to 2027 and beyond. There are significant pockets of deprivation in the Borough, characterised by poor housing. The gap between the most deprived areas and the rest is widening, concentrating the problem in the worst affected areas in the Borough.
- 11.4.11 Without the Local Plan a 'business as usual approach' is likely to result in piecemeal development and would result in regeneration opportunities for the Borough being missed. Market-led housing provision would be dictated by the most profitable sites and house types. The Local Plan adopts a regeneration focused strategy and seeks change in targeted areas, i.e. deprived wards, brownfield sites and according to identified housing needs. The implementation of the Local Plan and the wider LDF is likely to lead to a more joined-up approach to tackling deprivation than the existing planning policy framework.
- 11.4.12 In accordance with PPS12, the Local Plan will be flexible enough to deal with changing circumstances. General changes could include changes to national planning policy and updates to the evidence base. More specific local changes could include residential development failing to come forward as planned, a delay in infrastructure provision, altering housing targets and market changes adversely affecting the economic viability of development.
- 11.4.13 The Local Plan has a key role to play in ensuring that residential development is located in sustainable locations that are well served by public transport and well connected to local employment opportunities and community facilities/services. Unless changes are made to the local planning framework, opportunities to help forge a more sustainable Borough will be lost.
- 11.4.14 In accordance with PPS12, the Local Plan will identify what physical, social and green infrastructure is required to facilitate new development. Without the implementation of the Plan




















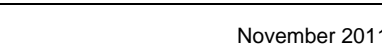

the Council may struggle to align land use planning with infrastructure planning. Such an approach would not be sustainable as it would fail to establish an integrated approach to creating and maintaining sustainable neighbourhoods.

- 11.4.15 Ultimately, without new housing policies the current planning policy framework is ill-equipped to deal with the future housing needs of the Borough. The Local Plan sets a more sustainable course of action than the existing planning policy framework. Whilst measures are taken through the wider planning framework such as the Council's Housing Strategy there is a clear need for the delivery of a new mix, type and size of homes through the planning system.
- 11.4.16 Importantly the implementation of the Local Plan is required to ensure delivery of housing sites in the Borough; this will involve consideration of site allocations and Green Belt release in order to meet housing targets. This is due to the shortage of available and suitable land for development within the existing towns and villages across the Borough.

## 11.5 What will the Situation be under the Local Plan Preferred Options?

- 11.5.1 The Local Plan Preferred Options Paper will have an impact in a variety of ways. The following table outlines the degree of impact of each of the policies on housing.

KEY	
	Significant Effect
	Less Significant Effect
	Little or no Effect

Local Plan Policy Title	Degree of Impact Rating
SP1: A Sustainable Development Framework for West Lancashire	
SP2: Skelmersdale Town Centre - A Strategic Development Site	
SP3: Yew Tree, Burscough - A Strategic Development Site	
GN1: Settlement Boundaries	
GN2: Safeguarded Land	
GN3: Design of Development	
GN4: Demonstrating Viability	
GN5: Sequential Tests	
EC1: The Economy and Employment Land	
EC2: The Rural Economy	
EC3: Key Rural Development Sites	
EC4: Edge Hill University	
RS1: Residential Development	
RS2: Affordable Housing	
RS3: Purpose-Built Student Accommodation	
RS4: Provision for Gypsies & Travellers and Travelling Show	

Local Plan Policy Title	Degree of Impact Rating
People	
IF1: Maintaining Vibrant Town and Local Centres	
IF2: Enhancing Sustainable Transport Choice	
IF3: Service Accessibility and Infrastructure for Growth	
IF4: Developer Contributions	
EN1: Low Carbon Development and Energy Infrastructure	
EN2: Preserving and Enhancing West Lancashire's Natural Environment	
EN3: Provision of Green Infrastructure and Open Recreation Space	
EN4: Preserving and Enhancing West Lancashire's Built Environment	

- 11.5.2 The following discussion is an assessment of how the Local Plan Preferred Options policies identified are likely to have an impact on housing.

### General Comments

- 11.5.3 The supply and type of housing provided across West Lancashire is a key issue in terms of promoting social, economic and environmental sustainability throughout the Borough.
- 11.5.4 The housing market itself has a crucial role to play in encouraging and supporting economic growth. Without the right types of homes in the right places, West Lancashire will not be able to retain or attract residents and investors. The Local Plan housing policies focus upon ensuring that the Borough delivers an overall balanced housing stock that meets the needs of new and existing residents.
- 11.5.5 Two of the key challenges facing the Borough relate to meeting the needs of an increasingly ageing population and increasing the supply of housing land including the need to build on Greenfield and Green Belt land. The implementation of the Local Plan will help to ensure that everyone has the opportunity of living in a decent and affordable home and that specific housing needs are met. This in turn will help to reduce social inequalities within the Borough.
- 11.5.6 The development of new homes is likely to have a positive effect on meeting local housing needs and on the local economy through providing employment in the construction industry. However, the development of new homes could potentially have a negative environmental impact (potentially on sites of biodiversity importance, key land resources, water quality and air quality) and significant impact on landscapes in the Borough. Therefore, all new development needs to take account of the local character of areas.
- 11.5.7 By focusing new development within Skelmersdale, Ormskirk and Aughton and Burscough, the implementation of the Local Plan will help to reduce the reliance upon the car, as employment and services will be provided in close proximity. In turn, it is likely that over time this will help to reduce the level of carbon emissions from transport, which will help to improve air quality.

- 11.5.8 Increasing the provision of new housing will be important as it will help to broaden the housing offer within the Borough, which will be critical to help retain the Borough's younger generation, as well as increasing the attractiveness of the Borough to potential new residents.
- 11.5.9 The provision of new housing may result in opportunities to improve cultural, social, leisure and recreational provision. However, it could lead to increased pressure on these same services, thus reducing the quality of provision. This issue is addressed in Policy IF4: Developer Contributions.
- 11.5.10 Overall, the pattern of distribution of housing development set out within Policy SP1 is considered to represent the most sustainable approach for the Borough to deliver key housing and employment targets, in light of the range of development issues and constraints in the Borough, including existing patterns of development, the physical geography of the Borough, land availability and infrastructure constraints.

### **Housing Distribution**

- 11.5.11 The location of new housing development affects the landscape, the future of settlements, population, the services and facilities that are required by residents and the viability of these.
- 11.5.12 Policy RS1: Residential Development and Policy SP1: A Sustainable Development Framework for West Lancashire, identify Skelmersdale and Burscough as the key locations for new housing development, supported by Ormskirk and Aughton and the northern parishes. It is considered that the delivery of 4,650 new dwellings over the plan period would have a positive impact on SA Objective 9, helping to provide for an appropriate mix of housing in the Borough.
- 11.5.13 In order to meet the Borough's overall housing target of 4,650 new dwellings between 2012-2027 Policy SP1 proposes the strategic release of Green Belt land at Yew Tree Farm, Burscough for 500 dwellings and at Grove Farm for 250 dwellings. This approach is considered to be sustainable given the shortage of available land within the built-up areas in the Borough.
- 11.5.14 Policy RS1 supports the development of brownfield and greenfield sites not protected by other policies within the urban areas. This will ensure that housing is located close to key public transport corridors, creating the critical mass in these locations needed to support improvements to existing facilities such as healthcare and education.
- 11.5.15 Local Plan Policy SP2 seeks to deliver 2400 new dwellings in Skelmersdale over the plan period. This is likely to have a positive impact on housing choice in the Borough and an increased number of people living in the regional town will generate greater demand and therefore associated improvements in local leisure, recreation, employment and retail provision. The implementation of this policy would maximise the use of vacant and under-used previously developed land, provided that this land is suitable for housing.
- 11.5.16 Policy SP1 allows for the release of all or part of the "Plan B" sites set out in Policy GN2 should monitoring of residential completions show that development targets for the Local Plan are not being delivered or if new evidence emerges that indicates the need to increase development targets. This flexible policy will ensure that housing need in the Borough is delivered if circumstances change in the Borough over the plan period.
- 11.5.17 In addition, Policy GN4 is considered flexible enough to deal with changing housing market conditions and will help deliver new housing development particularly in the short-medium term whilst the market recovers from the global recession.

## Environment

- 11.5.18 Prioritising development on previously developed land and on greenfield sites not protected by other policies through Policy RS1 will help to maintain and protect the quality of rural areas in the Borough. On the other hand, delivering new housing will result in increased land-take which can generate adverse impacts on the environment, including areas of landscape and biodiversity value through increased disturbance and recreation pressure.
- 11.5.19 Policy SP1 does seek to restrict new residential development to within the settlement boundaries as outlined in Policy GN1, except where Green Belt release is specifically needed to meet development requirements during and beyond the plan period. Restricting development in the Green Belt beyond the 135ha required for new employment and residential development (which represents only 0.39% of the existing Green Belt) should have a positive effect on biodiversity and landscape character. .
- 11.5.20 Local Plan Policy RS4: Provision for Gypsies & Travellers and Travelling Showpeople, provides for these communities to be specifically catered for (in compliance with Government requirements). The implementation of this policy is important, as failing to allocate sites may lead to unauthorised encampment, which leads to an increased possibility of environmental damage and could also have a negative impact on the image of the Borough.

## Student Accommodation

- 11.5.21 Policies EC4 and RS4 seek to support the development of purpose-built student accommodation in appropriate locations within the University campus and sustainably manage student accommodation in the Borough. The implementation of these policies will have a positive impact on SA Objective 9. The development of new student accommodation at the University may free-up other residential properties in the Borough. Likewise it is likely that student accommodation within the campus will be provided at a higher density than ordinary residential accommodation, thus making more efficient use of West Lancashire's limited supply of development land.
- 11.5.22 The location of new student accommodation within the University campus may have a positive impact on congestion and air pollution within the Borough by shortening or eliminating car journeys, particularly in Ormskirk.
- 11.5.23 It is considered that the implementation of Policy RS4 will help to ensure that student accommodation is sited in the most appropriate location in the Borough and will help protect residential amenity.

## Affordable and Specialist Housing

- 11.5.24 Policy RS2 sets individual affordable housing targets for sites incorporating 8 or more dwellings outside of Skelmersdale. The impact of this policy is positive as it recognises the need to generate sufficient affordable dwellings across the Borough.
- 11.5.25 Policy RS2 alongside policies RS1 and SP1 should help to provide key workers with access to affordable homes. Delivery of affordable housing will meet the needs of people who are unable to compete in the general housing market. Mixed developments will help in social integration and the provision of affordable accommodation will ensure that people are able to live and work in the Borough. Allowing for small scale affordable housing schemes in Green Belt settlements

subject to a sequential test being completed as per Policy GN5 should also help deliver affordable housing in the Borough.

- 11.5.26 Policy IF4 addresses the Borough's shortfall of affordable homes through developer contributions. The implementation of the Local Plan will ensure that well-designed housing at a lower cost is provided for those in need of affordable housing.
  
- 11.5.27 In adopting the principles of Policy IF2 which include maximising access by public transport, the Local Plan will ensure that housing can be accessed by a sustainable transport network. This will be particularly important in the context of special needs housing, affordable housing and older person's accommodation, as these groups often have mobility difficulties. Ensuring development is encouraged in the right location will help to prevent social exclusion.
  
- 11.5.28 Policy RS2 aims to ensure that specific housing needs of particular groups including specialist housing for the elderly are delivered, in order to address deficiencies in the existing housing stock. In all instances, it will be important that all new development is well designed, and integrates with and enhances local character. Policy RS2 will help to meet affordable and specialist housing need in those areas where sites come forward. The flexible approach to viability in Policy RS2 should ensure that developers are not deterred from delivering new residential development in the Borough on the grounds of viability particularly in the early years of the plan period.

### **High Quality Housing**

- 11.5.29 The provision of 4650 new homes over the plan period will have a positive impact on SA Objective 9 by increasing the number of houses available across the Borough.
  
- 11.5.30 Policies EN1 and EN4 require the design of new housing to display high standards of design, environmental sustainability and layout. As new housing will be developed to a higher design standard, this policy will have a positive impact on the health and well-being of the community. The implementation of Policy EN1 will encourage new housing development to be delivered in accordance with higher energy efficiency standards such as the Code for Sustainable Homes.
  
- 11.5.31 Policy EN4 aims to encourage new development which provides a safe and secure living environment. Improving the overall environmental quality of residential areas will be important as it will have a positive impact upon quality of life, as residents will feel safe and secure.
  
- 11.5.32 Overall the Local Plan aims to support an appropriate level of housing growth and promotes a balanced housing offer through ensuring a mix of tenure and type in sustainable locations to meet the needs of new and existing residents. This includes improving the existing housing stock, as well as new housing, specialist housing, affordable housing and sites to meet the needs of Gypsies, Travellers and Travelling Showpeople.

### **Waste Management**

- 11.5.33 Increased housing densities will result in an increase in waste production and disposal; this could have significant negative effects. The implementation of Policy IF4 should help to reduce the negative effects of increased housing densities on sustainable waste management, through the requirement for contributions towards waste recycling facilities.

## 11.6 What will the Situation be under the Local Plan Alternative Options?

- 11.6.1 The “alternative” options considered in relation to each of the policies that have a “significant” or “less significant” effect on SA objective 9 are appraised, in comparison to the preferred option, in Appendix 4. In summary, all of preferred policies are generally more sustainable or equally sustainable in relation to housing than their alternative options.

## 11.7 Recommendations for Mitigation and/or Enhancement

- 11.7.1 Overall, the Local Plan Preferred Options is envisaged to have a positive impact on housing. There are no recommendations for mitigation or enhancement.

## 11.8 Monitoring

- 11.8.1 To monitor the impacts of the Local Plan Preferred Options Paper on housing, appropriate indicators could be selected from the following list:

- Affordable dwellings completed as a percentage of all new housing completions;
- % of all housing that is unfit<sup>21</sup>;
- House price to income ratio;
- Affordability ratio;
- % of housing stock that is vacant;
- House price level – for house types and overall average;
- Housing trajectory;
- House type and tenure;
- Net additional pitches for Gypsy and Travellers;
- Housing Quality – Building for Life Assessments;
- Homelessness;
- % of new dwellings completed at less than 30 dph, between 30-50 dph and above 50 dph;
- Average rentals;
- No. unfit dwellings demolished; and
- No. of people on housing waiting list.

<sup>21</sup> Unfit housing is housing that fails to meet a national minimum standard defined initially in the Housing Act 1985.



## 11.9 Summary of Impacts

### KEY

Very Positive	Positive	No Effect	Negative	Very Negative
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Type of Impact	Local Plan Preferred Options Paper	Local Plan plus other plans, programmes, etc.
<b>Short / medium term (to about 2027)</b>	<p>The Local Plan Preferred Options Paper strives to meet the sustainability objectives identified in the SA framework for housing. Overall the policies proposed should have a positive impact on housing in the Borough.</p> <p>The Local Plan should result in an increase in the supply of housing (including affordable housing) within the Borough, whilst also creating mixed and balanced communities.</p>	<p>Other plans, programmes and strategies which relate to housing in the Borough, including PPS3, Housing (2011) and PPS1, Delivering Sustainable Development (2005) will strengthen the positive impacts of the Local Plan on this topic area.</p>
<b>Long term (beyond 2027)</b>	<p>The positive effects seen in the short / medium term should continue in the long term, especially in terms of meeting existing and proposed housing needs in the Borough.</p> <p>The Local Plan policies are based on a robust evidence base and have been developed to respond to local needs in the Borough. However, there may be a need for housing policies to change emphasis in the future due to changes in the socio-economic makeup of the Borough. The Local Plan should seek to be as adaptable and as flexible as possible to deal with such changes.</p>	<p>The policies allow for sufficient growth in, and design aspects of the housing stock to accommodate future changes in the population.</p>
<b>Areas likely to be significantly affected</b>	<p>All parts of the Borough will benefit from increased housing quantity, quality, affordability and choice, but particularly wherever new development takes place. The most positive effects are likely to be in Skelmersdale and Up Holland and to a lesser extent Ormskirk, and Aughton, Burscough and the northern parishes. There could also potentially be negative impacts on areas of landscape value within the Borough, depending upon where new housing is located.</p>	
<b>Permanent vs. Temporary</b>	<p>The Local Plan sets the long term vision and strategic objectives for spatial planning in the Borough. The implementation of the Local Plan policies in relation to housing will have a permanent impact.</p>	
<b>Secondary or indirect</b>	<p>The housing topic is interrelated to many other sustainability topic areas identified within this report.</p> <p>Other areas of sustainability explicitly linked to housing, include those relating to the physical environment (employment provision, open space, transport) and to the social</p>	

	<p>environment (community health and equality, local economy, education and skills, and leisure) and as such, these can have a number of secondary impacts on housing. There could also potentially be secondary impacts on some ecosystem services including water quality, quality of biodiversity sites and air quality.</p> <p>For example, a diverse local economy can have positive secondary impacts on housing choice and can support housing growth through the attraction of potential residents and investors.</p>
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## 12 Site Appraisals and Consideration of Alternative Sites

### 12.1 Background

- 12.1.1 Given the need to amend Green Belt boundaries in the Borough to ensure the delivery of the residential and employment development needs and the need to demonstrate flexibility in that delivery of development needs if circumstances change, there is a need to identify safeguarded land within the Local Plan. This land will be protected from development until it is absolutely required to meet development needs beyond the plan period (2027) or, if it is assigned as a "Plan B" site, to meet development needs in the plan period if allocated sites fail to deliver the required amount of development.
- 12.1.2 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. This land would be safeguarded from development until certain triggers are reached. Until these triggers are reached the land will be protected from development in a similar way to Green Belt and in such a way as to not prejudice the possible future development of this land if the "Plan B" is triggered.
- 12.1.3 In accordance with the above and in order to reach a series of options and alternatives for the location and focus of housing and employment growth in the Borough, a comprehensive review and appraisal exercise has been undertaken of a wide range of sites / areas. These sites / areas were identified using a series of land databases, evidence base studies and existing land allocations in the Replacement Local Plan (2006).
- 12.1.4 The selection of sites / areas process has been undertaken in two stages:
- Initial Sieving – to reduce the 'list' of sites / areas to a shortlist of potentially appropriate sites / areas, by assessing the 'list' against sustainability criteria and general planning and development considerations. Consultation on the Interim SA Report in 2010 and the Core Strategy Preferred Options Paper during spring 2011 has informed this sieving process, as has the Green Belt Study undertaken in May 2011. This study of the Green Belt reviewed land around the edge of the existing built-up areas included within the West Lancashire Green Belt and identified whether or not this land still meets the purposes of including land within Green Belt, as set out in National Planning Policy Guidance Note 2 (PPG2).
  - Site / Area Appraisals – in this SA Report, a detailed appraisal of each site / area on the shortlist where sites have not previously been allocated in the Local Plan or are the subject of a strategic policy (which has already been through a comprehensive SA (such as Skelmersdale Town Centre and Yew Tree Farm), incorporating an assessment of the sustainability and suitability of locating specific development types on each site.
- 12.1.5 More detailed information about the site selection process is documented within the separate West Lancashire Local Plan Strategic Options and Greenbelt Release Technical Paper, particularly in relation to the alternatives that have not been subject to appraisal in this report, these include:
- Land at Slack House Farm, St Helens Road, Ormskirk

- Land at Grove Farm (north), High Lane, Ormskirk
- Land at Bath Farm, Greetby Hill / Dark Lane, Ormskirk
- Land at Little Hall Farm (the Mushroom Farm), Cottage Lane, Ormskirk
- Land at Orrell Lane, Burscough
- Land at Yew Tree Farm (south), Burscough
- Land at Warper's Moss Lane, Burscough

12.1.6 The preferred and the alternative "Plan B" sites are all located on the edge of Ormskirk, Aughton, Burscough, Up Holland or Birkdale (Sefton boundary). These sites were shortlisted for more detailed analysis because they were considered to have the most potential for delivery and the most advantages associated with their development, coupled with less impact on the Green Belt. Other sites on the edge of these settlements were felt to have too greater impact on the Green Belt if released.

12.1.7 Sites in other parts of the Borough were not assessed in detail due to their broad location being ruled out for "Plan B" because of deliverability / market concerns (e.g. Skelmersdale), infrastructure constraints (e.g. Northern Parishes) or their general unsustainable location (e.g. rural areas).

12.1.8 In light of the above, a number of potential "Plan B" sites have been appraised alongside a number of housing allocations and rural development sites allocated in the Local Plan as part of this SA/SEA of the Local Plan Preferred Options Paper. These sites are:

#### **9 Potential 'Plan B' Sites:**

- Land at Parr's Lane (east), Aughton
- Land at Ruff Lane, Ormskirk
- Land at Red Cat Lane, Burscough
- Land at Mill Lane, Up Holland
- Land at Moss Road (west), Halsall
- Land at Fine Jane's Farm, Halsall
- Land at New Cut Lane, Halsall
- Land at Holborn Hill
- Land at Alty's Farm

#### **1 Rural Employment Site**

- Safeguarded land at Greaves Hall, Banks

#### **4 Rural Development Opportunities**

- Greaves Hall Hospital, Banks
- Appley Bridge East Quarry
- Alty's Brickwork's, Hesketh Bank
- Tarleton Mill, Tarleton

#### **4 Housing Allocations**

- Grove Farm, Ormskirk
- Land at Firwood Road, Lathom / Skelmersdale
- Whalleys / Cobbs Clough Road, Skelmersdale
- Chequer Lane, Up Holland

- 12.1.9 The SA of these sites is included in Appendix 6. A pro forma was prepared to enable the full range of planning and development issues to be tested in relation to each of the sites and for those issues to then be taken into consideration in assessing the overall sustainability of the sites against criteria based on the topic areas contained within this SA report and based on the objectives in the SA Framework. The guidance for undertaking the appraisals is also provided in Appendix 6.

## 12.2 Site Appraisal SA Findings Summary

### Limited Availability of Non-Green Belt Alternatives

- 12.2.1 The limited availability of non-Green Belt land within the Borough leaves limited opportunities for identifying new land for development purposes. Overall, a limited number of alternatives were considered for allocation within the Local Plan Preferred Options Paper due to the extent of Green Belt land in the Borough (90.86% of the total land) and the tightness of settlement boundaries.
- 12.2.2 Infrastructure issues in rural areas of the Borough also impact on the number of areas that could realistically deliver any new development. Essentially, in the preparation of the Local Plan Preferred Options Paper, all realistic alternatives that are not located in the Green Belt have been considered for allocation in the Local Plan. Ultimately, locally determined housing and employment growth targets cannot be accommodated in the Borough without the need to encroach into the Green Belt and sensitively amend settlement boundaries.
- 12.2.3 A number of safeguarded sites were considered as alternatives to allocated sites in the Local Plan Preferred Options Paper but ultimately these were rejected due to the unsustainable / constrained location of these sites. For example, non-Green Belt land is to be safeguarded for development beyond 2027 at Greaves Hall Avenue / Guinea Hall Lane, Banks through Policy GN2 rather than being allocated for development in the plan period, as it currently serves an important function as an area of open land within the southern part of the village and is not currently required to meet the development needs of the Northern Parishes. Likewise, non-Green Belt land at Moss Road (west), Halsall has been safeguarded as a “Plan B” housing site and land at Moss Road (east), Halsall has been safeguarded for use beyond the plan period, as it is considered that development in this area would not be as beneficial to West Lancashire at present as those sites allocated for development during the plan period in the Local Plan, given Moss Road’s location on the Sefton boundary.

### “Plan B” Sites

- 12.2.4 The SA found the following sites suitable for allocation as “Plan B” residential sites, as it was felt that the implementation of various Local Plan policies alongside appropriate mitigation in relation to any potential negative environmental impacts, would allow for a sustainable pattern of development in the Borough:
- Land at Parr’s Lane (east), Aughton
  - Land at Ruff Lane, Ormskirk
  - Land at Red Cat Lane, Burscough
  - Land at Mill Lane, Up Holland
  - Land at Moss Road (west), Halsall
  - Land at Fine Jane’s Farm, Halsall
  - Land at New Cut Lane, Halsall

- 12.2.5 The Parr's Lane site was found to be located in a sustainable location close to the urban areas of Ormskirk and Aughton and the size of this site means that it has great potential for residential development.
- 12.2.6 The site appraisal found that the key sustainability concern related to the development of the Parr Lane site is the potential loss of Grade 1 agricultural land, which is a key resource and is currently offered a high level of protection. However, the appraisal has indicated that the social and economic benefits resulting from the development of this site for residential use would outweigh the negative environmental impacts, particularly in the context of current development constraints in the Borough and therefore the loss of Grade 1 agricultural land, in this instance would represent exceptional circumstances. It is recommended that other potential residential sites including other "Plan B" sites which do not contain the highest value of agricultural land are considered for development before this site.
- 12.2.7 For the Parr's Lane and Ruff Lane which are located on a principal sandstone aquifer which lies in the western area of the Borough, it was considered that potential negative impacts on water resources could be mitigated through appropriate water management on the site as per previous development in the western area of the Borough. Appropriate mitigation will help ensure that the aquifer is protected from contamination and damage.
- 12.2.8 Four of the "Plan B" sites were identified in the Green Belt Study (May 2011) as no longer fulfilling their Green Belt purpose and as such the safeguarded of these sites as "Plan B" sites for residential use was found not to generate significant adverse impacts on the strength of the Borough's settlement boundary.
- 12.2.9 For sites which are located close to areas of biodiversity value at Ruff Lane (Ruff Wood), Red Cat Lane (Martin Mere) and New Cut Lane (Halsall and Plex Mosses) it is considered that Local Plan policies GN3 and EN2 will also help to ensure that new development is sensitive to the biodiversity value of nearby sites and will help ensure that new habitats are created on site. It is recommended that potential negative impacts on biodiversity are assessed at the planning application stage and mitigated via appropriate planning conditions if required.
- 12.2.10 For sites which are located close to areas of landscape value at Parr's Lane (Moor Hall), Ruff Lane (Ruff Lane County Landscape History Area), Red Cat Lane (Martin Mere) and Mill Lane (County Landscape History Area) it is recommended that any future development of the sites for residential development employs sensitive design principles to ensure that development does not have a detrimental impact on the landscape character of the nearby local and county areas of landscape history. It is considered that the implementation of Policy EN2 which seeks to preserve and enhance West Lancashire's Natural Environment including landscape character, will also help ensure that any negative impacts on local landscape character generated by the development are mitigated.

### **Unsuitable Alternative "Plan B" Sites**

- 12.2.11 The SA found two sites at Holborn Hill and Alty's Farm as unsuitable for allocation as "Plan B" sites. The recent West Lancashire Green Belt Study (May 2011) found that the Holborn Hill site is still fulfilling purpose 3 of the Green Belt "To assist in safeguarding the countryside from encroachment" as the site is free from development and in agricultural use. The study indicates that the site is also not well contained and would result in sprawl of the urban area away from Ormskirk. In light of this, it is considered that the redevelopment of the site would have a negative impact on land resources in the Borough through the creation of a weaker Green Belt boundary. However, beyond the land resources issues and in the context of other



Green Belt sites in the Borough, this site is not considered overly sensitive to change and it is considered that the positive social and economic impacts of development would contribute towards achieving a sustainable pattern of development in the Borough.

- 12.2.12 It is recommended that other suitable sites in the Borough are allocated as “Plan B” sites before Holborn Hill site, given the harm to the Green Belt likely to be generated by development of this site through the extension of the urban area of Aughton north-westwards into the countryside and the creation of a weaker Green Belt boundary.
- 12.2.13 The Green Belt Study found that the Alty’s Farm site as still fulfilling purpose 3 of the Green Belt “To assist in safeguarding the countryside from encroachment” as the site is free from development and in agricultural use. The study indicates that views of the site from the east are also very open and considered to be important to the setting of Ormskirk. In light of this, it is considered that the redevelopment of the site would have a negative impact on land resources in the Borough through the creation of a weaker Green Belt boundary.
- 12.2.14 The Alty’s Farm site also had a number of development constraints which would have to be overcome to allow for residential development on the site including flood risk and local highways capacity.

### **Rural Employment and Development Opportunities**

- 12.2.15 The SA found that land at Greaves Hall, Banks would be suitable for a rural employment site if appropriate flood risk mitigation and management can be implemented.
- 12.2.16 The SA found the following four sites as suitable for rural development opportunity sites:
- Greaves Hall Hospital, Banks
  - Appley Bridge East Quarry
  - Alty’s Brickwork’s, Hesketh Bank
  - Tarleton Mill, Tarleton
- 12.2.17 Flood risk issues at Greave Hall Hospital would have to be overcome to allow for development. The Alty’s Brickwork’s site at Hesketh Bank is located in close proximity to the Ribble Estuary SSSI and areas of woodland/tree preservation value. Therefore it will be important that new development addresses the need to protect these designations. An area of the site towards the eastern boundary is at risk of flooding, so development should be directed away from this part of the site. Flood Risk issues at Tarleton Mill will also need to be addressed to enable sustainable development of the site.
- 12.2.18 The Appley Bridge East Quarry site is located within the Appley Bridge settlement boundary. The development of the site for a mix of uses will ensure that additional employment opportunities are provided for the local community, which will have a positive impact on the local economy. The impact of new development on an area of woodland/tree preservation value within close proximity to the site will need to be considered in the delivery of new development.

### **Housing Allocations**

- 12.2.19 The SA found the following four sites as suitable for housing allocation:
- Grove Farm, Ormskirk

- Land at Firwood Road, Lathom / Skelmersdale
- Whalleys / Cobbs Clough Road, Skelmersdale
- Chequer Lane, Up Holland

- 12.2.20 In relation to Grove Farm, the appraisal indicates that a number of issues would need to be addressed before development of the site given that the site is located in close proximity to Martin Mere, a local nature conservation site and a listed building. The site is also located within the groundwater source protection zone 2 and on a principal aquifer. Mitigation would therefore be required to ensure that water resources are protected from contamination and damage.
- 12.2.21 Development of the Chequer Lane site would lead to a loss of a small area of Grade 2 agricultural land. However, the SA has indicated that the social and economic benefits resulting from the development of this site for residential use would outweigh the negative environmental impacts, particularly in the context of current development constraints in the Borough and therefore the loss of a small amount of Grade 2 agricultural land, in this instance would represent exceptional circumstances. The site is within close proximity to Skelmersdale town centre, which would ensure job opportunities are accessible to new residents.
- 12.2.22 Development of the Firwood Road site in Lathom will have a very positive impact on improving the provision of housing available in the Borough. The location of new development would also ensure that key community facilities and services would be accessible to people inhabiting the new site. However, issues relating to the capacity of local highways would need to be addressed in order to support the delivery of new housing on the site.
- 12.2.23 The Whalleys / Cobbs Cough Road site is located within the Skelmersdale settlement boundary. The location of new development would ensure that key community facilities and services would be accessible to new residents. Furthermore, the site is within close proximity to Skelmersdale town centre, which would ensure job opportunities are accessible to new residents.
- 12.2.24 **Please refer to the individual site pro formas in Appendix 6 for more detailed information in relation to the SA of each of the sites.**

## 13 Conclusion

### 13.1 Introduction

- 13.1.1 This section sets out a series of conclusions for the SA of the Local Plan Preferred Options Paper. Conclusions are tabled for each topic area, followed by a final summary section, which draws out the key conclusions, or findings, of the appraisal.

### 13.2 Topic Area Conclusions

- 13.2.1 The tables below provide overall conclusions for the different SA topics. For each SA topic, the tables look at the current status or baseline situation; the likely situation in the future if the Local Plan was not adopted; the likely situation in the future under the Local Plan Preferred Options; if it were to be adopted - the secondary/indirect effects, short, medium, long term, permanent and temporary effects, spatial effects and cumulative effects anticipated.

SA Topic	Heritage and Landscape	
SA Objectives	13. To protect places, landscapes and building of historical, cultural and archaeological value	
Current Status	Likely situation without the plan	Situation under the Local Plan Preferred Options Paper
There are around 600 buildings on the statutory lists of buildings of architectural or historic interest located within West Lancashire. There are 28 Conservation Areas in West Lancashire. There are a range of landscape types located throughout West Lancashire, including: upland fringes and ridges; settled sandlands; coalfield farmlands; urban; Valley meadowlands, settled mosslands; marine levels; saltmarshes; and estuaries/Firths.	It is likely that areas of heritage and landscape value located within West Lancashire will face pressure from new development that is likely to occur throughout the Borough in the future. However, restrictive covenants that exist for some of the built heritage within the Borough (i.e. Listed Buildings and Conservation Areas) should ensure that the most valued heritage assets are protected. Without the Local Plan, the policies within the West Lancashire Replacement Local Plan contain measures to ensure that existing areas of heritage and landscape value are protected. However, potential new sites that could be identified as having value over the plan period may require additional protection that is not available in the existing local plan.	Eight Local Plan Preferred Options paper policies were judged to have a significant effect on the heritage and landscape topic area. The new development proposed within the Local Plan Preferred Options paper over the plan period is likely to pose a threat to the heritage assets and key landscape areas located within West Lancashire. A potential risk to local landscape character is new development on Green Belt and greenfield land. However, information within the West Lancashire Green Belt Study (2011) and the site specific SA in this report highlights that on the whole, new development on Green Belt land both during the plan period is unlikely to have a significant negative impact on the landscape character of the Borough.  There are policies within the Local Plan Preferred Options Paper

		<p>which are likely to assist to negate the any potential negative impacts of new development on heritage and landscape. In particular, policies EN2 (Preserving and Enhancing West Lancashire's Natural Environment), EN4 (Preserving and Enhancing West Lancashire's Built Environment) and GN3 (Design of Development) act as overarching policies in relation to this topic area. They specify that key heritage assets should be sustained and where possible enhanced and that new development should protect/enhance the landscape character of West Lancashire.</p>
<p>Secondary / Indirect Effects on Heritage and Landscape:</p> <p>Development in the vicinity of areas of heritage and landscape value could have negative secondary effects through the indirect effects caused by additional traffic / congestion and reduction in air quality (pollutants can cause damage to building structures). Furthermore, any negative effect in climatic factors and flooding may pose an increased risk to heritage and landscape assets within West Lancashire.</p>		
<p>Short, Medium and Long-term effects and Temporary / Permanent effects on Heritage and Landscape:</p> <p>Effects on heritage and landscape features can be immediate upon the development of new uses nearby and are usually permanent, as the landscapes/townscapes and especially the heritage assets, cannot always recover from the negative effects, at least not without great cost or a lengthy recuperation period once the development is removed.</p>		
<p>Spatial Effects on Heritage and Landscape:</p> <p>The areas that are most likely to be affected are the Listed Buildings and Conservation Areas, which are located throughout the Borough. The Listed Buildings, Conservation Areas and key landscape areas located in and close to Ormskirk and Skelmersdale are most likely to be affected due to the level of development that is proposed in these two areas.</p>		
<p>Cumulative Effects on Heritage and Landscape:</p> <p>Cumulative effects will reflect spatial effects, as the areas of highest concentration of new development will likely be the areas of greatest cumulative effect, and should be monitored and managed accordingly.</p>		
<p>Summary of Recommended Mitigation / Enhancement for Heritage and Landscape:</p> <ul style="list-style-type: none"> <li>• None</li> </ul>		

SA Topic	Biodiversity		
SA Objectives	15. To protect and enhance biodiversity		
Current Status	Likely situation without the plan	Situation under the Local Plan Preferred Options Paper	
<p>There are four SSSIs located within West Lancashire: Martin Mere, Mere Sands Wood, Ravenhead Brickworks and the Ribble Estuary.</p> <p>Within West Lancashire, LNRs include Haskyane Cutting and Mere Sands Wood.</p> <p>Martin Mere, the Ribble Estuary and the Alt Estuary are all designated as Special Protection Areas (SPA), which are sites that contribute to the 'Natura 2000' network of habitats of European importance.</p>	<p>The condition of the SSSIs in West Lancashire is likely to be at risk in the future without the plan. The effects of climate change, especially flooding, are a particular threat to sites of biodiversity value within the Borough. Without new policies to tackle climate change the risk to vulnerable habitats may increase further.</p> <p>Without the plan, the pressure on biodiversity (including habitats and species) is likely to increase.</p>	<p>Twelve of the policies within the West Lancashire Local Plan Preferred Options paper are anticipated to have an impact on biodiversity. The level of new development proposed within West Lancashire, the potential development of Greenfield Land and the potential release of Green Belt pose a risk to biodiversity assets within the Borough. A potential risk to local biodiversity is new development on Green Belt and greenfield land. However, information within the West Lancashire Green Belt Study (2011) and the site specific SA in this report<sup>22</sup> highlights that on the whole, new development on Green Belt land both during and beyond the plan period is unlikely to have a significant negative impact on the landscape character of the Borough.</p> <p>Policies SP1 (A Sustainable Development Framework for West Lancashire) and, in particular, EN2 (Preserving and Enhancing West Lancashire's Natural Environment) and GN3 (Design of Development) should help to mitigate that risk. Improvements in air quality that should occur as a result of the implementation of policies IF2 (Enhancing Sustainable Transport Choice) and EN1 (Low Carbon Development and Energy Infrastructure) will have a positive impact on biodiversity assets through a reduction in</p>	

<sup>22</sup> Please refer to Chapter 12 for a full description of the site appraisals and the consideration of alternative sites.

		carbon dioxide emissions. Construction and operation of new transport infrastructure could potentially have a negative impact on biodiversity assets, which should be considered when development proposals come forward.
<p>Secondary / Indirect Effects on Biodiversity:</p> <p>New development can have a number of secondary effects on biodiversity, through a reduction in air, water and soil quality, loss of habitat, increased disturbance and recreational pressure.</p>		
<p>Short, Medium and Long-term effects and Temporary / Permanent effects on Biodiversity:</p> <p>Effects on biodiversity are usually permanent, although some minor effects can reduce populations for a short time but then allow the populations to build back-up over time. Similarly, any negative effects on biodiversity will usually become more negative over the long-term, as populations of species are affected and this, in turn, affects the populations of other species further up or down the food chain, but some effects are so significant that they can have immediate negative effects. This is usually the case where new development directly affects a habitat or important biodiversity site on or in close proximity to the development site.</p>		
<p>Spatial Effects on Biodiversity:</p> <p>Areas that are most likely to be affected are the key biodiversity sites that are located close to the key service centres within West Lancashire where development is proposed. Those sites include:</p> <ul style="list-style-type: none"> <li>• Martin Mere (SSSI, Ramsar, SPA) due to its close proximity to Burscough</li> <li>• Ribble Estuary (SSSI, NNR, Ramsar, SPA) due to its close proximity to Banks</li> <li>• Ravenhead Brickworks (SSSI) due to its close proximity to Up Holland and Skelmersdale</li> </ul>		
<p>Cumulative Effects on Biodiversity:</p> <p>The greatest risk of cumulative effects on biodiversity will arise where most development is planned and where policy is not strong enough in preventing negative impacts on the environment and on specific habitats. As such, the main towns of Skelmersdale, Burscough and Ormskirk where development will be focused may see a cumulative negative effect on biodiversity in and around the towns.</p>		
<p>Summary of Recommended Mitigation / Enhancement for Biodiversity:</p> <ul style="list-style-type: none"> <li>• Provide a cross reference to Policy EN2 within Policy IF2 to ensure that any potential negative impact that the construction and operation of new rail infrastructure and the A570 Ormskirk bypass could have upon biodiversity assets in West Lancashire are mitigated.</li> </ul>		



SA Topic	Water and Land Resources		
SA Objectives	14. To restore and protect land and soil quality 16. To protect and improve the quality of both inland and coastal waters and protect against flood risk		
Current Status	Likely situation without the plan	Situation under the Local Plan Preferred Options Paper	
<p>Within West Lancashire there are several water systems including the River Ribble, River Tawd, River Douglas, River Alt, the Ribble Estuary and the Leeds-Liverpool Canal.</p> <p>Statistics from 2006 show that rivers within West Lancashire have a significantly lower standard of quality in comparison to the rest of the North West<sup>23</sup>. 23.6% of river length in West Lancashire was judged to have good water quality, in comparison to the North West average of 63.2%. In addition, 14.2% of river length in West Lancashire was judged to have poor water quality in comparison to the North West average of 7%.</p> <p>West Lancashire is the Local Authority with the largest area of Green Belt within England. The Borough has 34,630 ha of Green Belt, which comprises 91% of its total land area.</p> <p>West Lancashire also has the greatest proportion of grade 1, 2 and 3 agricultural land out of all the Lancashire authorities, with 59% of its land classified as grade 1.</p>	<p>There is a requirement for the borough to deliver 4,500 new dwellings and 87 ha of land for employment uses over the plan period. Without the plan, the pressure to develop on Greenfield sites and other vacant sites would be increased. This could potentially increase the pressure placed upon valued land resources within West Lancashire.</p> <p>The requirement for additional development within the Borough and increase in the population of West Lancashire is likely to lead to an increase in the volume of waste produced in the Borough, which will increase the need to provide suitable facilities to dispose of and recycle waste.</p> <p>The effects of climate change, especially flooding, are a particular threat to land resources within the Borough. Without new policies to tackle climate change the risk to soils and geodiversity assets may increase further.</p>	<p>The implementation of the policies within the Local Plan Preferred Options paper would have a variety of different impacts on water and land resources within the Borough. The main issue is that, although brownfield land is prioritised for new development, there will be a need to release Greenfield and Green Belt land over the plan period to meet housing and employment land targets, deliver potential renewable energy schemes and make improvements to the transport infrastructure. This could potentially have a negative impact on water and land resources within the Borough.</p> <p>However, there are policies within the Local Plan Preferred Option paper that will help to mitigate negative impacts to a certain extent.</p>	

<sup>23</sup> Information on the water quality of rivers in West Lancashire is provided within the West Lancashire Scoping Report for the LDF (February 2008)

**Secondary / Indirect Effects on Water and Land Resources:**

Negative effects in relation to the use of land resources (e.g. increased hard standing areas or pollution of ground water through industrial development) and climate change and flood risk may have indirect effects on water quality and resources as increased volumes and velocity of runoff could lead to pollution of the Borough's waterways and groundwater system.

A potentially significant secondary or indirect effect on land resources is the impact of increased development (especially residential development) on land resources if the waste produced by those new developments is not minimised, re-used or recycled.

**Short, Medium and Long-term effects and Temporary / Permanent effects on Water and Land Resources:**

If water consumption increases unchecked then there are likely to be permanent negative outcomes for water resources in and downstream from the Borough.

As the development of land is considered a permanent arrangement, both positive and negative effects will be permanent.

**Spatial Effects on Water and Land Resources:**

The land resources that are likely to be significantly affected are the areas of Green Belt surrounding Burscough, Ormskirk and Skelmersdale; where development could potentially occur over the plan period.

Water resources in and around these towns could also be significantly affected due to the level of development and in turn the increase in population and traffic in and around these areas.

**Cumulative Effects on Water and Land Resources:**

*Water* – Cumulative effects will be in-line with the spatial effects and so will take place where the combined effect of new development comes together in specific catchments or specific aquifers, most likely around the main towns and downstream of these.

*Land Resources* – Cumulative effects on land resources will be similar to the spatial effects, as where new development is focused, effects will inevitably be cumulative as well. The cumulative effect of large amounts of development across the Borough will also have a cumulative effect on waste management and potentially on sites of geological/geomorphological value as well, if significant levels of development are located near to them, and such development brings significant land disturbance with it.

**Summary of Recommended Mitigation / Enhancement for Water and Land Resources:**

- None

SA Topic	Climatic Factors and Flooding		
SA Objectives	<p>16. To protect and improve the quality of both inland and coastal waters and protect against flood risk.</p> <p>18. To ensure the prudent use of natural resources, including the use of renewable energies and the sustainable management of existing resources.</p>		
Current Status	Likely situation without the plan		Situation under the Local Plan

		Preferred Options Paper
<p>Significant areas of land in the Borough are potentially under threat from coastal and fluvial flooding. The highest areas of risk are to the north and west of the Borough where coastal flooding is the greatest threat. The only significant sizeable settlement within a high flood risk zone is Banks.</p> <p>Within West Lancashire there is great potential for wind energy and some capacity for biomass energy.</p>	<p>If greenhouse gases, for instance CO<sub>2</sub>, are emitted worldwide at current levels then global temperatures are predicted to rise by up to 6°C by the end of the century. This is enough to make extreme weather events like floods and droughts more frequent in the future. Without the plan, this trend is likely to continue, as new development will not necessarily occur in the most sustainable locations, which would potentially lead to increases in CO<sub>2</sub> emissions throughout the Borough.</p> <p>The potential increase in flood risk as a result of climate change in the future may lead to new areas throughout West Lancashire (that are not currently identified within the replacement local plan) becoming susceptible to flood risk. In this instance, the saved policies would be insufficient.</p>	<p>Overall, the implementation of the Local Plan Preferred Options paper will have a positive impact on climatic factors and flooding. Although the growth in population over the plan period will lead to an increase in the amount of traffic travelling to and around the Borough (which will in turn increase CO<sub>2</sub> emissions), there are sufficient policy measures within the plan to counteract this negative impact.</p> <p>The majority of new development proposed within the plan is targeted towards areas that do not suffer from significant flood risk. However, there are policies to ensure that development will only be permitted in Flood Zones 2 and 3 if it can be shown that there is no alternative site for development outside these flood zones.</p> <p>The Local Plan Preferred Options paper promotes the development of development of renewable, low carbon and decentralised energy schemes over the plan period and highlights the importance of delivering low carbon development. This will help to minimise CO<sub>2</sub> emissions over the plan period, and contribute positively.</p>
<p>Secondary / Indirect Effects on Climatic Factors and Flooding:</p> <p>Aside from the direct effects that new development can have on climatic factors and flooding, any negative effects in relation to air quality and transportation may have long term indirect effects of a similar negative nature.</p>		
<p>Short, Medium and Long-term effects and Temporary / Permanent effects on Climatic Factors and Flooding:</p> <p>The majority of impacts relating to climatic factors and flooding will be permanent, for example, ensuring developments are adaptable to climatic shifts and locating new development away from flood risk.</p>		

**Spatial Effects on Climatic Factors and Flooding:**

The main towns located within West Lancashire (Skelmersdale, Burscough and Ormskirk) are most likely to be impacted by climatic factors due to the high level of development proposed in these areas by the Local Plan.

Areas towards the east and north of the Borough are most susceptible to flooding. These are likely to be positively affected by the policies within the Local Plan due to the measures incorporated that aim to protect areas at risk of flooding.

**Cumulative Effects on Climatic Factors and Flooding:**

The very issue of climate change is a cumulative effect itself and the effects within West Lancashire will be based on a combination of global effects and localised effects, caused by existing and new development.

**Summary of Recommended Mitigation / Enhancement for Climatic Factors and Flooding:**

- None

SA Topic	Transportation and Air Quality		
SA Objectives	16. To reduce the need to travel, improve the choice and use of sustainable transport modes 17. To protect and improve noise air quality		
Current Status	Likely situation without the plan	Situation under the Local Plan Preferred Options Paper	
<p>The rural nature of West Lancashire means that it has relatively good air quality compared to urban Boroughs, where there are higher levels of traffic and industry emissions. West Lancashire has only one Air Quality Management Area (AQMA), which is located in Moor St, Ormskirk. This area suffers from congestion and bottle necks from traffic travelling through Ormskirk town centre.</p> <p>The majority of the Borough has relatively good road access to the neighbouring towns of Southport, Preston, St Helens, Wigan and Liverpool. There are also</p>	<p>In West Lancashire, without intervention, public transport use will remain relatively low whilst the capacity of public transport services in many places, particularly rural areas, will remain low and infrequent. This has implications for the accessibility of services and employment.</p> <p>The car will remain the most popular method of transport, with levels of variation across the Borough.</p> <p>West Lancashire residents will continue to commute to other areas, namely Sefton, to seek employment, if the diversity and availability of employment in West Lancashire does not</p>	<p>Overall, the implementation of the Local Plan Preferred Options paper will have a positive impact on climatic factors and flooding. Although the growth in population over the plan period will lead to an increase in the amount of traffic travelling to and around the Borough (which will in turn increase CO<sub>2</sub> emissions), there are sufficient policy measures within the plan to counteract this negative impact.</p> <p>The majority of new development proposed within the plan is targeted towards areas that do not suffer from significant flood risk. However, there are policies to ensure that development will only be</p>	

<p>good connections to the wider motorway network via the M58 and M6. However, there is a major issue regarding traffic congestion around Ormskirk Town Centre as a result of the one-way system on the A570.</p>	<p>improve.</p> <p>Without the plan, there could be a decrease in air quality in the Borough; and this could have adverse effects on health.</p>	<p>permitted in Flood Zones 2 and 3 if it can be shown that there is no alternative site for development outside these flood zones.</p> <p>The Local Plan Preferred Options paper promotes the development of development of renewable, low carbon and decentralised energy schemes over the plan period and highlights the importance of delivering low carbon development. This will help to minimise CO<sub>2</sub> emissions over the plan period, and contribute positively.</p>
<p>Secondary / Indirect Effects on Transportation and Air Quality:</p> <p>Effects on other sustainability factors and issues do not generally have indirect, secondary effects on transportation, although there is the potential for the adverse effects of climate change to affect transportation indirectly in the long-term, through disruption caused by extreme weather events.</p> <p>The main secondary/indirect effect on air quality is where proposals/policies could lead to increased traffic levels, especially congestion. This, in turn, will lead to reduced air quality. The Plan seeks to limit the impact on air quality from increased traffic, predominantly by reducing traffic levels and congestion.</p> <p>The development of renewable energy technology could have a secondary positive effect on air quality, as it provides a sustainable form of energy production. Over time, the reduction in emissions generated by other forms of energy production would improve air quality in West Lancashire.</p>		
<p>Short, Medium and Long-term effects and Temporary / Permanent effects on Transportation and Air Quality:</p> <p>In terms of transportation, most of the impacts will inevitably be permanent, as will many physical improvements to the transport network. However, there will be a temporary variation in effects as the Plan is implemented in either a positive or negative way, depending on whether new development or transport proposals are implemented first.</p> <p>The implementation of the plan should result in an improvement in the state of air quality within the Borough, which should represent a permanent trend. However, there is scope for air quality to worsen suddenly, perhaps due to a new development affecting a local area negatively.</p> <p>Furthermore, road transport is likely to remain a significant contributor to air pollution in the future. Therefore, it will be important to ensure that there is a continual focus on ensuring high air quality (through delivering development in sustainable locations), particularly in and near to residential areas, community facilities and town centres.</p>		
<p>Spatial Effects on Transportation and Air Quality:</p> <p>In terms of transportation, the areas likely to be significantly affected by the Local Plan are Skelmersdale, Ormskirk and Burscough due to the level of development and transport schemes proposed in these areas. The main urban areas in the Borough and settlements close to the main transport routes are most likely to be significantly affected by air quality issues. In particular,</p>		

congestion issues currently present in Ormskirk town centre could be worsened with the level of development proposed in this area. However, the development of the Ormskirk bypass should help to mitigate negative impacts.

In addition, areas that incorporate sensitive ecosystems and habitats could also be adversely affected by air quality issues.

**Cumulative Effects on Transportation and Air Quality:**

Cumulative effects reflect the spatial effects in that the positive cumulative effect of public transport improvements and the promotion of sustainable transport choices throughout the Borough including rural areas, will create a positive effect and complement the amount of new development being focused in the Borough's main centres.

In terms of air quality, cumulative effects will again reflect the spatial effects, at Skelmersdale town centre and to a lesser extent the main towns of Burscough, Ormskirk and Aughton, where most new development will be directed.

**Summary of Recommended Mitigation / Enhancement for Transportation and Air Quality:**

- None

SA Topic	Social Equality and Community Services		
SA Objectives	2.To secure economic inclusion 5.To deliver urban renaissance 6. To deliver rural renaissance 8. To improve access to basic goods and services 10. To reduce crime and disorder and the fear of crime 12. To improve physical and mental health and reduce health inequalities		
Current Status	Likely situation without the plan	Situation under the Local Plan Preferred Options Paper	
<p>There are varying levels of deprivation across the Borough. All 6 LSOAs ranked amongst the 10% most deprived nationally in terms of multiple deprivation are in Skelmersdale wards; and Digmoor ward is ranked 244th i.e. amongst the 1% most deprived nationally. Hesketh Bank, Aughton and Parbold are amongst the least deprived areas.</p> <p>Life expectancy in the Borough is equal or lower than the national average.</p>	<p>In the short term existing trends would be likely to continue, including low life expectancy and poor health, low skills and educational attainment in certain areas of the Borough.</p> <p>Over time, as the national planning framework changes, the saved Local Plan policies would begin to become out of date, and in some instances, irrelevant, as the needs of the local population are likely to change both now and in the future, beyond the scope of those planned for in the</p>	<p>The Local Plan Preferred Options Paper strives to meet the sustainability objectives identified in the SA framework on the topic of social equality and community services. Overall the policies proposed should have a positive impact on social equality and community services in the Borough.</p> <p>The positive effects seen in the short / medium term should continue in the long term, especially in terms of increased levels of access to services and</p>	



<p>The Skelmersdale wards of Digmaor, Birch Green and Tanhouse suffer from the most severe health deprivation in the Borough.</p> <p>The percentage of smoking in pregnancy and road injuries and deaths are significantly worse in the Borough than the national average. The proportion of physically active children also performs significantly worse than the England average.</p> <p>There is a variation in educational attainment within the Borough.</p> <p>There is an ageing population in the Borough.</p>	<p>2001 Local Plan. The Local Plan is expected to deliver the needs of the local population up to 2027 and is informed by a detailed evidence base, which considers long term population forecasts.</p> <p>Furthermore new development could put pressure on existing open space in some settlements. In the absence of the Local Plan, the existing policies of both the Council and its partners would continue to deliver improvements to quality of life and health in West Lancashire.</p> <p>The delivery of the Sustainable Community Strategy and the Corporate Plan requires the Council to work with partners to make the necessary quality of life improvements. However, existing trends of worsening health problems may continue unless more significant interventions are made. Potential impacts of a worsening situation for health in West Lancashire include reduced life expectancies and the experience of serious health problems by a wider proportion of the population over a longer period of time. Worsening health will also have a negative impact on the productivity of people living within the Borough.</p>	<p>facilities.</p>
<p>Secondary / Indirect Effects on Social Equality and Community Services:</p> <p>Other areas of sustainability are explicitly linked to social equality and community services, including those relating to the physical environment (air quality, housing provision, open space,) and to the economic environment (employment and local economy) and as such, these can have a number of secondary impacts on social equality and community services.</p> <p>Likewise, the provision of sustainable travel options can have secondary impacts on community health and equality, leisure and education, through the improvement of local air quality and the promotion of walking and cycling, which can bring health benefits alongside increasing equality through increased accessibility to service and facilities.</p> <p>In addition, the design and layout of development can have secondary impacts on community health and well-being. Adopting principles to protect the amenity of existing areas and to create attractive places that are accessible and safe, can have positive secondary impacts on the quality of life for residents through reducing the fear of crime and reducing opportunities for crime in the local environment and by ensuring development can be used by all sections of the community.</p>		

Short, Medium and Long-term effects and Temporary / Permanent effects on Social Equality and Community Services:

Facilities to improve health may be permanent but improving health is dependent on lifestyle choices in some cases and hence subject to change.

New health problems may emerge, and the Local Plan should seek to be as adaptable and as flexible as possible to deal with such changes.

Ensuring West Lancashire's communities can sustainably access community services and facilities including health, green infrastructure, and education should have a permanent positive impact for social inclusiveness in West Lancashire.

There will be other spatial planning issues in relation to social equality and community services that will evolve over the lifetime of the Local Plan and beyond which will mean that some effects become temporary. This includes changing economic and social conditions and circumstances.

Spatial Effects on Social Equality and Community Services:

All parts of the Borough will benefit from improved access to a range of services and facilities and from the safeguarding and enhancement of services, community and infrastructure provision including healthcare, but particularly wherever new development of this nature takes place.

Cumulative Effects on Social Equality and Community Services:

Cumulative effects will reflect the spatial effects, as where there is most new development, there is most chance of a cumulative effect on community equality and services. Cumulatively, measures proposed that will contribute towards sustainable communities in all policies should have a significant positive effect on community health as a receptor and equality, leisure and education.

Summary of Recommended Mitigation / Enhancement for Social Equality and Community Services:

- The implementation of the Local Plan is not expected to have any negative impacts on social equality and community services. The potential for negative impacts will be if there is a failure in implementing the Local Plan in full.
- It will be essential to ensure that new development is designed and built with all equality groups in mind, including disabled and elderly residents, women and ethnic minorities and the very young.

SA Topic	Local Economy and Employment
SA Objectives	1.To reduce the disparities in economic performance within the Borough 3. To develop and maintain a healthy labour market 4. To encourage sustainable economic growth 5. To deliver urban renaissance 6. To deliver rural renaissance 7. To develop and market West Lancashire's image

Current Status	Likely situation without the plan	Situation under the Local Plan Preferred Options Paper
<p>Key sustainability issues within the Borough include the decline in manufacturing and agricultural employment.</p> <p>Another key issue is high unemployment and employment deprivation in Skelmersdale, particularly in the wards of Digmoor, Birch Green and Tanhouse.</p> <p>There are varying levels of vitality and viability within the Borough's centres and there is an identified need to improve the evening economy offer.</p> <p>There is a lack of available employment land in the Borough outside of Skelmersdale.</p> <p>There is considerable 'leakage' in expenditure to competing facilities outside the Borough (particularly comparison goods) and there are high levels of out-commuting particularly to Sefton.</p>	<p>In the short term existing unfavourable economic trends would be likely to continue, including employment deprivation and low job density.</p> <p>Over time, as the national planning framework changes, the saved Local Plan would begin to become out of date, and in some instances, irrelevant.</p> <p>Without the Local Plan a 'business as usual approach' is likely to result in piecemeal development and may result in regeneration opportunities for the Borough being missed. Allowing market-led development will result in the highest profit margins for the developer and it may result in the loss of economically active communities, thus not passing the benefits of development onto the people of West Lancashire.</p> <p>In terms of retail and town centres, without the implementation of the Local Plan, an opportunity will be lost to help reduce the considerable 'leakage' in expenditure to competing facilities outside the Borough -through the growth of Skelmersdale town centre supported by Ormskirk and Burscough town centres.</p>	<p>The Local Plan Preferred Options Paper strives to meet the sustainability objectives identified in the SA framework on the topic of local economy and employment. Overall the policies proposed should have a positive impact on the local economy and employment in the Borough.</p> <p>The positive effects seen in the short / medium term should continue in the long term, especially in terms of access to employment opportunities and increased economic activity in the Borough.</p> <p>Like all economic growth, the impacts are likely to be temporary. However, the conditions needed to stimulate economic growth have much more permanent effects, for example the provision of good supporting infrastructure.</p>
<p>Secondary / Indirect Effects on Local Economy and Employment:</p> <p>The local economy and employment topic is interrelated to all the other sustainability topic areas identified within this report. For example there are linkages to the physical environment (ecosystem services, air quality, housing provision, open space, transport) and to the social environment (community health and equality, education and skills, leisure) and as such, these can have a number of secondary impacts on the local economy and employment.</p> <p>Similarly, the quality of the built and physical environment can have secondary impacts on the local economy and employment; a high quality environment can attract and help stimulate investment. Likewise the natural environment provides ecosystem services such as fresh water to businesses through the water cycle, such services are vital to the life and growth of the local economy.</p>		

The provision of both social and physical infrastructure can also have secondary impacts on the local economy and employment. If suitable physical infrastructure is in place, such as employment sites and transport connections, this can stimulate and meet the needs of employment growth. Likewise, in terms of social infrastructure, education and skill levels can have significant secondary impacts on the local economy, as level of skills can influence the number of new business start ups in an area and a high skill base can encourage higher value industries to be established.

Short, Medium and Long-term effects and Temporary / Permanent effects on Local Economy and Employment:

The implementation of the Local Plan policies in relation to local economy and employment will have a permanent impact, for example the development of a town centre or the development of employment land is considered permanent.

Likewise, the development of employment and other commercial development on previously developed land will help to encourage urban renaissance and is likely to have a permanent impact.

Spatial Effects on Local Economy and Employment:

All parts of the Borough will benefit from economic growth, regeneration and the provision of a wide range of employment opportunities, but particularly wherever new development takes place in the key services centres within the Borough.

Cumulative Effects on Local Economy and Employment:

Cumulative effects will reflect the spatial effects, as where most new development is located, there is most chance of a cumulative effect on local economy and employment. Cumulatively, measures proposed that will contribute towards a sustainable transport system, increased education opportunities, greater housing choice, enhanced community facilities and a sustainable environment in all policies should have a significant positive effect on the local economy and employment.

Summary of Recommended Mitigation / Enhancement for Local Economy and Employment:

- Overall, the preferred policy options of the Local Plan are envisaged to have a positive impact on local economy and employment, particularly in the medium to long-term when the policy measures have had time to take effect and provide conditions for the economic growth required to generate the level and range of employment opportunities which will meet the needs of the Borough.

SA Topic	Housing		
SA Objectives	9. To improve access to good quality, affordable and resource efficient housing		
Current Status	Likely situation without the plan	Situation under the Local Plan Preferred Options Paper	
A key sustainability issue is the need to respond to an increasing and ageing population which will place particular demands on the	In the short term existing unfavourable housing trends would be likely to continue, including a limited choice of	The Local Plan should result in an increase in the supply of housing (including affordable housing) within the Borough, whilst also creating mixed and	

<p>number and types of homes available.</p> <p>There is a need to improve the availability of affordable housing, particularly in the rural parishes, to provide a better variety of housing and 'even out' tenure and stock type distribution between settlements, particularly by diversifying the mix of housing in Skelmersdale by increasing market supply.</p> <p>There is a need to provide a supply of housing to meet targets and demand. Achieving the required levels of development will require planning policy intervention with land allocations and changes to restrictive residential policies in smaller villages being evaluated. Such policy decisions will need to be balanced with the potential for Green Belt land releases.</p> <p>There is also a need to revitalise the housing markets in Skelmersdale and regenerate the town and improve its desirability as a place to live.</p>	<p>housing options and a growing affordability issue. The poor condition of some of the housing stock and the high vacancy rates would also be likely to persist.</p> <p>Over time, as the national planning framework changes, the existing planning policy framework would become out of date, and in some instances, irrelevant. The housing needs of the Borough are likely to change both now and in the future, beyond the scope of those planned for in the Housing Strategy.</p> <p>Ultimately, without new housing policies the current planning policy framework will be ill-equipped to deal with the future housing needs of the Borough. The Local Plan sets a more sustainable course of action than the existing planning policy framework. Whilst measures are taken through the wider planning framework such as the Council's Housing Strategy there is a clear need for the delivery of a new mix, type and size of homes through the planning system.</p>	<p>balanced communities.</p>
<p>Secondary / Indirect Effects on Housing:</p> <p>Other areas of sustainability explicitly linked to housing, include those relating to the physical environment (employment provision, open space, transport) and to the social environment (community health and equality, local economy, education and skills, and leisure) and as such, these can have a number of secondary impacts on housing. There could also potentially be secondary impacts on some ecosystem services including water quality, quality of biodiversity sites and air quality.</p>		
<p>Short, Medium and Long-term effects and Temporary / Permanent effects on Housing:</p> <p>The Local Plan sets the long term vision and strategic objectives for spatial planning in the Borough. The implementation of the Local Plan policies in relation to housing will have a permanent impact.</p>		
<p>Spatial Effects on Housing:</p>		

All parts of the Borough will benefit from increased housing quantity, quality, affordability and choice, but particularly wherever new development takes place. The most positive effects are likely to be in Skelmersdale and Up Holland and to a lesser extent Ormskirk, and Aughton, Burscough and the northern parishes. There could also potentially be negative impacts on areas of landscape value within the Borough, depending upon where new housing is located.

**Cumulative Effects on Housing:**

Cumulative effects will reflect the spatial effects, as where most new development is located, there is most chance of a cumulative effect on housing. Cumulatively, measures proposed that will contribute towards a sustainable transport system, increased community facilities and services and increased economic activity should have a significant positive effect on housing.

**Summary of Recommended Mitigation / Enhancement for Housing:**

- Overall, the preferred policy options of the Local Plan are envisaged to have a positive impact on the provision of housing to meet local need.

## 13.3 Cumulative and Synergistic Effects

- 13.3.1 This section looks at the performance of the plan on two levels. Table 13.1 on page 181 looks at the performance of the policies together. Appendix 4 looks at the performance of the plan in combination with other initiatives in the Borough. Some of the key cumulative and synergistic effects are set out in this section.
- 13.3.2 Table 13.1 on page 181 sets out the performance of the policies in the Local Plan Preferred Policies together, in relation to each of the SA topics. The policies have varying impacts on the different SA topics explored within this SA.
- 13.3.3 The table shows that in relation to the climatic factors & flooding, transportation & air quality, social equality & community services, housing and local economy & employment topic areas, the policies generally have a positive impact.
- 13.3.4 The policies have a varying cumulative impact on the heritage & landscape, biodiversity and water & land resources. The policies that set out the need to develop on Green Belt and Greenfield land would lead to pressure on environmental resources in West Lancashire. However, policies GN3, EN2, EN3 and EN4 help to mitigate these negative impacts to a certain extent as they incorporate measures that will help to protect areas of environmental value.
- 13.3.5 The table in Appendix 4 shows that other initiatives in Lancashire and neighbouring local authorities will contribute to the positive effects on the various SA topics caused by the Local Plan Preferred Options Paper.
- 13.3.6 Neighbouring local authorities to West Lancashire include Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens and Wigan. The authorities are at various stages of preparing their core strategies. The development of various transport schemes in surrounding areas (including the Thornton to Switch Island link road in Sefton) will contribute towards improving the transport network surrounding the Borough. The Core strategies for each of the neighbouring Boroughs also highlight the importance of protecting and enhancing areas of environmental value and identify the need to deliver economic development and new housing. This will contribute towards the positive impact of the West Lancashire Local Plan Preferred Options.



- 13.3.7 The Lancashire Local Transport Plan proposes a series of new transport schemes throughout Lancashire. Many of the schemes within West Lancashire will lead to improvements in public transport, which will have positive impacts on a number of the SA topics including air quality and climatic factors.
- 13.3.8 The Joint Lancashire Minerals and Waste Local Plan sets out a number of policies in relation to minerals and waste development. The policies set out within the minerals and waste Local Plan has a positive impact on ensuring that minerals and waste development is located in the most sustainable locations.
- 13.3.9 The situation in combination with the Lancashire Climate Change Strategy sets out a series of measures that will ensure that the impacts of climate change are mitigated in Lancashire. These measures contribute to the positive impacts that the Local Plan Preferred Options have on the SA topics. In particular, the Climate Change Strategy has a very positive impact on the climatic factors and flooding SA topic.
- 13.3.10 The North West England and North Wales Shoreline Management Plan 2 contributes towards a positive impact on a number of topic themes. The plan incorporates measures that will ensure that natural resources and built development towards the north of the Borough will be protected from the risk of flooding.
- 13.3.11 The situation in combination with the Lancashire Economic Strategy ensures a positive impact on some of the SA topics, but does not have any significant impact on others. The strategy addresses the need to ensure environmental resources and biodiversity are protected as part of new development and the need to tackle climate change. In particular, when combined with the preferred options, the economic strategy has a positive impact on improving the local economy.

**Table 13.1 – Cumulative Effects of the Policies Together**

**KEY**

Very Positive	Positive	No Effect	Negative	Very Negative
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		Policies																							
		SP1	SP2	SP3	GN1	GN3	GN4	GN5	EC1	EC2	EC3	EC4	RS1	RS2	RS3	RS4	IF1	IF2	IF3	IF4	EN1	EN2	EN3	EN4	
SA Topics	Heritage and Landscape																								
	Biodiversity																								
	Water and Land Resources																								
	Climatic Factors and Flooding																								
	Transportation and Air Quality																								
	Social Equality and Community Services																								
	Local Economy and Employment																								
	Housing																								

## 13.4 Monitoring

- 13.4.1 Section 8 in Chapters 4-11 suggest a range of appropriate indicators for monitoring the significant environmental effects of policies within the Local Plan Preferred Options. In the case of monitoring recommendations, it is important to note that these are initial recommendations. It will be up to the Council to consider the practicalities of monitoring and what might be achievable.
- 13.4.2 Monitoring significant effects is a key requirement of the SEA Directive: The SEA Directive states that “*member states shall monitor the significant environmental effects of the implementation of plans and programme in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action*” (Article 10.1). The Environmental Report shall include “a description of the measures envisaged concerning monitoring” (Annex I (i)).
- 13.4.3 The Council must currently prepare an Annual Monitoring Report (AMR) setting out, amongst other things, the extent to which the policies set out in the DPDs and SPDs are being achieved. The significant effect indicators (for monitoring important effects identified by the SA) identified through the SA process can be monitored as part of the AMR process, which monitors the performance of the plan.
- 13.4.4 The Localism Act removes the statutory requirement for LPAs to submit AMRs to the Secretary of State, now LPAs have the discretion to include whatever information they feel necessary and there is now more flexibility on the timescales for publication.

## 13.5 General Conclusions

- 13.5.1 In conclusion, it is considered that the Local Plan achieves a sustainable balance between making provision for development to meet local needs, taking into account infrastructure requirements and the physical and environmental constraints of the area, in particular the amount of Green Belt land in the Borough and the waste water treatment constraints, and displaying flexibility to respond to changing circumstances across the lifetime of the Local Plan and beyond.
- 13.5.2 The major planning and sustainability concern in the preparation of the Local Plan is the need to amend Green Belt boundaries in the Borough to ensure delivery of residential and employment development needs and the need to demonstrate flexibility in that delivery of development needs if circumstances change.
- 13.5.3 In accordance with PPG2 ‘Green Belts’, which indicates that local planning authorities should satisfy themselves that the Green Belt boundaries will not need to be altered again at the end of the plan period, an additional 75ha of Green Belt land has been removed from the Green Belt and safeguarded for use beyond the plan period, The total Green Belt land to be released during and beyond the plan period is 135ha (which represents only 0.39% of the total Green Belt land in the Borough). It is considered that the safeguarding of such land represents a sustainable approach as will help ensure that land is available in the Borough in order to meet the economic and social development needs of the Borough over the course of the plan period and beyond.

- 13.5.4 The flexibility within the Local Plan will have a positive economic impact on the Borough as it supports a change in market conditions and allows for economic growth in the Borough even during unforeseen circumstances.

#### **Location of New Development**

- 13.5.5 The Local Plan Preferred Options Paper indicates the Council's commitment to accommodating growth in a sustainable way which generally prioritises sustainable brownfield land. Whilst there is a recognised need to release Green Belt land in the Local Plan at Edge Hill University, Yew Tree Farm and Grove Farm and potentially on "Plan B" sites in order to meet housing and employment land targets in the Borough, the focus of the Local Plan policies is to maximise the vast majority of suitable land within urban areas before new housing and employment development is delivered in the Green Belt particularly in relation to "Plan B" sites.
- 13.5.6 Policies SP1 and IF2 encourage sustainable transport and require new development to contribute to providing an integrated sustainable transport network and to be located where possible on sites with high levels of accessibility; this should help to reduce the need to travel. The importance of conserving and enhancing settlement character is recognised in the town centre hierarchy (Policy IF1) which indicates the scale of development acceptable in centres and is based on the services they provide.

#### **Natural and Historic Environments**

- 13.5.7 A potential risk to key areas of biodiversity value within the Borough is the level of development proposed within the Local Plan Preferred Options Paper, particularly development proposed on Green Belt land. However it is recognised that a number of policies provide sufficient measures for ensuring that new development will be delivered whilst ensuring that areas of biodiversity are protected where possible. In addition, the 6 out of 7 "Plan B" sites which are located in the Green Belt and the Grove Farm site which is also located in the Green Belt, have been subject to a site specific SA in this report and it is considered on the whole that the development of these sites is unlikely to have a significant negative impact on biodiversity, as the majority of sites are located away from areas of biodiversity value and where they are located close to sites of biodiversity value appropriate mitigation will allow for any potential adverse impacts to be minimised. However, it is recognised that impacts on biodiversity and the wider environmental will still need to be assessed at planning application stage.
- 13.5.8 The Council's commitment to improving the environment of the Borough is emphasised throughout the Local Plan, but is particularly evident in policies EN2: Preserving and Enhancing West Lancashire's Natural Environment and EN4: Preserving and Enhancing West Lancashire's Built Environment. The successful implementation of these policies will ensure that the environmental quality of the Borough is maintained and enhanced. Likewise, the importance of protecting, enhancing and managing places, landscapes and buildings of historic, cultural and archaeological value is well recognised throughout the Local Plan and providing these policies are implemented these features will be enhanced and sustainably managed into the longer term.
- 13.5.9 A potential risk to local landscape character is new development on Green Belt land. Importantly, the 6 out of 7 "Plan B" sites which are located in the Green Belt and the Grove Farm site which is also located in the Green Belt, have been subject to a site specific SA in this report and it is considered on the whole that the development of these sites is unlikely to have a significant negative impact on landscape character in the Borough, as the majority of sites are well screened or enclosed and appropriate mitigation will allow for any potential adverse

impacts to be minimised. However, it is recognised that impacts on landscape character and the wider environmental will still need to be assessed at planning application stage.

### **Land and Water Resources**

- 13.5.10 Over the plan period, the implementation of the Local Plan will result in potential negative impacts on land resources due to the development of key housing and employment development and associated infrastructure on Greenfield sites and Green Belt land. However, these negative effects are partly mitigated by other policies within the Local Plan which aim to reduce the impact of new development on or close to Green Belt and Greenfield land where possible over the plan period, and seek to deliver a high quality green infrastructure network across the Borough, to mitigate the loss of Green Belt and Greenfield land.
  
- 13.5.11 New development through the implementation of the Local Plan will bring an increase in water consumption and waste generation in absolute terms, hence in most cases there is a negative assessment of those policies which direct growth against these objectives. However the implementation of policies GN3 and IF4 and the wider Lancashire Minerals and Waste Core Strategy will help manage waste generation in the Borough, but will also require other awareness raising programmes to encourage recycling, carried out by the Council and its partners.
  
- 13.5.12 In addition, it is also recognised that, through the implementation of Policy EN1 there is a requirement for new housing to achieve Code for Sustainable Homes Level 3 and eventually Level 4 and Level 6 in 2016 which will assist in delivering water and energy efficiency in new homes.

### **Economic Growth, Social Inclusiveness and Key Infrastructure**

- 13.5.13 The Local Plan strongly focuses development needs upon the existing key service centres. This will help to achieve regeneration in the Borough, resulting in growth of the local economy over time.
  
- 13.5.14 One of the main thrusts of the Local Plan Preferred Options Paper is to support the growth of the Borough's economy and expand and diversify employment opportunities within the Borough. The regeneration of Skelmersdale town centre, the expansion of Edge Hill University and the focus on the media industry and green industries through Policy EC1 represent significant growth and investment opportunities for the Borough, and are likely to significantly increase job opportunities and business development opportunities in West Lancashire and the wider sub-region in the long term.
  
- 13.5.15 The implementation of the Local Plan is likely to have a significantly positive impact on transportation in the Borough. The delivery of a number of transport improvements would support the growth of the local economy and may also promote inward investment. The degree of positive impact would of course depend on whether aspirational schemes such as the A570 Ormskirk Bypass, new rail station in Skelmersdale and rail link between the Ormskirk-Preston lines are taken forward.
  
- 13.5.16 Positive impacts on increasing social inclusiveness in West Lancashire have been identified in relation to the housing and employment policies. There are also policies which will help to ensure that sufficient community services and facilities are developed alongside new development delivered over the plan period.

- 13.5.17 Through the allocation of Key Rural Development Sites the Local Plan will help stimulate the local economy and provide necessary housing land within the rural parts of the Borough.
- 13.5.18 Flexible Policy GN2: Safeguarded Land, will ensure that Borough is able to provide for community needs during and beyond the plan period particularly in unforeseen circumstances, in terms of housing, employment and services and infrastructure provision.
- 13.5.19 By meeting existing and proposed housing needs while maximising the efficient use of land, respecting the identity of settlements and reducing the need to travel, the Local Plan Preferred Options Paper is envisaged to have a positive impact on housing within the Borough.
- 13.5.20 Through Policy GN4: Demonstrating Viability it is considered that the Local Plan is flexible enough to deal with changing housing market conditions and will help deliver new housing development particularly in the short-medium term whilst the market recovers from the global recession.
- 13.5.21 The Local Plan Preferred Options Paper contains a wide variety of policy content focused on addressing the Borough's health problems. Approaches notable for their consideration and impact upon health priorities include those within policies SP2 and EN2-3 but there are also efforts to address health problems through the maintenance of well-designed places and spaces, through the support of accessible sustainable travel options and through the provision of a healthy and green local environment.
- 13.5.22 In essence, the Local Plan seeks to create healthy and liveable urban neighbourhoods, provide social infrastructure (such as health, community and sports facilities, and open space) and raise levels of educational attainment.

### **Climate Change**

- 13.5.23 The implementation of the Local Plan will have a positive impact on tackling the impacts of climate change. As new development is broadly directed towards existing centres, it will be located close to existing services. This should reduce the need to travel, which will in turn have a positive impact on reducing the volume of carbon emissions produced through travelling. The Local Plan also promotes the development of low carbon and renewable energy, which will increase the potential for delivering sustainable energy throughout the Borough.
- 13.5.24 Requiring the provision of electric vehicle charging points through Policy IF2 is expected to have a range of sustainability benefits including the reduction of harmful emissions from road transport within the Borough, such as nitrogen oxides. A reduction in air emissions from road traffic is likely to have a positive impact on air quality and climate change mitigation in the Borough.
- 13.5.25 The geographical landscape of West Lancashire is a low-lying fluvial plain which historically makes large areas of land prone to flooding. Much of this land is used for agricultural purposes and is sparsely populated and therefore the risk to people and properties is low. However, areas to the north and west of the Borough are at risk of coastal flooding. The only significant sizable settlement with a high risk of flooding is Banks.
- 13.5.26 The risk of flooding is likely to increase over the lifetime of the Local Plan due to climate change. However the Local Plan addresses the need to take account of flood risk in development proposals in Policy SP1 and also directs a large proportion of new development



towards the three existing key service centres (Burscough, Ormskirk and Skelmersdale), which do not lie directly in areas of significant flood risk.

- 13.5.27 Overall, it is considered that the implementation of the Local Plan Preferred Options policies will achieve sustainable and sensitive growth in West Lancashire.

## 14 Next Steps

- 14.1.1 This SA Report will be published alongside the Local Plan Preferred Options Paper to seek feedback on the proposed (and preferred) way forward for the Local Plan. This will be followed by a more formal consultation on the Publication Draft version of the Local Plan (which is required to comply with Regulation 27 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008). The Local Plan will then be submitted to the Secretary of State for an Examination in Public.
- 14.1.2 Any significant changes to the draft policies which are made in the Publication Draft version of the Local Plan will be subject to further SA /SEA, and a SA report will be prepared to accompany the Publication Draft version of the Local Plan.
- 14.1.3 The Council are keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses via the consultation website. This can be found at: [www.westlancs.gov.uk/ldf](http://www.westlancs.gov.uk/ldf).
- 14.1.4 Alternatively, comments can be returned by post to the following address:
- Local Development Framework Team  
West Lancashire Borough Council  
52 Derby Street  
Ormskirk  
L39 2DF
- Or by email to: [ldf@westlancs.gov.uk](mailto:ldf@westlancs.gov.uk)
- 14.1.5 **The consultation period opens on 5<sup>th</sup> January 2012 and closes 17th February.**

## 15 Glossary

### **Annual Monitoring Report (AMR)**

One of a number of documents required to be included in the Local Development Framework Development Plan Documents. It is submitted to Government via the Regional Government office by a local planning authority at the end of December each year to assess the progress and the effectiveness of a Local Development Framework.

The Localism Bill removes the statutory requirement for LPAs to submit AMRs to the Secretary of State, now LPAs have the discretion to include whatever information they feel necessary and there is now more flexibility on the timescales for publication.

### **Air Quality Management Area (AQMA)**

Non-permanent designation created if monitoring reveals that statutory air quality thresholds are being exceeded or will be exceeded in the near future.

### **Built Research Establishment Environmental Assessment Method (BREEAM)**

A voluntary measurement rating for green buildings that was established in the UK by the BRE. Since its inception it has since grown in scope and geographically, being exported in various guises across the globe.

### **Carbon Dioxide (CO<sub>2</sub>)**

A heavy odourless colourless gas formed during respiration and by the decomposition of organic substances; absorbed from the air by plants in photosynthesis.

### **Conservation Area**

A conservation area is a tract of land that has been awarded protected status in order to ensure that natural features, cultural heritage or biota are safeguarded. A conservation area may be a nature reserve, a park, a land reclamation project, or other area.

### **Development Plan Document (DPD)**

A Local Development Document which forms part of the statutory development plan, including the Local Plan DPD.

### **Geodiversity**

Geodiversity is the variety of earth materials, forms and processes that constitute and shape the Earth, either the whole or a specific part of it.

### **Green Belt**

Green Belt is undeveloped land, which has been specifically designated for long-term protection. It is a nationally important designation.

### **Green Infrastructure**

Green Infrastructure is a concept originating in the United States in the mid-1990s that highlights the importance of the natural environment in decisions about land use planning. In particular there is an emphasis on the "life support" functions provided by a network of natural ecosystems, with an emphasis on interconnectivity to support long term sustainability.

### **Greenhouse Gas (GHG)**

Greenhouse gases are gases in an atmosphere that absorb and emit radiation within the thermal infrared range. This process is the fundamental cause of the greenhouse effect.

### **Gross Value Added (GVA)**

An indicator of economic prosperity. It measures the contribution to the economy of each individual producer, industry or sector. It is based on the difference between the value of goods and services produced and the cost of raw materials and other inputs that are used in production.

### **Local Development Document (LDD)**

The individual documents that set out planning policies and guidance for the Borough for specific topics or for the geographical areas.

### **Local Development Framework (LDF)**

The Local Development Framework is the portfolio or folder of Local Development Documents, which set out the planning policy framework for the Borough.

### **Local Nature Reserves (LNR)**

A Local Nature Reserve or LNR is a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949 by principal local authorities in England, Scotland and Wales. In Northern Ireland, the powers of Borough councils to establish LNRs are contained in Article 22 of the Nature Conservation and Amenity Lands (Northern Ireland) Order 1985.

### **Local Plan**

A plan prepared by Borough Councils setting out policies for land use.

### **Local Planning Authority (LPA)**

A Local Planning Authority is the local authority or council that is empowered by law to exercise planning functions for a particular area of the United Kingdom.

### **Local Strategic Partnership (LSP)**

Local strategic partnerships exist in nearly all local authority areas in England. They bring together representatives from the local statutory, voluntary, community and private sectors to address local problems, allocate funding, discuss strategies and initiatives.

### **Local Geological Sites (LGS)**

Local Geological Sites (formerly known as Regionally Important Geological Sites - or RIGS) are non-statutory sites that have been identified by local geo-conservation groups as being of importance. A potential Local Geological Site is put through an assessment panel and, if a site is dually recommended, is

notified to the relevant local authority. By designating a Local Geological Site, the features identified then become a material consideration in any future development.

**Per capita consumption**

The amount of a commodity used by each person.

**Planning Policy Guidance (PPG)**

Guidance documents which set out national planning policy.

**Planning Policy Statement (PPS)**

Planning Policy Statement Guidance documents which set out national planning policy. These are gradually replacing PPGs.

**Previously Developed Land (PDL)**

Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously developed land may occur in both built-up and rural settings.

**Regional Economic Strategy (RES)**

This is the blue print for economic development in England's North West. It sets out a clear vision for the region's economy and identifies specific priority actions to meet the economic challenges and opportunities of the next ten years and close the economic gap with the rest of England.

**Regional Spatial Strategy (RSS)**

Overarching strategy document produced by the Regional Planning Body. The RSS provides a spatial framework to inform the preparation of the LDF and will form part of the Statutory Development Plan. The North West RSS was adopted in September 2008.

**Site of Special Scientific Interest (SSSI)**

Site of Special Scientific Interest is a special area to protect wildlife, habitats and geographic features based on scientific interest.

**Special Areas of Conservation (SAC)**

A Special Area of Conservation (SAC) is defined in the European Union's Habitats Directive (92/43/EEC), also known as the Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora.

**Special Protection Areas (SPA)**

A Special Protection Area or SPA is a designation under the European Union directive on the Conservation of Wild Birds.

**Strategic Environmental Assessment (SEA)**

Strategic Environmental Assessment (SEA) is a system of incorporating environmental considerations into policies, plans and programmes. It is sometimes referred to as Strategic Environmental Impact Assessment.

### **Strategic Flood Risk Assessment (SFRA)**

In England and Wales, Strategic Flood Risk Assessments (SFRAs) are a required part of the local planning process, as set out in Planning Policy Statement 25, produced by the Department for Communities and Local Government.

### **Strategic Housing Land Availability Assessment (SHLAA)**

A document that's primary objective is to identify sites with potential for housing, assess their housing potential and when they are likely to be developed.

### **Sustainable**

When making decisions in relation to land uses, local authorities have a duty to ensure that a development is sustainable. This means that a development or activity must meet the needs of people today without compromising the ability of future generations to meet their own needs.

### **Sustainability Appraisal (SA)**

In United Kingdom Planning Law a Sustainability Appraisal is an appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development. Since 2001, Sustainability Appraisals have had to be in conformity with the Strategic Environmental Assessment EU directive.

### **Supplementary Planning Document (SPD)**

These are Local Development Documents that have not been subject to independent testing and do not have the weight of development plan status. Replaces Supplementary Planning Guidance.







# **Strategic Environmental Assessment / Sustainability Appraisal of the West Lancashire Local Plan Preferred Options Paper 2012-27**

## **Technical Appendices**

**November 2011**



Prepared for

**West Lancashire Borough Council**

## Revision Schedule

### SEA/SA of the Local Plan Preferred Options Paper- Appendices November 2011

Rev	Date	Details	Prepared by	Reviewed by	Approved by
01	November 2011	First Draft	<b>Sam Rosillo</b> Planner  <b>Lyndsey Regan</b> Planner	<b>Anita Longworth</b> Principal Planner	<b>Alan Houghton</b> Head of Planning and Regeneration North West
02	29th November 2011	Final Draft	<b>Sam Rosillo</b> Planner  <b>Lyndsey Regan</b> Planner	<b>Alan Houghton</b> Head of Planning and Regeneration North West	<b>Alan Houghton</b> Head of Planning and Regeneration North West

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## Appendix 1 – Procedural Review of Local Plan Preferred Options Paper SEA/SA Report

This table is taken from the recent PAS SA guidance document<sup>1</sup>. Assessment findings are colour coded as follows:

	Requirement is satisfactorily covered in this report
	Requirement is partially covered in this report
	Requirement is not adequately covered in this report

Does the Local Plan Preferred Options Paper ...	Commentary
<b>Scoping Report</b>	
Describe the emerging plan and summarise the Scoping Report?	Yes – see Chapter 1 Section 1.3 and Section 1.4, which respectively describe the basic content of the Local Plan Preferred Options Paper and the SEA/ SA Scoping Report.
Account for the recommendations included in the review of the scoping report?	Yes – see Chapter 1 Section 1.5  The recommendations of the review of the Scoping Report were incorporated into a number of Topic Papers and Spatial Papers which provide the relevant context, set out the baseline evidence (including maps and figures) and identify the likely future baseline and LDF issues.
Adequately summarise the scoping report?	Yes – see Chapter 1 Section 1.5
<b>Test the Local Plan Objectives Against the SA Framework (Stage B1)</b>	
Describe findings of stage b1 of the SA process?	Yes – see Chapter 3 and “What is the situation now?” in chapters 4-11
Test the compatibility of the plan objectives with the SA objectives?	Yes – see Chapter 3, which assesses the Local Plan Preferred Options Vision and Strategic Objectives against the SA objectives, demonstrating compatibility.
<b>Develop the Options (Stage B2)</b>	
Include reasonable options/alternatives in line with stage b2 of the SA process?	Yes – see Appendix 4, which assesses the preferred policy options and the alternative policy options considered against the relevant SA topics. This is summarised in Chapters 4-11 Section 6.

<sup>1</sup> Planning Advisory Service (PAS) and Scott Wilson, (2007), Local Development Frameworks: Guidance on Sustainability Appraisal

Does the Local Plan Preferred Options Paper ...	Commentary
Document the reasonable alternatives taking into account the objectives of the plan?	<p>Yes – see Appendix 4, as well as the Local Plan Preferred Options Paper itself, which sets out a number of realistic (i.e. complying with the objectives of the plan) alternative policy approaches considered but not taken forward. This is summarised in Chapters 4-11 Section 6.</p> <p>Appendix 6 and Chapter 12 also illustrate the appraisal process for alternative sites that were considered for allocation as “Plan B” Sites in the Local Plan.</p>
Include an outline of the reasons for selecting the alternatives dealt with?	<p>Yes – see Appendix 4, which outlines the sustainability factors leading to the choosing of the preferred option, as well as the Local Plan Preferred Options Paper itself, which outlines the broad reasons for discarding alternatives not chosen to be taken forward. This is summarised in Chapters 4-11: Section 6.</p> <p>Appendix 6 and Chapter 12 also illustrate how the allocated sites in the Local Plan have been appraised against a number of sustainability criteria which test the performance of sites in relation to economic, social and environmental SA/SEA objectives.</p>
<b>Prediction, Evaluation and Mitigation of the Effects and Maximisation of Benefits Associated with the Options and Preferred Options (Stage B3 – B5)</b>	
Describe the findings of Stage b3–b5 of the SA process?	Yes – see Chapters 4 – 11: Section 3 and Chapter 13
Ensure that all significant effects on the economy, community and environment are considered including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors?	<p>Yes – see Appendix 3 and Chapters 4– 11: Section 5, which assesses which policies are likely to have a significant affect on particular sustainability issues, and provides a discussion of the positive and negative impacts of these policies in combination.</p> <p>Appendix 6 and Chapter 12 also illustrate how the allocated sites in the Local Plan have been appraised against a number of sustainability criteria which test the performance of sites in relation to economic, social and environmental SA/SEA objectives.</p>
Predict effects in terms of their magnitude, geographical scale, the time period over which they	Yes – see Chapters 4 – 11: Section 5



Does the Local Plan Preferred Options Paper ...	Commentary
will occur, whether they are permanent or temporary, positive or negative, probable or improbable, frequent or rare, and whether or not there are secondary, cumulative and/or synergistic effects?	Cumulative and Synergistic Effects – see Chapter 13
Quantify predictions and evaluations of significance where possible, taking care to avoid false precision?	Yes – This is demonstrated throughout the SA report.
Ensure that qualitative judgement of predictions and evaluation of significance is supported by baseline evidence, such as likely effects on specific indicators, trends, targets or other evidence?	Yes – see Chapters 4 – 11: Section 3, which describes the baseline situation, Section 4 which describes the situation without the plan (i.e. continuation of likely future baseline) and Section 5 which describes likely impacts of the preferred policy options on sustainability criteria.
Highlight where a number of small, less significant effects may act in a cumulative or synergistic fashion to result in a significant effect?	Yes – see Chapter 13: Section 3
Compare options against sustainability criteria and each other and possibly a business-as-usual option?	Yes – Chapters 4 – 11: Section 5 provides a lengthy discussion of impacts of preferred policy options on the relevant sustainability topic area.  Appendix 4 compares options against each other in an assessment of the alternative policy approaches considered.  Chapters 4 – 11: Section 4 describes the business-as-usual option (i.e. the situation without the plan).
Consider and document ways of mitigating significant adverse effects and maximising beneficial effects?	Yes – see Chapters 4 – 11: Section 7 describes recommendations for enhancement of the positive effects envisaged and the mitigation of the negative effects expected as a result of the implementation of the preferred policy options.
Document any uncertainties or limitations in the information underlying both quantitative and qualitative predictions and evaluations of significance?	The uncertainties and limitations in the information underlying the quantitative and qualitative predictions and evaluations are contained within the scoping report.
<b>Propose Measures to Monitor the Significant Effects of the Local Plan (Stage B6)</b>	
Document stage b6 of the SA guidance?	Yes – see Chapters 4-11: Section 8
Include a description of the measures envisaged concerning monitoring?	Yes – see Chapters 4-11: Section 8
<b>Other</b>	
Contain a non-technical summary that is written in a way most likely to engage prospective readers?	See Non-Technical Summary

Does the Local Plan Preferred Options Paper ...	Commentary
Use simple, clear language and avoids or explains technical terms?	See Glossary
Is clear and concise in its layout and presentation?	Yes. The report presents the findings of the SA in a clear and concise format.
Use maps and other illustrations where appropriate?	Yes, although there are some instances in which to insert diagrams, maps and tables would be to repeat the content of the Scoping Report and Topic Papers and Spatial Papers. An extensive consideration of baseline information and illustrative material is contained within these documents.
Set out what happens next in the SA process?	Yes – see Chapter 14, which describes how the results and recommendations of this report will be taken forwards in the further preparation of the Local Plan.

## **Appendix 2 – Assessing the Local Plan Objectives against the SA framework**

Topic Chapters		Heritage and Landscape	Biodiversity	Water and Land Resources	Climatic Factors and Flooding	Transportation and Air Quality	Social Equality, and Community Services	Local Economy and Employment	Housing
SA Objectives		13. To protect places, landscapes and buildings of historical, cultural and archaeological value	15. To protect and enhance biodiversity	14. To restore and protect land and soil quality	16. To protect and improve the quality of both inland and coastal waters and protect against flood risk	11. To reduce the need to travel, improve the choice and use of sustainable transport modes	2. To secure economic inclusion	1. To reduce the disparities in economic performance within the District	9. To improve access to good quality, affordable and resource efficient housing
				16. To protect and improve the quality of both inland and coastal waters and protect against flood risk	18. To ensure the prudent use of natural resources, including the use of renewable energies and the sustainable management of existing resources	17. To protect and improve noise air quality	5. To deliver urban renaissance	3. To develop and maintain a healthy labour market	
							6. To deliver rural renaissance	4. To encourage sustainable economic growth	
							8. To improve access to basic goods and services	5. To deliver urban renaissance	
							10. To reduce crime and disorder and the fear of crime	7. To develop and market the Districts Image	
Local Plan Strategic and Spatial Objectives							12. To improve physical and mental health and reduce health inequalities		
1	Safer and Stronger Communities						X		
2	Education, Training and the Economy						X	X	
3	Health			X			X		
4	Natural Environment	X	X	X	X	X	X		
5	Housing					X	X	X	X
6	Services and Accessibility					X	X	X	X
7	Location of Development and Built Environment	X		X					
8	Climate Change			X	X				
9	Skelmersdale			X			X	X	X

Note: The wording of the objectives in the table above is abbreviated for ease of reference - for full wording, please see the Local Plan Preferred Options Paper

## Appendix 3 – Assessing the Policy Impact

Topic Chapters		Heritage and Landscape	Biodiversity	Water and Land Resources	Climatic Factors and Flooding	Transportation and Air Quality	Social Equality, and Community Services	Local Economy and Employment	Housing
SA Objectives		13. To protect places, landscapes and buildings of historical, cultural and archaeological value	15. To protect and enhance biodiversity	14. To restore and protect land and soil quality	16. To protect and improve the quality of both inland and coastal waters and protect against flood risk	11. To reduce the need to travel, improve the choice and use of sustainable transport modes	2. To secure economic inclusion	1. To reduce the disparities in economic performance within the District	9. To improve access to good quality, affordable and resource efficient housing
				16. To protect and improve the quality of both inland and coastal waters and protect against flood risk	18. To ensure the prudent use of natural resources, including the use of renewable energies and the sustainable management of existing resources	17. To protect and improve noise air quality	5. To deliver urban renaissance	3. To develop and maintain a healthy labour market	
							6. To deliver rural renaissance	4. To encourage sustainable economic growth	
							8. To improve access to basic goods and services	5. To deliver urban renaissance	
							10. To reduce crime and disorder and the fear of crime	7. To develop and market the Districts image	
							12. To improve physical and mental health and reduce health inequalities		
Policy Number	Policy Title								
SP1	A Sustainable Development Framework for West Lancashire								
SP2	Skelmersdale Town Centre - A Strategic Development Site								
SP3	Yew Tree Farm, Burscough - A Strategic Development Site								
GN1	Settlement Boundaries								
GN2	Safeguarded Land								
GN3	Design of Development								
GN4	Demonstrating Viability								
GN5	Sequential Tests								
EC1	The Economy and Employment Land								
EC2	The Rural Economy								
EC3	Key Rural Development Sites								
EC4	Edge Hill University								
RS1	Residential Development								
RS2	Affordable Housing								



Topic Chapters		Heritage and Landscape	Biodiversity	Water and Land Resources	Climatic Factors and Flooding	Transportation and Air Quality	Social Equality, and Community Services	Local Economy and Employment	Housing
SA Objectives		13. To protect places, landscapes and buildings of historical, cultural and archaeological value	15. To protect and enhance biodiversity	14. To restore and protect land and soil quality	16. To protect and improve the quality of both inland and coastal waters and protect against flood risk	11. To reduce the need to travel, improve the choice and use of sustainable transport modes	2. To secure economic inclusion	1. To reduce the disparities in economic performance within the District	9. To improve access to good quality, affordable and resource efficient housing
				16. To protect and improve the quality of both inland and coastal waters and protect against flood risk	18. To ensure the prudent use of natural resources, including the use of renewable energies and the sustainable management of existing resources	17. To protect and improve noise air quality	5. To deliver urban renaissance	3. To develop and maintain a healthy labour market	
							6. To deliver rural renaissance	4. To encourage sustainable economic growth	
							8. To improve access to basic goods and services	5. To deliver urban renaissance	
							10. To reduce crime and disorder and the fear of crime	7. To develop and market the Districts image	
							12. To improve physical and mental health and reduce health inequalities		
RS3	Purpose-Built Student Accommodation								
RS4	Provision for Gypsies & Traveller and Travelling Show People								
IF1	Maintaining Vibrant Town and Local Centres								
IF2	Enhancing Sustainable Transport Choice								
IF3	Service Accessibility and Infrastructure for Growth								
IF4	Developer Contributions								
EN1	Low Carbon Development and Energy Infrastructure								
EN2	Preserving and Enhancing West Lancashire's Natural Environment								
EN3	Provision of Green Infrastructure and Open Recreation Space								
EN4	Preserving and Enhancing West Lancashire's Built Environment								

KEY	
	Significant Effect
	Less Significant Effect
	Little or no Effect

## Appendix 4 – Local Plan Alternative Options

Within the Local Plan Preferred Options Paper (2011), each preferred option was selected from two or more options for each policy area. The options not taken forward are referred to as “alternatives”. An assessment of the sustainability of the alternative options is required under stage b2 of the SA process. This appendix provides that assessment; a summary of this assessment is provided in the main report.

### Methodology for the Alternatives Assessment

Utilising a matrix approach the preferred policy option and alternatives for a specific policy area can be assessed as follows:

SA Topic	Preferred Policy Option	Alternative 1	Alternative 2
Focus assessment on the topics that the policy area had a direct impact on – those “driver” policies that have the most significant effect, i.e. scope out those topics where effect is minimal.	Briefly summarise the impact the preferred policy has on the topic, as assessed in the topic chapter.	Compare how the impact on this topic would change if the alternative were implemented instead of the preferred option.	Compare how the impact on this topic would change if the alternative were implemented instead of the preferred option.
Summary: Summarise the overall comparison between the preferred policy option and the alternatives and any justification for selecting the preferred policy if an alternative has actually been assessed as more sustainable than the preferred option.			

The following key is used to demonstrate within the matrix the individual effect of a preferred option or alternative on a topic.

Very Positive	Positive	No Effect	Negative	Very Negative
---------------	----------	-----------	----------	---------------

Although there is a “no effects” category, there should be few (if any) “no effects” because the assessment has been narrowed to only consider those topics most affected by the policy area.

A separate matrix for each policy area has been prepared.

### Summary List of Preferred Options Policies

Policy Title
SP1: A Sustainable Development Framework for West Lancashire
SP2: Skelmersdale Town Centre - A Strategic Development Site
SP3: Yew Tree Farm, Burscough – A Strategic Development Site
GN1: Settlement Boundaries
GN2: Safeguarded Land
GN3: Design of Development
GN4: Demonstrating Viability
GN5: Sequential Tests
EC1: The Economy and Employment Land
EC2: The Rural Economy
EC3: Key Rural Development Sites
EC4: Edge Hill University
RS1: Residential Development
RS2: Affordable Housing
RS3: Purpose-Built Student Accommodation
RS4: Sites for Gypsies & Travellers and Travelling Show People
IF1: Maintaining Vibrant Town and Local Centres
IF2: Enhancing Sustainable Transport Choice
IF3: Service accessibility and Infrastructure for growth
IF4: Developer Contributions
EN1: Low Carbon Development and Energy Infrastructure
EN2: Preserving and Enhancing West Lancashire's Natural Environment
EN3: Provision of Green Infrastructure and Open Recreation Space
EN4: Preserving and Enhancing West Lancashire's Built Environment

**Policy SP1 – A Sustainable Spatial Development Framework for West Lancashire**

SA Topic	Policy SP1 – A Sustainable Spatial Development Framework for West Lancashire	Option 1: Skelmersdale Focus	Option 2: Skelmersdale & Ormskirk Focus	Option 3: Skelmersdale & Burscough Focus	Option 4: Rural Dispersal	Option 5: Cross Boundary
Heritage and Landscape	<p>Policy SP1 anticipates that some development will have to take place on Green Belt and Greenfield land within the Borough. Information within the West Lancashire Green Belt Study (2011) and the site specific SA in this report<sup>2</sup> highlights that on the whole, new development on Green Belt land both during and beyond the plan period is unlikely to have a significant negative impact on the landscape character of the Borough.</p> <p>The policy also incorporate measures to avoid negative impacts of delivering development on heritage and landscape assets where possible.</p>	<p>Focussing new development in Skelmersdale would increase the need for release of Green Belt around the town. This would place significant pressure on areas of landscape value surrounding the town.</p> <p>However, the result would be limited development in all other areas in the Borough, which would help to protect other areas of landscape value.</p>	<p>Focussing new development in Skelmersdale and Ormskirk would increase the need for release of Green Belt around these towns. This would place significant pressure on areas of landscape value surrounding the town.</p> <p>However, the result would be limited development in other areas of the Borough, which would help to protect other</p>	<p>Focusing new development predominately in Skelmersdale supported by Burscough would increase the need for release of Green Belt around these towns. This would place significant pressure on areas of landscape value surrounding the towns.</p> <p>However, the result would be limited development in other areas of the Borough, which</p>	<p>Spreading development throughout the Borough will lead to smaller but incremental Green Belt releases. This would place significant pressure on areas of landscape value within these locations.</p> <p>Furthermore, development in the northern, eastern and western parishes would potentially have a negative impact on the</p>	<p>This option will deliver less development within the Borough than in the other options. This will by default provide greater protection to the local environment and landscape within West Lancashire.</p>

<sup>2</sup> Please refer to Chapter 12 for a full description of the site appraisals and the consideration of alternative sites.

SA Topic	Policy SP1 – A Sustainable Spatial Development Framework for West Lancashire	Option 1: Skelmersdale Focus	Option 2: Skelmersdale & Ormskirk Focus	Option 3: Skelmersdale & Burscough Focus	Option 4: Rural Dispersal	Option 5: Cross Boundary
			areas of landscape value.	would help protect other areas of landscape value.	countryside character in these areas.	
Biodiversity	<p>Policy SP1 (A Sustainable Spatial Development framework) sets out the level of development that is proposed throughout the West Lancashire Borough across the plan period (2012-2027). Information within the West Lancashire Green Belt Study (2011) and the site specific SA in this report<sup>3</sup> highlights that on the whole, new development on Green Belt land both during and beyond the plan period is unlikely to have a significant negative impact on areas of biodiversity value located throughout the Borough.</p> <p>The policy incorporates measures that aim to ensure that new development is located in appropriate</p>	<p>Focussing new development on Skelmersdale would lead to increased risk to areas of biodiversity value surrounding the town.</p> <p>However, limited development in all other areas in the Borough would help to protect other areas of biodiversity value.</p>	<p>Focussing new development in Skelmersdale and Ormskirk would lead to increased risk to areas of biodiversity value surrounding the town.</p> <p>However, limited development in all other areas in the Borough would help to protect other areas of biodiversity value.</p>	<p>Focusing new development predominately in Skelmersdale supported by Burscough would lead to increased risk to areas of biodiversity value, particularly Martin Mere.</p> <p>However, limited development in all other areas in the Borough would help to protect other areas of biodiversity value</p>	<p>Dispersing development throughout rural areas would have a negative impact on biodiversity value within rural areas, and more significant impact overall, as the majority of biodiversity value will be in these areas.</p>	<p>This option will deliver less development within the Borough than in the other options. This will by default provide greater protection to areas of biodiversity value located within West Lancashire.</p>

<sup>3</sup> Please refer to Chapter 12 for a full description of the site appraisals and the consideration of alternative sites.

SA Topic	Policy SP1 – A Sustainable Spatial Development Framework for West Lancashire	Option 1: Skelmersdale Focus	Option 2: Skelmersdale & Ormskirk Focus	Option 3: Skelmersdale & Burscough Focus	Option 4: Rural Dispersal	Option 5: Cross Boundary
	locations whilst ensuring that valued biodiversity is protected.					
Water and Land Resources	<p>Policy SP1 (A Sustainable Spatial Development framework) sets out the level of development that is proposed throughout the West Lancashire Borough across the plan period (2012-2027). New development within the Borough coupled with the potential release of Green Belt and Greenfield land could pose a threat to water quality and land resources within the Borough.</p> <p>However, the policy does incorporate measures that aim to ensure that development is phased so that development on Greenfield land and Green Belt is only considered if there is insufficient brownfield land.</p>	<p>Focussing new development on Skelmersdale would lead to increased risk to water quality and land resources in and around the town.</p> <p>However, limited development in all other areas in the Borough would help to protect water and land resources located elsewhere in West Lancashire.</p>	<p>Focussing new development in Skelmersdale and Ormskirk would lead to increased risk to water and land resources in and around the town.</p> <p>However, limited development in all other areas in the Borough would help to protect water and land resources located elsewhere in West Lancashire.</p>	<p>Focusing new development predominately in Skelmersdale supported by Burscough would lead to increased risk to water and land resources surrounding the town.</p> <p>However, limited development in all other areas in the Borough would help to protect water and land resources located elsewhere in West Lancashire.</p>	<p>Spreading development throughout the Borough will lead to smaller Green Belt releases. This would place significant pressure on water and land resources within these locations.</p>	<p>This option will deliver less development within the Borough than in the other options. This will by default provide greater protection to water and land resources located within West Lancashire.</p>



SA Topic	Policy SP1 – A Sustainable Spatial Development Framework for West Lancashire	Option 1: Skelmersdale Focus	Option 2: Skelmersdale & Ormskirk Focus	Option 3: Skelmersdale & Burscough Focus	Option 4: Rural Dispersal	Option 5: Cross Boundary
Climatic Factors and Flooding	<p>Although the level of development promoted as part of this policy would lead to an increase in population and the need to travel, there are sufficient policy measures that will help to ensure that any negative impacts caused by increases in CO<sub>2</sub> emissions (through increases in travel) will be mitigated.</p> <p>The policy incorporates a section that highlights the importance of avoiding development in areas at risk of flooding. This contributes to a positive impact on the climatic factors and flooding policy.</p>	<p>Focussing development on Skelmersdale will help to ensure that key services and facilities are accessible to people living in and around this area. However, lack of development elsewhere in the Borough would increase the need to travel, which would lead to increases in CO<sub>2</sub> emissions through travel.</p> <p>Skelmersdale does not suffer from significant risk of flooding, so development in the town would perform well in relation to the flood risk element of this topic area.</p>	<p>Focussing development on Skelmersdale and Ormskirk will help to ensure that key services and facilities are accessible to people living in and around these towns. However, lack of development elsewhere in the Borough would increase the need to travel, which would lead to increases in CO<sub>2</sub> emissions through travel.</p> <p>Skelmersdale and Ormskirk do not suffer from significant risk of flooding, so development in these towns would perform well in</p>	<p>Focussing development on Skelmersdale and Burscough will help to ensure that key services and facilities are accessible to people living in and around these towns. However, lack of development elsewhere in the Borough would increase the need to travel for people, which would lead to increases in CO<sub>2</sub> emissions through travel.</p> <p>Skelmersdale and Burscough do not suffer from significant risk of flooding, so development in these towns</p>	<p>Spreading development throughout rural areas would increase the need to travel, particularly by private vehicle and would have a negative impact on CO<sub>2</sub> emissions.</p> <p>The northern parishes (where rural dispersal would occur) include areas that are at risk from flooding. Locating new development in these areas would have a negative impact on the flood risk element of this topic area.</p>	<p>Locating development in neighbouring LAs is likely to increase the need for people to travel to neighbouring areas in order to access employment opportunities and increase CO<sub>2</sub> emissions.</p>

SA Topic	Policy SP1 – A Sustainable Spatial Development Framework for West Lancashire	Option 1: Skelmersdale Focus	Option 2: Skelmersdale & Ormskirk Focus	Option 3: Skelmersdale & Burscough Focus	Option 4: Rural Dispersal	Option 5: Cross Boundary
			relation to the flood risk element of this topic area.	would perform well in relation to the flood risk element of this topic area.		
Transportation and Air Quality	<p>Policy SP1 sets the overall context as to where the main areas of new development in West Lancashire will be. It highlights Skelmersdale, Ormskirk and Burscough as the key locations for new development. This is sustainable in that they are the largest centres, with reasonable existing access to services and public transport.</p> <p>The policy will lead to growth within the Borough which could potentially have a negative effect on air quality due to the increase in development and population growth. However, the transport policies within the Local Plan seek to strengthen sustainable</p>	<p>Focussing development within Skelmersdale would have benefits for the town in terms of helping to deliver sustainable transport choice. However, risks to air quality within Skelmersdale would be high due to the increases in development.</p> <p>The impacts on other areas of the borough would be mixed. Minimal development elsewhere would not help to deliver sustainable transport choice in areas of the Borough outside of Skelmersdale.</p>	<p>Focussing development within Skelmersdale and Ormskirk would have benefits for these towns in terms of helping to deliver sustainable transport choice. However, risks to air quality within the two towns would be high due to the increases in development and therefore congestion.</p> <p>The impacts on other areas of the borough would be mixed. Minimal development</p>	<p>Focussing development within Skelmersdale and Burscough would have benefits for these towns in terms of helping to deliver sustainable transport choice. However, risks to air quality within the two towns would be high due to the increases in development.</p> <p>The impacts on other areas of the borough would be mixed. Minimal development elsewhere may</p>	This alternative is unlikely to be sustainable as it will increase commuting times and distances.	<p>Locating development in neighbouring LAs is likely to increase the need for people to travel to neighbouring areas in order to access employment opportunities. This does not represent a sustainable alternative as it would increase the need to travel, which would lead to a negative impact on air quality.</p>

SA Topic	Policy SP1 – A Sustainable Spatial Development Framework for West Lancashire	Option 1: Skelmersdale Focus	Option 2: Skelmersdale & Ormskirk Focus	Option 3: Skelmersdale & Burscough Focus	Option 4: Rural Dispersal	Option 5: Cross Boundary
	transport links within the Borough and support a modal shift. This should help mitigate the impacts on air quality.		elsewhere may help to improve air quality. However, lack of development would not help to deliver sustainable transport choice in areas of the Borough outside of Skelmersdale and Ormskirk and thus air quality may actually be reduced.	help to improve air quality. However, lack of development would not help to deliver sustainable transport choice in areas of the Borough outside of Skelmersdale and Burscough and thus air quality may actually be reduced.		
Social Equality and Community Services	Policy SP1 seeks to ensure that local services and facilities will be maintained at their current high level or improved and access to these will be maintained and improved through sustainable transport networks. The implementation of this policy will have a positive impact on access to services and facilities within the Borough.	Focusing new development in Skelmersdale will deliver improvements to the leisure, cultural and sports facilities in the town and will also provide the most investment and greatest opportunities to tackle social and transport infrastructure gaps within the town.	Focusing new development in Ormskirk and Skelmersdale will have a positive impact on improving local infrastructure and will help tackle deprivation issues particularly in Skelmersdale.	Focusing new development predominately in Skelmersdale supported by Burscough will help improve the public transport system (particularly rail services), access to open space facilities, and to services and	The implementation of Option 4 would improve and support rural services and help tackle deprivation in Skelmersdale. However this option reduces potential for growth of Key Service Centres in the	Focusing growth in Skelmersdale would have positive impacts on delivering improvements to the leisure, cultural and sports facilities in the town and will also provide the most investment and greatest opportunities to

SA Topic	Policy SP1 – A Sustainable Spatial Development Framework for West Lancashire	Option 1: Skelmersdale Focus	Option 2: Skelmersdale & Ormskirk Focus	Option 3: Skelmersdale & Burscough Focus	Option 4: Rural Dispersal	Option 5: Cross Boundary
		However, whilst Ormskirk and Burscough are recognised as Key Service Centres within the Borough and their status will be maintained under this option, their growth will be restricted to the use of windfall and infill sites within the settlement boundaries; this is unlikely to generate benefits in terms of social equality and community services.		facilities in the centre of Burscough.	Borough.	tackle social and transport infrastructure gaps within the town. However meeting extra development needs in neighbouring local authority areas may result in a loss of investment in the Borough with potential opportunities to address infrastructure issues and meet specific spatial objectives such as providing affordable housing lost. The implementation of this option could have a negative impact on community services across the Borough.

SA Topic	Policy SP1 – A Sustainable Spatial Development Framework for West Lancashire	Option 1: Skelmersdale Focus	Option 2: Skelmersdale & Ormskirk Focus	Option 3: Skelmersdale & Burscough Focus	Option 4: Rural Dispersal	Option 5: Cross Boundary
Local Economy and Employment	<p>The implementation of Policy SP1 will have a number of very positive impacts on local economy and employment across West Lancashire.</p> <p>Policy SP1 seeks to support the role of Skelmersdale as a regional town, Ormskirk/Aughton as a Borough town and Burscough as a market town respectively. The economic impacts of this policy are positive and potentially very high in the long-term as improved town centres will boost the economy in a number of ways.</p> <p>The dispersal of housing and employment development across the Borough will bring economic benefits for all of the Borough.</p>	<p>Concentrating development and investment in Skelmersdale would undoubtedly improve the economic sustainability of the town.</p> <p>However, focusing economic development solely in Skelmersdale could restrict the economy in other areas of the Borough.</p>	<p>Development under Option 2 would have a positive economic impact on both Skelmersdale and Ormskirk.</p> <p>The growth of Edge Hill University would provide a number of exciting opportunities for the Borough.</p>	<p>Development under Option 3 would have a positive economic impact on both Skelmersdale and Burscough.</p>	<p>Option 4 could potentially reduce economic growth as rural sites are unlikely to be attractive to developers needing access markets outside the borough.</p>	<p>Whilst still facilitating opportunities for economic growth in the Borough, a degree of investment would be lost through the implementation of Option 5; this would have a negative impact on the Borough's economy.</p>
Housing	Policy promotes the development of new housing in the borough in sustainable locations and therefore has a	The delivery of additional housing as part of this alternative will further help to	The delivery of additional housing as part of this alternative will	The delivery of additional housing as part of this alternative will	The delivery of additional housing as part of this alternative will	Delivering new housing outside the Borough would fail to

SA Topic	Policy SP1 – A Sustainable Spatial Development Framework for West Lancashire	Option 1: Skelmersdale Focus	Option 2: Skelmersdale & Ormskirk Focus	Option 3: Skelmersdale & Burscough Focus	Option 4: Rural Dispersal	Option 5: Cross Boundary
	very positive impact on the housing SA topic.	ensure that housing choice is provided within the Borough. However focusing development solely in Skelmersdale would fail to meet housing needs in other parts of the Borough.	further help to ensure that housing choice is provided within the Borough. However focusing development solely in Skelmersdale and Ormskirk would fail to meet housing needs in other parts of the Borough.	further help to ensure that housing choice is provided within the Borough. However focusing development solely in Skelmersdale and Burscough would fail to meet housing needs in other parts of the Borough.	further help to ensure that housing choice is provided within the Borough. However focusing development solely in Skelmersdale and Burscough would fail to meet housing needs in other parts of the Borough.	address housing need in the Borough.
<p>Summary</p> <p>Policy SP1 will have a significantly positive impact on the housing and local economy and employment SA topic areas. Although alternative option 5 would ensure that key environmental and heritage assets are protected it will not facilitate the growth required to meet locally-determined targets.</p> <p>It is considered that alternatives 1-3 would fail to meet housing needs across the Borough. Option 4 scores poorly on most of the SA objectives.</p> <p>Overall Policy SP1 is the most sustainable option as it will ensure the sustainable growth of the Borough over the plan period.</p>						

## Policy SP2 – Skelmersdale Town Centre – A Strategic Development Site

SA Topic	Policy SP2 – Skelmersdale Town Centre – A Strategic Development Site	Alternative Option 1: A strategic site based on the town centre area as set out in the SPD and using the SPD Masterplan as the Preferred Option.
Heritage and Landscape	The implementation of Policy SP2 will have a positive impact on protecting landscape assets as it will help ensure that new development is contained within Skelmersdale Town Centre. The policy also highlights the importance of delivering high quality design in terms of buildings and the public realm within Skelmersdale.	The implementation of alternative option 1 will have a positive impact on protecting landscape assets as it will help ensure that new development is contained within Skelmersdale.
Water and Land Resources	The implementation of Policy SP2 will have a positive impact on protecting water and land resources as it will help ensure that new development is contained within Skelmersdale Town Centre.	The implementation of alternative option 1 will have a positive impact on protecting water and land resources as it will help ensure that new development is contained within Skelmersdale Town Centre.
Climatic Factors and Flooding	The implementation of policy SP2 will have a positive impact. Although the policy could potentially lead to an increase in traffic throughout the town, the policy incorporates a measure that will help to promote sustainable travel. This will have a positive impact in terms of minimising CO <sub>2</sub> emissions.	The implementation of alternative option 1 is likely to have a similar impact to policy SP2.
Transportation and Air Quality	The implementation of this policy will have a positive impact on the transportation and air quality sustainability theme through ensuring that development is delivered within Skelmersdale Town Centre. This will help to ensure that the need to travel to access services is reduced. It will also help to ensure that development is located in a sustainable location that is well served by public transport.	The implementation of alternative option 1 is likely to have a similar impact to policy SP2.



SA Topic	Policy SP2 – Skelmersdale Town Centre – A Strategic Development Site	Alternative Option 1: A strategic site based on the town centre area as set out in the SPD and using the SPD Masterplan as the Preferred Option.
Social Equality and Community Services	The implementation of Policy SP2 will have a very positive impact on increasing accessibility to services and facilities in the Borough and will have a positive impact on the health and lifestyle of residents. Policy SP2 contains an area larger than that previously outlined with the original SPD Masterplan (as in Option 1) which is likely to bring increased opportunity for investment in key infrastructure, such as public facilities and open space.	The implementation of Option 1 would have a very positive impact on improving community services in the Borough and would help reduce deprivation in Skelmersdale.
Local Economy and Employment	It is anticipated that the regeneration of Skelmersdale town centre through the implementation of Policy SP2 and a subsequent Masterplan / SPD will facilitate wider economic growth in the town and wider Borough through a diversification of the employment base and increased training and 'up-skilling' opportunities. Business investment in the town will help to improve the image and attractiveness of the town.	The implementation of the SPD as the Preferred Option would have a positive impact on the local economy and employment across the Borough. However, in the short term / in current market conditions, a strategic site based on the area set out within the SPD in the current market conditions would not be deliverable.
Housing	Policy has a very positive impact on delivering housing in the Borough, and will help to improve access to good quality, affordable and resource efficient housing.	Alternative Option 1 would have a positive impact on delivering housing in the Borough, however a strategic site based on the area set out within the SPD in the current market conditions would not represent a viable scheme. Failing to deliver new residential development in Skelmersdale would represent a missed opportunity to meet housing need in the Borough.

SA Topic	Policy SP2 – Skelmersdale Town Centre – A Strategic Development Site	Alternative Option 1: A strategic site based on the town centre area as set out in the SPD and using the SPD Masterplan as the Preferred Option.
<p>Summary:</p> <p>Policy SP2 is the most sustainable option and will have a significantly positive impact on the social equality and community services, housing and local economy and employment SA topic areas.</p> <p>Alternative option 1 would also have a positive impact on a number of the SA topic areas, however it is considered that a strategic site based on the area set out within the SPD would not represent a viable scheme in the current market conditions.</p>		

**Policy SP3 – Yew Tree Farm, Burscough – A Strategic Development Site**

SA Topic	Policy SP3 – Yew Tree Farm, Burscough - A Strategic Development Site	Alternative Option 1: To locate the development allocated on Yew Tree Farm in Policy SP3 on the edge of Burscough or around several sites on the edge of Burscough.	Alternative Option 2: A Strategic Development Site on up to 60 ha of Green Belt land to the south-east of Ormskirk, encompassing a similar amount of housing and employment land, a Sports Village and purpose-built, off campus student accommodation.
Heritage and Landscape	Development proposed on Burscough Strategic Development Site within SP3 would lead to release of Green Belt land. However, the West Lancashire Green Belt Study (2011) found that land at Yew Tree Farm does not fulfil the purposes of Green Belt land. The Yew Tree Farm site is not considered to hold any landscape character value. Therefore, the impacts on landscape are unlikely to be significant.	The location of new development on the edge of Burscough may lead to the loss of any land that is potentially of landscape value located on the outskirts of Burscough.	The implementation of this option would have a significant negative impact on the landscape character of Ormskirk, due to the significant level of development in this area.

SA Topic	Policy SP3 – Yew Tree Farm, Burscough - A Strategic Development Site	Alternative Option 1: To locate the development allocated on Yew Tree Farm in Policy SP3 on the edge of Burscough or around several sites on the edge of Burscough.	Alternative Option 2: A Strategic Development Site on up to 60 ha of Green Belt land to the south-east of Ormskirk, encompassing a similar amount of housing and employment land, a Sports Village and purpose-built, off campus student accommodation.
Biodiversity	Development proposed on the Burscough Strategic Development site within SP3 could potentially have a detrimental impact on the quality of the Martin Mere SPA, SSSI and Ramsar site due to increase in visitors to the site and through an increase in traffic. Areas of search include land adjacent to Edge Hill University, so this option may also have the potential to impact on the nearby Ruff Woods Biological Heritage site.	The implementation of this option is likely to have a detrimental impact on areas of biodiversity value located in and around Burscough (Martin Mere).	Although there are no statutory biodiversity sites close to the Ormskirk Strategic Site, the site is adjacent to Ruff Woods Biological Heritage site. There is potential for negative impact on this woodland habitat through an increase in users of the site.
Water and Land Resources	Development on the Burscough Strategic Development Site would lead to the loss of Green Belt land. The strategic site is also	The location of new development on one site on the edge of Burscough will lead to a loss in Green Belt land. Spreading development around several sites on the edge of Burscough will lead to the loss of Green Belt in several locations around the town rather than just one.	The implementation of this option would result in the loss of arguably the most valuable Green Belt land because it fulfils the purposes of the Green Belt better than the sites in the alternative option 1 and policy SP3.

SA Topic	Policy SP3 – Yew Tree Farm, Burscough - A Strategic Development Site	Alternative Option 1: To locate the development allocated on Yew Tree Farm in Policy SP3 on the edge of Burscough or around several sites on the edge of Burscough.	Alternative Option 2: A Strategic Development Site on up to 60 ha of Green Belt land to the south-east of Ormskirk, encompassing a similar amount of housing and employment land, a Sports Village and purpose-built, off campus student accommodation.
	made up entirely of Grade 2 agricultural land and would therefore result in the loss of high quality agricultural land.		
Climatic Factors and Flooding	The implementation of policy SP3 will have a positive impact. Although the policy could potentially lead to an increase in traffic throughout the town, the policy incorporates a measure that will help to promote sustainable travel. This will have a positive impact in terms of minimising CO <sub>2</sub> emissions.	The location of new development in a single location on the outskirts of Burscough is likely to have a positive impact on this topic area because it creates a critical mass in terms of development potential to fund transport infrastructure improvements. This will in turn have a positive impact on reducing CO <sub>2</sub> emissions. Locating new development on several sites on the edge of Burscough is likely to have a negative impact as it is unlikely that development contributions will be able to fund significant infrastructure improvements.	This strategic development site is located in a sustainable location, close to facilities and public transport. This will help to ensure that CO <sub>2</sub> emissions are minimised over the plan period through reducing the need to travel. Although localised flood risk issues are present, there is potential to avoid these areas through developing the sites.
Transportation and Air Quality	The implementation of policy SP3 will have a positive impact. Although the policy could potentially lead to	The location of new development in a single location on the outskirts of Burscough is likely to have a positive impact on this topic area through the scale of development providing sufficient funds to deliver transport infrastructure	Large-scale development of land to the south east of Ormskirk could potentially have a negative effect on air quality in and around the town due to the increase in development and population growth. However, the development

SA Topic	Policy SP3 – Yew Tree Farm, Burscough - A Strategic Development Site	Alternative Option 1: To locate the development allocated on Yew Tree Farm in Policy SP3 on the edge of Burscough or around several sites on the edge of Burscough.	Alternative Option 2: A Strategic Development Site on up to 60 ha of Green Belt land to the south-east of Ormskirk, encompassing a similar amount of housing and employment land, a Sports Village and purpose-built, off campus student accommodation.
	an increase in traffic throughout the town, the policy incorporates a measure that will help to promote sustainable travel. This will have a positive impact in terms of minimising CO <sub>2</sub> emissions and ensuring sustainable transport choice is delivered throughout as part of the Strategic Development site.	improvements in a single location. This will in turn have a positive impact on reducing CO <sub>2</sub> emissions.  Locating new development on several sites on the edge of Burscough is likely to have a negative impact as significant infrastructure improvements are unlikely to be delivered.	of the Ormskirk bypass is likely to relieve congestion issues in the town centre, which would be worsened with the development of the strategic development site.
Social Equality and Community Services	Policy SP3 aims to maximise community benefits from development and ensure that sufficient services and infrastructure will be in place to meet the needs of employment and housing growth. Overall it is considered Policy SP3 will help to reduce social exclusion	Locating new development in one location is likely to generate development contributions of sufficient scale to assist in delivering improvements in public transport services. This will enable people living in the area to access community services.  Spreading new development across a number of sites in Burscough away from public transport services may reduce accessibility to community services in key service centres. This alternative option would remove any potential infrastructure benefits from new development in the town.	The implementation of option 2 would have a positive impact on the provision of community services and infrastructure and would encourage social inclusion.

SA Topic	Policy SP3 – Yew Tree Farm, Burscough - A Strategic Development Site	Alternative Option 1: To locate the development allocated on Yew Tree Farm in Policy SP3 on the edge of Burscough or around several sites on the edge of Burscough.	Alternative Option 2: A Strategic Development Site on up to 60 ha of Green Belt land to the south-east of Ormskirk, encompassing a similar amount of housing and employment land, a Sports Village and purpose-built, off campus student accommodation.
	and improve community services.		
Local Economy and Employment	The implementation of Policy SP3 would deliver an extended employment area (10ha) which would provide opportunities for new businesses and existing businesses from neighbouring areas to relocate. Improving the rail service facilities between Ormskirk and Burscough will facilitate access to wider employment opportunities for the people of West Lancashire.	Locating new development in one location is likely to generate development contributions of sufficient scale to assist in delivering improvements in public transport services. This will enable people living in the area to access employment opportunities.  Spreading new development across a number of sites in Burscough away from public transport services may reduce accessibility to employment opportunities. This alternative option would remove any potential infrastructure benefits from new development in the town.	The implementation of option 3 would have a positive impact on the provision of employment opportunities in the Borough. However there could be negative impacts on local infrastructure in Ormskirk already at, or over, capacity.
Housing	The implementation of Policy SP3 will have a positive impact on meeting housing need	The implementation of alternative option 1 will have a positive impact on meeting housing need in the Borough.	The implementation of alternative option 2 will have a positive impact on meeting housing need in the Borough.



SA Topic	Policy SP3 – Yew Tree Farm, Burscough - A Strategic Development Site	Alternative Option 1: To locate the development allocated on Yew Tree Farm in Policy SP3 on the edge of Burscough or around several sites on the edge of Burscough.	Alternative Option 2: A Strategic Development Site on up to 60 ha of Green Belt land to the south-east of Ormskirk, encompassing a similar amount of housing and employment land, a Sports Village and purpose-built, off campus student accommodation.
	in the Borough.		
<p>Summary:</p> <p>Overall Policy SP3 is the most sustainable option and will have a significantly positive impact on the social equality and community services and the housing topic areas.</p> <p>Option 2 would have a positive impact on meeting housing need in the Borough, but scores negatively on other social, economic and environmental objectives. Whilst alternative option 2 would have a positive impact on meeting housing need in the Borough and the provision of community services and infrastructure and would encourage social inclusion in the Borough, it would have very negative impacts on the landscape character of Ormskirk, due to the significant level of development in this area and would also result in the loss of valuable Green Belt land.</p> <p>It is considered that alternative option 2 would not bring the same positive benefits in terms of social equality and community services and local economy and employment as Policy SP3.</p>			

## Policy GN1: Settlement Boundaries

SA Topic	Policy GN1 –Settlement Boundaries	Alternative Option 1: As all other land outside settlements in West Lancashire is Green Belt, it may appear reasonable to treat former Open Land outside settlements the same way	Alternative Option 2: Safeguard, or apply a more relaxed policy to former Open Land
Heritage and Landscape	The policy encourages development within settlement boundaries. The revised settlement boundaries will help to ensure that land outside of the boundaries are protected during and beyond the plan period.	The implementation of this alternative option will help to protect open land from development. This will have a positive impact on protecting areas of landscape value from development throughout the Borough.	The safeguarding of open land outside development boundaries for potential development may pose a further risk to areas of landscape value.
Biodiversity	The policy encourages development within settlement boundaries. The revised settlement boundaries will help to ensure that areas of biodiversity value outside of the boundaries are protected during and beyond the plan period.	The implementation of this alternative option will help to protect open land from development. This will have a positive impact on protecting areas of biodiversity value from development throughout the Borough.	The safeguarding of open land outside development boundaries for potential development may pose a further risk to areas of biodiversity value.
Water and Land Resources	The policy encourages development within settlement boundaries. Although the revised settlement boundaries will lead to a loss of Green Belt, they will help to ensure areas of Green Belt outside of the boundaries are protected during and beyond the plan period.	The implementation of this alternative option will help to protect open land from development. This will have a positive impact on protecting areas water and land resources from development throughout the Borough.	The safeguarding of open land outside development boundaries for potential development may pose a further risk to the openness of Green Belt in these areas.

SA Topic	Policy GN1 –Settlement Boundaries	Alternative Option 1: As all other land outside settlements in West Lancashire is Green Belt, it may appear reasonable to treat former Open Land outside settlements the same way	Alternative Option 2: Safeguard, or apply a more relaxed policy to former Open Land
Climatic Factors and Flooding	The policy encourages development within settlement boundaries. This will help to reduce the need to travel in order to access key services in the Borough. In turn this will reduce carbon emissions resulting from travelling, which will have a positive impact on reducing contributions to climate change.	The implementation of this alternative option will help to protect open land from development. This will help to ensure that new development is directed towards existing settlements in the Borough, which will help reduce the need to travel. This will have a positive impact on ensuring carbon emissions are minimised. This will have a positive impact on reducing contributions to climate change.	The development of open land outside of settlements will increase the need for people inhabiting these areas to travel in order to access key services within settlements. This will increase the amount of carbon emissions generated in the Borough, which will have a negative impact on reducing contributions to climate change.
Transportation and Air Quality	The policy encourages development within settlement boundaries. This will help to reduce the need to travel in order to access key services in the Borough. In turn this will reduce carbon emissions resulting from travelling, which will have a positive impact on air quality.	The implementation of this alternative option will help to protect open land from development. This will help to ensure that new development is directed towards existing settlements in the Borough, which will help reduce the need to travel. This will have a positive impact on ensuring carbon emissions are minimised, which will	The development of open land outside of settlements will increase the need for people inhabiting these areas to travel in order to access key services within settlements. This will increase the amount of carbon emissions generated in the Borough,

SA Topic	Policy GN1 –Settlement Boundaries	Alternative Option 1: As all other land outside settlements in West Lancashire is Green Belt, it may appear reasonable to treat former Open Land outside settlements the same way	Alternative Option 2: Safeguard, or apply a more relaxed policy to former Open Land
		have a positive impact on air quality	which will have a negative impact on air quality
Social Equality and Community Services	<p>Policy GN1 will help to ensure that the majority of development is directed to existing settlements, where there are existing sustainable local services to meet day to day needs. This approach is considered to be in accordance with national policies which discourage infill development in very small settlements with few or no facilities. Additional development within settlement boundaries will help to retain existing services.</p> <p>Policy GN1 allows for small scale rural employment and community facilities to meet an identified local need on Protected Land if a sequential site search has been undertaken, this will help increase accessibility to community services in rural areas and will also increase social inclusion through the</p>	The implementation of this alternative option would not allow for the development of sustainable small scale affordable housing and employment schemes on former-non Green Belt land outside settlements. This restrictive approach would have a negative impact on social equality and accessibility in the Borough.	The implementation of this alternative option would allow for development beyond settlement boundaries in locations away from key service provision; this could have a negative impact on the vitality of, and access to, existing services.

SA Topic	Policy GN1 –Settlement Boundaries	Alternative Option 1: As all other land outside settlements in West Lancashire is Green Belt, it may appear reasonable to treat former Open Land outside settlements the same way	Alternative Option 2: Safeguard, or apply a more relaxed policy to former Open Land
	provision of employment opportunities.		
Local Economy and Employment	Policy GN1 permits small scale rural employment (up to 1000 sqm <sup>2</sup> ) to meet an identified local need provided a Sequential Test has been carried out in accordance with Policy GN5. This flexible policy will have a positive impact on diversifying rural economies in the Borough and meeting local needs through allowing appropriate employment development.	The implementation of this alternative option would not allow for the development of sustainable employment schemes on former-non Green Belt land outside settlements. This restrictive approach would have a negative impact on local economic growth and rural diversification.	The implementation of this alternative option would allow for development beyond settlement boundaries in locations away from settlements; this could have a negative impact on access to employment opportunities in the Borough.
Housing	Within the settlement boundaries proposed under Policy GN1 there will be a presumption in favour of new housing development, this will have a positive impact on housing delivery in the Borough.	This alternative option would be too restrictive and would not allow for the development of small scale affordable housing in rural areas of the Borough.	This alternative option would allow for the development of new housing on former Open Land. This will broadly allow for local housing need to be met in the Borough. However it would allow for the market to determine

SA Topic	Policy GN1 –Settlement Boundaries	Alternative Option 1: As all other land outside settlements in West Lancashire is Green Belt, it may appear reasonable to treat former Open Land outside settlements the same way	Alternative Option 2: Safeguard, or apply a more relaxed policy to former Open Land
			where development takes place in the Borough and this could have serious implications for housing affordability.
<p><b>Summary</b></p> <p>Overall Policy GN1 is the most sustainable option and will have a significantly positive impact on the local economy, social equality and community services and the housing topic areas.</p> <p>Option 1 would have a positive impact on the environmental topic areas as it would help to protect open land from development. However it scores negatively on the local economy, social equality and community services and housing topics as it is considered too restrictive and would not allow for the development of small scale employment, housing and community service schemes in rural areas.</p> <p>It is considered that alternative option 2 would not bring the same positive benefits in terms of social equality and community services and local economy and employment as Policy GN1.</p>			

### Policy GN3: Design of Development

SA Topic	Policy GN3 –Design of Development	Alternative Option 1: A policy relating to building design
Heritage and Landscape	The policy incorporates aims to ensure that design of development in West Lancashire takes into consideration the need to protect assets of heritage and landscape value.	There is a lack of certainty in relation to whether this alternative option will help to preserve and enhance heritage and landscape assets located in the Borough.
Biodiversity	The policy aims to ensure that design of development in West Lancashire takes into consideration the need to protect assets of ecological value.	There is a lack of certainty in relation to whether this alternative option will help to preserve and enhance ecological assets located in the Borough.
Water and Land Resources	The policy aims to ensure that design of development in West Lancashire takes into consideration the need to protect key land resources in the Borough and prevent sewage problems.	There is a lack of certainty in relation to whether this alternative option will help to preserve and enhance water and land resources located in the Borough.
Climatic Factors and Flooding	The policy highlights the importance of demonstrating how proposals for development meet the requirements set out in Policy EN1 (Low Carbon and Energy Infrastructure). This will help to ensure that climatic factors are tackled as part of delivering new development in West Lancashire.	There is a lack of certainty in relation to whether this alternative option will help to: deliver benefits in relation to climatic factors; and guard against flooding.



SA Topic	Policy GN3 –Design of Development	Alternative Option 1: A policy relating to building design
Transportation and Air Quality	<p>The policy highlights the importance of demonstrating how proposals for development meet the requirements set out in Policy EN1 (Low Carbon and Energy Infrastructure). This will help to ensure that climatic factors are tackled as part of delivering new development in West Lancashire, which will have a positive impact on improving air quality in the Borough.</p> <p>Furthermore, the policy identifies the need to deliver new development that integrates well with the surrounding area and provides safe, convenient and attractive pedestrian and cycle access. This will help to deliver accessible development in West Lancashire over the plan period.</p>	<p>There is a lack of certainty in relation to whether this alternative option will help to deliver accessible development that helps to protect the air quality of the Borough.</p>
Social Equality and Community Services	<p>Policy GN3 requires development to create an environment that is accessible to all sectors of the community including children, elderly people, and people with disabilities"; this will have a very positive impact on social inclusion in the Borough.</p> <p>Policy GN3 also requires new development to create safe and secure environments which, "through design, reduce the opportunities for crime. " This is likely to have a positive impact on the quality of life for local residents.</p>	<p>There is a lack of certainty in relation to whether this alternative option will help to deliver benefits in relation to social equality and community services as the impacts of new development in terms of inclusion and accessibility stem much wider than built design.</p>

SA Topic	Policy GN3 –Design of Development	Alternative Option 1: A policy relating to building design
Local Economy and Employment	The implementation of Policy GN3 will have a positive impact on local economic growth in the Borough through an enhanced image / external perception of West Lancashire.	There is a lack of certainty in relation to whether this alternative option will help to deliver benefits in relation to the local economy and employment as it may fail to deliver sustainable schemes which are adaptable and flexible to climate change and are attractive to the market.
Housing	The implementation of Policy GN3 will ensure that new housing provision in the Borough is designed to a high quality and is energy efficient.	There is a lack of certainty in relation to whether this alternative option will help to deliver benefits in relation to housing.
<p>Summary</p> <p>Policy GN3 is the most sustainable option and will have a positive impact on all of the SA topic areas by ensuring that new development in the Borough is designed to a high quality.</p> <p>There is a lack of certainty as to the positive benefits that Option 1 would bring in relation to the economic, social and environmental SA topic areas.</p>		

## Policy GN4: Demonstrating Viability

SA Topic	Policy GN4 –Demonstrating Viability	Alternative Option 1:Removing this criteria based policy
Social Equality and Community Services	Policy GN4 is a flexible policy which allows for the delivery of local employment and housing schemes on sites where the current last use is considered economically unviable. The delivery of this new development will have a positive impact on increasing social equality in the Borough. The robust policy will also ensure that vacant sites which previously had a community facility on are only redeveloped if it can be demonstrated that a site is no longer suitable in its current use.	Option 1 would fail to provide a flexible planning policy for West Lancashire which ensures that the most appropriate decisions are made in relation to the viability of new development in the Borough over the plan period; this could have a negative impact on social equality and the provision of community facilities in the Borough.
Local Economy and Employment	Policy GN4 is likely to have a positive impact on local employment opportunities in the Borough through the protection of employment sites. Policy GN4 is considered flexible enough to deal with changing market circumstances and could also help generate new employment opportunities.	Option 1 would fail to provide a flexible planning policy for West Lancashire which ensures that the most appropriate decisions are made in relation to the viability of new development in the Borough over the plan period; this could have a negative impact on economic growth in the Borough.
Housing	Policy GN4 is considered flexible enough to deal with changing housing market conditions and will help deliver new housing development particularly in the short-medium term whilst the market recovers from the global recession.	Option 1 would fail to provide a flexible planning policy for West Lancashire which ensures that the most appropriate decisions are made in relation to the viability of new housing development in the Borough over the plan period; this could have a negative impact on housing growth in the

SA Topic	Policy GN4 –Demonstrating Viability	Alternative Option 1:Removing this criteria based policy
		Borough, particularly in the short-medium term.
<p>Summary</p> <p>Policy GN4 is the most sustainable option and will have a positive impact on the social and economic SA topic areas by facilitating the development of viable housing and employment schemes in the Borough.</p> <p>Option 1 is considered to be too inflexible and as such would fail to provide a flexible planning framework which promotes more residential and economic development in line with national planning objectives.</p>		

## Policy GN5: Sequential Tests

SA Topic	Policy GN5 – Sequential Testing	Alternative Option 1: Rely on national policy, rather than specify a Local Plan Policy
Water and Land Resources	Policy GN5 requires the preparation of sequential tests for affordable housing in the Green Belt and gypsy and travellers sites in the Green Belt. The requirement for sequential tests will ensure that sufficient alternative locations for potential affordable housing and gypsy sites in the Green Belt have been considered and that new development of this type is delivered in the most appropriate locations. This will contribute towards a positive impact on the land resources topic area.	Although reliance on national policy for sequential testing will have a similar impact, local circumstances and requirements may not be taken into consideration. This may lead to a lack of emphasis on the protection of areas of Green Belt in West Lancashire.
Social Equality and Community Services	Policy GN5: Sequential Tests requires the preparation of sequential tests for retail and other town centre uses outside the town centre. The requirement for sequential tests will help support and promote the growth and viability of town centres across the Borough; this will have a positive impact on the provision of community services in the Borough.	Option 1 would fail to provide locally specific criteria in relation to how a sequential test should be carried out, and it would also fail to outline how viability, suitability and availability are to be assessed. It is considered that this approach would lead to uncertainty and would fail to protect or deliver where appropriate new community facilities in the Borough.
Local Economy and Employment	Policy GN5: Sequential Tests requires the preparation of sequential tests for retail and other town centre uses outside the town centre and for office developments outside settlement centres. The flexible nature of Policy GN5 will have a positive impact on local economic growth. It allows for new development in the Borough in locations where policy usually presumes against; if the sequential test can demonstrate that the development is appropriate and that there are no alternative sites in	Option 1 would fail to provide locally specific criteria in relation to how a sequential test should be carried out, and it would also fail to outline how viability, suitability and availability are to be assessed. It is considered that this approach would lead to uncertainty and would fail to protect employment sites or promote new economic

SA Topic	Policy GN5 – Sequential Testing	Alternative Option 1: Rely on national policy, rather than specify a Local Plan Policy
	preferable locations that could be expected to accommodate the development.	growth in the Borough.
Housing	Allowing for small scale affordable housing schemes in Green Belt settlements subject to a sequential test being completed as per Policy GN5 should help deliver affordable housing in the Borough.	
<p>Summary</p> <p>Policy GN5 is the most sustainable option and will have a positive impact on a number of SA topic areas by facilitating the development of housing and employment schemes in the Borough if found to be sequentially appropriate. The policy provides certainty to developers as to how viability, suitability and availability will be assessed.</p> <p>It is considered that Option 1 would lead to uncertainty and would fail to protect housing, employment and community facilities or promote new housing and economic growth in the Borough.</p>		

## Policy EC1 – The Economy and Employment Land

SA Topic	Policy EC1 – The Economy and Employment Land	Alternative Option 1: To not plan for further employment development other than that already allocated, or to only plan for enough to enable a proportion of the employment land target to be met.	Alternative Option 2: To promote less employment development in Skelmersdale and more in other parts of the Borough, such as Ormskirk or Burscough.	Alternative Option 3: To only promote employment development in Skelmersdale and not in any other part of the Borough.
Water and Land Resources	<p>The implementation of this policy would lead to the development of employment sites within areas of Green Belt.</p> <p>However, there are measures within the policy that would help to ensure Greenfield and Green Belt land is only considered for employment land once it has been established there is insufficient Brownfield land.</p>	The implementation of alternative option 1 would help to protect water and land resources from net new areas of employment development other than that already allocated.	Although the implementation of this alternative would ensure there would be less development in Skelmersdale, there would be additional pressure on water and land resources throughout other parts of West Lancashire.	The implementation of this alternative would place pressure on water and land resources in and around Skelmersdale. However, water and land resources in other parts of the Borough would be protected.
Transportation and Air Quality	Development of employment land is promoted in and around existing centres in West Lancashire, which will help to ensure that the need to travel is reduced when accessing new employment developments. It will also help to ensure that new	Provided that the existing allocations are in sustainable locations that are accessible by public transport, the implementation of this policy will help to ensure a positive impact on the transportation and air quality topic.	Although the implementation of this alternative would ensure there would be less development in Skelmersdale, there would be additional pressure on air quality and congestion throughout other parts of	The implementation of this alternative would place pressure on air quality in and around Skelmersdale due to the level of new development. However, air quality and congestion in other parts



SA Topic	Policy EC1 – The Economy and Employment Land	Alternative Option 1: To not plan for further employment development other than that already allocated, or to only plan for enough to enable a proportion of the employment land target to be met.	Alternative Option 2: To promote less employment development in Skelmersdale and more in other parts of the Borough, such as Ormskirk or Burscough.	Alternative Option 3: To only promote employment development in Skelmersdale and not in any other part of the Borough.
	employment developments are accessible by sustainable forms of development.		West Lancashire due to the level of employment development in these areas.	of the Borough would be potentially reduced, dependent on travel to work patterns.
Social Equality and Community Services	Through the encouragement and support of training opportunities in specific sectors such as the media industry and 'green industries' and for local people through the LSP, Policy EC1 is likely to have a direct positive impact on social inclusion in the Borough.	Option 1 would result in a lost opportunity for job creation and to obtain investment through new economic development; this would have a negative impact on social exclusion.	This alternative option would fail to support the regeneration of Skelmersdale and would fail to address worklessness in the town. Whilst this alternative would benefit other towns in the Borough economically it would result in new employment being located in less accessible locations for those in need of employment, this would have a negative impact on social inclusion.	Option 3 would limit economic growth to Skelmersdale; this would have a negative impact on the provision of community services and social inclusion elsewhere across the Borough.
Local Economy and Employment	Policy EC1 provides a sustainable planning framework for delivery of employment and economic development in the Borough.	Option 1 would result in a lost opportunity for job creation and to obtain investment through new economic development.	This alternative option would fail to support the regeneration of Skelmersdale and would fail to address worklessness in the town.	Option 3 would limit economic growth to Skelmersdale; this would have a negative impact on the sustainable growth of

SA Topic	Policy EC1 – The Economy and Employment Land	Alternative Option 1: To not plan for further employment development other than that already allocated, or to only plan for enough to enable a proportion of the employment land target to be met.	Alternative Option 2: To promote less employment development in Skelmersdale and more in other parts of the Borough, such as Ormskirk or Burscough.	Alternative Option 3: To only promote employment development in Skelmersdale and not in any other part of the Borough.
			Whilst this alternative would benefit other towns in the Borough economically it would result in new employment being located in less accessible locations, where there are constraints to delivering key infrastructure.	the Borough's economy as a whole.
Housing	Policy EC1 promotes location of new employment development in sustainable locations, in line with proposed housing locations. The variety of employment uses promoted as part of the policy will also increase the housing demand within the Borough, which will boost the local housing market.	Alternative unlikely to ensure that employment development is located near to employees.	Alternative unlikely to ensure that employment development is located in areas that are well served by housing opportunities for employees, given that 3000 new homes are proposed in Skelmersdale.	Alternative unlikely to ensure that employment development is located in areas that are well served by housing opportunities for employees.
<p>Summary:</p> <p>Option 1 would result in a lost opportunity for job creation and to obtain investment through new economic development; this would have a negative impact on social exclusion. Option 1 would also be unlikely to ensure that employment development is located in areas that are well served by housing</p>				

SA Topic	Policy EC1 – The Economy and Employment Land	Alternative Option 1: To not plan for further employment development other than that already allocated, or to only plan for enough to enable a proportion of the employment land target to be met.	Alternative Option 2: To promote less employment development in Skelmersdale and more in other parts of the Borough, such as Ormskirk or Burscough.	Alternative Option 3: To only promote employment development in Skelmersdale and not in any other part of the Borough.
<p>opportunities. Options 2 and 3 score poorly on all SA topics.</p> <p>Overall, Policy EC1 will have a number of positive impacts on the local economy and employment, housing, transportation and air quality and social equality and community services SA topic areas. Policy EC1 provides a sustainable planning framework for delivery of employment and economic development in the Borough.</p>				

## Policy EC2 – The Rural Economy

SA Topic	Policy EC2 – The Rural Economy	Alternative Option 1: Not allocating any rural development sites within the Borough in the Site Allocations DPD as a method of stimulating economic growth in rural areas	Alternative Option 2: Resisting the re-use of agricultural buildings for residential purposes
Heritage and Landscape	The implementation of Policy EC2 would have a positive impact as it highlights the importance of the need to consider proposals in relation to the wider planning framework, which should ensure that the need to protect heritage and landscape assets is considered as part of locating new development in rural areas.	This is likely to have a negative impact on landscape as there is no certainty that rural development sites that come forward through the development process will be on appropriate land in terms of protecting the local landscape.	This may lead to important landscape being taken up for residential purposes when agricultural buildings could have been used.
Water and Land Resources	The implementation of this policy would help to ensure that the most versatile agricultural land within the Borough is protected as part of developing the rural economy.	This is likely to have a negative impact on land resources as there is no certainty that rural development sites that come forward through the development process will be on appropriate land in terms of protecting the local land resources.	This may lead to important land resources being taken up for residential purposes when agricultural buildings could have been used.
Transportation and Air Quality	This policy highlights how any new employment development in rural West Lancashire should be located in an accessible location and close to public transport services – reducing the need to travel and improving air quality.	This is likely to have a negative impact on this topic as there is no certainty that rural development sites that come forward through the development process will be in easily accessible locations that will reduce the need to travel.	This may lead to residential development being located in areas that are inaccessible, which will increase the need to travel.

SA Topic	Policy EC2 – The Rural Economy	Alternative Option 1: Not allocating any rural development sites within the Borough in the Site Allocations DPD as a method of stimulating economic growth in rural areas	Alternative Option 2: Resisting the re-use of agricultural buildings for residential purposes
Social Equality and Community Services	The implementation of Policy EC2 would have a positive impact on increasing social inclusion in rural areas of the Borough.	There will be no certainty that rural development sites will be delivered as part of this option. This will have a negative impact on the delivery of key services for rural communities in West Lancashire.	The resistance to the re-use of agricultural buildings for residential purposes could lead have an impact on the potential for new housing development for rural communities in West Lancashire. This will contribute towards a negative impact on this SA topic area.
Local Economy and Employment	The implementation of Policy EC2 will have a very positive impact on local economy and employment.	There will be no certainty that rural development sites will be delivered as part of this option. This will have a negative impact on developing the rural economy.	There are a number of underutilised agricultural buildings in West Lancashire, which are unlikely to be appropriate for future use as employment areas. Stifling the development of these buildings for residential use will have a negative impact on the local economy.
<p>Summary:</p> <p>The alternative options have a negative impact on all of the SA topic areas. Policy EC2 is the most sustainable option and will have a very positive impact on the rural economy, rural communities and natural resources in rural areas.</p>			

### Policy EC3: Key Rural Development Sites

SA Topic	Policy EC3 – Key Rural Development Sites	Alternative Option 1: Retain all existing rural employment sites solely for B1, B2 and B8 land uses
Heritage and Landscape	The policy promotes the development of a series of brownfield sites in rural locations across West Lancashire. This will help to protect undeveloped areas of landscape value located within the Borough.	By restricting the use of existing rural development sites to solely employment use, there could potentially be a need to deliver other types of development in alternative locations within the Borough. This could place pressure upon areas of landscape value.
Water and Land Resources	The policy promotes the development of a series of brownfield sites in rural locations across West Lancashire. This will help to protect land resources (in particular, areas of Green Belt) located within the Borough.	By restricting the use of existing rural development sites to solely employment use, there could potentially be a need to deliver other types of development in alternative locations within the Borough. This could place pressure upon land resources, particularly areas of Green Belt.
Transportation and Air Quality	The delivery of key rural development sites as part of this policy will help to reduce the need to travel by ensuring development is located in existing settlements. This will have a positive impact on this topic area through creating accessible development that reduces the need to travel.	By restricting the use of existing rural development sites to solely employment use, there could potentially be a need to deliver other types of development in alternative locations throughout the Borough. Sites could be delivered in inaccessible locations, which will therefore increase the need to travel. This will lead to a negative impact on this topic area.
Social Equality and Community Services	Policy EC3: Key Rural Development Sites promotes the development of mixed uses sites on brownfield land in the Borough. The implementation of this policy will help stimulate the local economy and provide necessary	Option 1 would fail to deliver opportunities for mixed use schemes in the Borough that would provide increased access to community services and facilities in the Borough and will improve

SA Topic	Policy EC3 – Key Rural Development Sites	Alternative Option 1: Retain all existing rural employment sites solely for B1, B2 and B8 land uses
	housing land within the rural parts of the Borough; as part of this mixed use development leisure and recreational uses and essential services and infrastructure will be permitted, this will have a positive impact on social equality and community services in the Borough.	social inclusion through the provision of employment opportunities and affordable housing.
Local Economy and Employment	Policy EC3 is considered sustainable as it offers the flexibility required to enable viable mixed use schemes to come forward, where employment only uses have struggled to come forward. The implementation of this policy also allows for sites/buildings to be redeveloped for other uses which may be desirable for all parties, for example, because they are bad neighbour developments, inappropriately located, or cause adverse environmental, visual or other impacts. This approach will have a positive impact on economic growth in the Borough.	Option 1 would fail to deliver opportunities for mixed use schemes in the Borough that would provide economic growth.
Housing	Policy EC3 is considered sustainable as it offers the flexibility required to enable viable mixed use schemes including housing to come forward, where employment only uses have struggled to come forward. The implementation of this policy also allows for sites/buildings to be redeveloped for other uses which may be desirable for all parties, for example, because they are bad neighbour developments, inappropriately located, or cause adverse environmental, visual or other impacts. This approach will have a positive impact on housing growth in the Borough.	Option 1 would fail to deliver opportunities for mixed use schemes in the Borough that would provide housing growth.



SA Topic	Policy EC3 – Key Rural Development Sites	Alternative Option 1: Retain all existing rural employment sites solely for B1, B2 and B8 land uses
<p>Summary</p> <p>In line with PPS12 and the emerging NPPF Policy EC3 is considered reasonably flexible and sustainable and should help support rural and wider economic growth in the Borough.</p> <p>Option 1 would fail to capture the social and economic benefits associated with the sustainable redevelopment of brownfield sites in rural areas of the Borough.</p>		

## Policy EC4 – Edge Hill University

SA Topic	Policy EC4 –Edge Hill University	Alternative Option 1: No expansion of the University.
Heritage and Landscape	Expansion of Edge Hill University could have a negative impact on areas of landscape value surrounding the area. However, the policy highlights the need to manage any impact of new development on the surrounding environment.	No expansion will ensure that there are no new detrimental impacts on areas of heritage and landscape value surrounding the university.
Biodiversity	Although there are no statutory biodiversity sites close to Edge Hill University, the site is adjacent to Ruff Woods Biological Heritage site. There is potential for negative impact on this woodland habitat through an increase in users of the site.	No expansion of the university would ensure that the Ruff Woods Biological Heritage site would be protected from additional impacts.
Water and Land Resources	Expansion of Edge Hill University would lead to the loss of Green Belt land. However, the policy highlights the need to manage any impact of new development on the surrounding environment.	No expansion will ensure that there are no new detrimental impacts on water and land resources surrounding the university.
Climatic Factors and Flooding	The implementation of policy EC4 will have a positive impact. Although the policy could potentially lead to an increase in traffic throughout the town, the policy incorporates a measure that will help to promote sustainable travel. This will have a positive impact in terms of minimising CO <sub>2</sub> emissions.	No expansion will ensure that there are no new detrimental impacts on climatic factors and flooding.

SA Topic	Policy EC4 –Edge Hill University	Alternative Option 1: No expansion of the University.
Transportation and Air Quality	The implementation of policy EC4 will have a positive impact. Although the policy could potentially lead to an increase in traffic throughout the town, the policy incorporates a measure that will help to promote sustainable travel. This will have a positive impact in terms of minimising CO <sub>2</sub> emissions.	The implementation of this alternative is unlikely to ensure that public transport provisions are improved in and around the University and thus could lead to a loss in air quality.
Social Equality and Community Services	Policy EC4 is likely to have a direct positive impact on social inclusion in the Borough by creating links between the University, local businesses and the community sector.	The implementation of alternative option 1 would result in opportunities to increase community services and promote social inclusion being lost.
Local Economy and Employment	Policy EC4:Edge Hill University, seeks to create links between the University, local businesses and the community sector, the implementation of this policy is likely to have a direct positive impact on the local economy and the generation of employment opportunities in the Borough.	The implementation of alternative option 1 would result in opportunities to develop key linkages between the University and local businesses being lost.
Housing	Policy EC4 seeks to support the development of purpose-built student accommodation in appropriate locations within the University campus, the implementation of this policy will have a positive impact on delivering housing in the Borough.	The implementation of alternative option 1 would fail to meet the accommodation needs of existing and future students in the Borough.
<p>Summary:</p> <p>Overall Policy EC4 is the most sustainable option. Whilst alternative option 1 would have positive impacts on the environmental SA topic areas it would fail to meet the accommodation needs of existing and future students in the Borough and opportunities to develop key linkages between the University and local businesses being lost.</p> <p>The University is an economic driver to the West Lancashire economy and its expansion through Policy EC4 will bring positive economic and social impacts.</p>		

## Policy RS1 – Residential Development

SA Topic	Policy RS1 – Residential Development	Alternative Option 1: Unrestricted growth – Allow brownfield and greenfield housing development in all non-Green Belt areas of the Borough, with no specific quotas (or “maxima”) for different settlements. This approach could also include permitting infill development within hamlets “washed over” by Green Belt, and conversions of buildings (barns, etc.) within the Green Belt.	Alternative Option 2: Preservation of Green Belt “at all costs”; meeting requirements in non-Green Belt areas – Allow development on the non-Green Belt land considered currently unsuitable on policy grounds for housing development in the SHLAA, rather than releasing Green Belt land. Such land includes sites designated in the 2006 West Lancashire Replacement Local Plan under Policy DS4 as “Open Land on the Urban Fringe” (most of this occurs in Banks, Tarleton, and Hesketh Bank), land designated under Policy EN8 as Green Spaces (most of this occurs in Skelmersdale), and possibly some employment or	Alternative Option 3: Restraint – Restrain housing development in West Lancashire in order to protect Green Belt and other undeveloped land. This may involve not meeting the current 300 dwellings per annum target, or having the Borough’s needs met elsewhere in the sub-region.	Alternative Option 4: Meet development needs via new or significantly expanded settlements – Rather than spreading the sites needed to meet the Local Plan housing requirement across the Borough, allocate all the land together in one place, either as a new settlement, or as a significant expansion to an existing (small or large) settlement. Thus all the “damage” (loss of undeveloped land) would take place in just one location. Such an approach would also provide good opportunities for “place shaping” and the creation of a new, sustainable community.
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			recreational sites.		
Water and Land Resources	Residential development will be required on Greenfield and Green Belt land over the plan period as part of this policy. However, there are measures within the policy that will help to ensure that the suitability of brownfield land is considered prior to allocating Greenfield and Green Belt land.	The implementation of this alternative could potentially lead to important land resources (such as high quality agricultural land) being lost due to the unrestricted growth of housing throughout the Borough.	This alternative would be the most effective in terms of protecting areas of Green Belt throughout West Lancashire as it prioritises the need to preserve the Green Belt at all costs.	This implementation of this policy would help to ensure that Green Belt land is protected over the plan period as housing development would be restrained.	This alternative sets out the potential for meeting new development through significant expansion to an existing development or through developing a new settlement. Although the implementation of this policy would help to protect the majority of high quality agricultural land and waterways in the Borough, there would be a significant negative impact on water and land resources within the particular area where development would be concentrated.
Transportation and Air Quality	Residential development is targeted towards existing key centres, which are well served by public transport provisions. The location of residential development in these locations will also help to reduce the need to travel, which will contribute towards a positive impact on reducing	Unrestricted growth of housing throughout the Borough could potentially lead to residential development being located in locations that are not well served by public transport provision. This would have a negative impact on	The implementation of this alternative is likely to have a similar impact to policy RS1 as it will help direct development towards key centres in the Borough.	The implementation of this alternative is likely to have a similar impact to policy RS1 as it will help direct development towards key centres in the Borough.	This alternative sets out the potential for meeting new development through significant expansion to an existing development or through developing a new settlement. Although the implementation of this policy would help to

	congestion and improving air quality.	congestion and air quality.			protect air quality in other areas of the Borough, and ease congestion elsewhere, there would be a significant negative impact on the air quality and on congestion within the particular area where development would be concentrated.
Social Equality and Community Services	The implementation of Policy RS1 is likely to have a positive impact on quality of life, health and general well-being in the Borough and is also likely to increase social inclusion.	This alternative option could have a negative impact on tackling deprivation in Skelmersdale and could lead to unsustainable patterns of development; this could have a negative impact on local services and infrastructure provision.	The potential loss of informal green spaces and recreational sites through alternative option 2 would have a negative impact on accessibility to community services.	The implementation of alternative option 3 would result in opportunities to provide specialist and affordable housing and to increase community services and promote social inclusion being lost.	The implementation of alternative option 4 would not deliver any benefits to existing towns in the Borough but would be positive for the new settlement.
Local Economy and Employment	The implementation of Policy RS1 will ensure that new housing growth areas are linked with employment opportunities.	This alternative option could lead to unsustainable patterns of development, with new housing located in inaccessible areas away from economic development opportunities in areas where there are constraints to delivering key infrastructure.	This alternative option could lead to unsustainable patterns of development, with new housing located in inaccessible areas away from economic development opportunities in areas where there are constraints to delivering key infrastructure.	This alternative option would fail to match housing needs for existing and future residents in the Borough; this would have a negative impact on the local economy and the employment.	The implementation of alternative option 4 would fail to deliver any economic benefits to existing towns in the Borough and in spatial planning terms would not be consistent with national planning policy.

Housing	Policy RS1 promotes the development of new housing in the Borough in sustainable locations and therefore has a very positive impact on the housing SA topic.	This alternative option could lead to unsustainable patterns of development, with new housing located in inaccessible areas away from economic development opportunities in areas where there are constraints to delivering key infrastructure.	This alternative option could lead to unsustainable patterns of development, with new housing located in inaccessible areas away from economic development opportunities in areas where there are constraints to delivering key infrastructure.	This alternative option would fail to meet housing needs for existing and future residents in the Borough.	Focusing development solely in one area would fail to meet housing needs in other parts of the Borough.
<p>Summary:</p> <p>Overall, the preferred policy option has the most positive impacts on the SA topic areas. The implementation of Policy RS1 is likely to have a positive impact on quality of life, health and general well-being in the Borough and is also likely to increase social inclusion.</p> <p>Whilst alternative options 2 and 3 would have a more positive impact on water and land resources than Policy RS1 options 2 and 3 would fail to meet housing needs in the Borough. Alternative option 1 would have very negative impacts on land and water resources, and on air quality and the transport network.</p>					



## Policy RS2: Affordable Housing

SA Topic	Policy RS2: Affordable Housing	Alternative Option 1: Variation in affordable housing threshold and percentage requirement – Use a different threshold (as low as 3, or take the national average of 15) and different affordable housing requirements (less stringent, or more stringent).	Alternative Option 2: Different requirements for different locations – Set different requirements for different settlements across the Borough (i.e. divide the Borough not just into Skelmersdale /elsewhere, but into individual settlements, or groups of small numbers of settlements). Those settlements with the highest house prices would have the highest affordable housing requirements. The threshold could also be varied between settlements.	Alternative Option 3: Allocate /don't allocate sites for affordable housing – In addition to requiring a percentage of market housing developments above a certain threshold to be affordable, allocate sites in the Site Allocations DPD specifically for 100% affordable housing developments.
Social Equality and Community Services	The implementation of Policy RS2 is likely to have a positive impact on quality of life, health and general well-being in the Borough and is also likely to increase social inclusion.	The implementation of alternative option 1 could potentially stifle small developments and thus result in reduced housing development across the Borough or could potentially fail to realise opportunities to deliver affordable housing.	The implementation of alternative option 2 could have a positive impact on quality of life, health and general well-being in the Borough through the provision of affordable and specialist housing.	The implementation of alternative option 3 could have a positive impact on quality of life, health and general well-being in the Borough through the provision of affordable and specialist housing.

SA Topic	Policy RS2: Affordable Housing	Alternative Option 1: Variation in affordable housing threshold and percentage requirement – Use a different threshold (as low as 3, or take the national average of 15) and different affordable housing requirements (less stringent, or more stringent).	Alternative Option 2: Different requirements for different locations – Set different requirements for different settlements across the Borough (i.e. divide the Borough not just into Skelmersdale /elsewhere, but into individual settlements, or groups of small numbers of settlements). Those settlements with the highest house prices would have the highest affordable housing requirements. The threshold could also be varied between settlements.	Alternative Option 3: Allocate /don't allocate sites for affordable housing – In addition to requiring a percentage of market housing developments above a certain threshold to be affordable, allocate sites in the Site Allocations DPD specifically for 100% affordable housing developments.
Local Economy and Employment	The implementation of Policy RS2 would ensure the delivery of affordable and specialist housing, this is essential to the development of a sustainable economy in the Borough.	The implementation of alternative option 1 could potentially stifle small developments and thus result in reduced housing development across the Borough or could potentially fail to realise opportunities to deliver affordable housing, this would have a negative impact on the local economy.	Through the delivery of affordable and specialist housing in the Borough, the implementation of alternative option 2 would have a positive impact on local economy and employment.	The implementation of alternative option 3 could deter new residential development in the Borough; this would have a negative impact on local economy and employment.

SA Topic	Policy RS2: Affordable Housing	Alternative Option 1: Variation in affordable housing threshold and percentage requirement – Use a different threshold (as low as 3, or take the national average of 15) and different affordable housing requirements (less stringent, or more stringent).	Alternative Option 2: Different requirements for different locations – Set different requirements for different settlements across the Borough (i.e. divide the Borough not just into Skelmersdale /elsewhere, but into individual settlements, or groups of small numbers of settlements). Those settlements with the highest house prices would have the highest affordable housing requirements. The threshold could also be varied between settlements.	Alternative Option 3: Allocate /don't allocate sites for affordable housing – In addition to requiring a percentage of market housing developments above a certain threshold to be affordable, allocate sites in the Site Allocations DPD specifically for 100% affordable housing developments.
Housing	Policy RS2 will help to deliver affordable and specialist housing across the Borough.	The implementation of alternative option 1 could potentially stifle small developments and thus result in reduced housing development across the Borough or could potentially fail to realise opportunities to deliver affordable and specialist housing.	Through the delivery of affordable and specialist housing in the Borough, the implementation of alternative option 2 would have a positive impact on local economy and employment.	Although alternative option 3 would help to deliver affordable housing, it would not necessarily widen the affordable housing stock of the Borough and does not fully take account the needs and demands for market housing.
Summary:				

SA Topic	Policy RS2: Affordable Housing	Alternative Option 1: Variation in affordable housing threshold and percentage requirement – Use a different threshold (as low as 3, or take the national average of 15) and different affordable housing requirements (less stringent, or more stringent).	Alternative Option 2: Different requirements for different locations – Set different requirements for different settlements across the Borough (i.e. divide the Borough not just into Skelmersdale /elsewhere, but into individual settlements, or groups of small numbers of settlements). Those settlements with the highest house prices would have the highest affordable housing requirements. The threshold could also be varied between settlements.	Alternative Option 3: Allocate /don't allocate sites for affordable housing – In addition to requiring a percentage of market housing developments above a certain threshold to be affordable, allocate sites in the Site Allocations DPD specifically for 100% affordable housing developments.
<p>The preferred policy option is the most sustainable as it will ensure that the affordable and specialist housing needs of the Borough are addressed.</p> <p>The implementation of alternative option 1 could potentially stifle small developments and thus result in reduced housing development across the Borough or could potentially fail to realise opportunities to deliver affordable and specialist housing. Likewise, whilst alternative option 3 would help to deliver affordable housing, it would not necessarily widen the affordable housing stock of the Borough and does not fully take account the needs and demands for market housing.</p>				

**Policy RS3 – Purpose-Built Student Accommodation**

SA Topic	Policy RS3 – Purpose-Built Student Accommodation	Alternative Option 1: No restraint – Allow conversion of properties to HMOs regardless of location or the proportion of properties already in use as student HMOs in the surrounding area.	Alternative Option 2: Full restraint – Do not allow any more conversions of dwelling houses to student HMOs. (It is expected that this approach would be in tandem with liaison with the University to provide purpose-built student accommodation in suitable locations.)	Alternative Option 3: Setting aside of areas for up to 100% student accommodation – this approach would restrain the conversion of properties to student HMOs in most areas, whilst allowing complete streets or neighbourhoods to become student HMOs, thus creating “student zones” within Ormskirk.
Transportation and Air Quality	Development of student accommodation within Ormskirk would have a positive impact on this topic as it will help to ensure that students have the opportunity to live in close proximity to Edge Hill University. This will reduce the need for students to travel when attending university.	Implementation of this alternative is likely to have a similar impact to policy RS3.	Implementation of this alternative is likely to have a similar impact to policy RS3.	Implementation of this alternative is likely to have a similar impact to policy RS3.
Social Equality and Community Services	Restricting the development of purpose-built student accommodation in Ormskirk and Aughton (outside of the University) will ensure that any adverse	The implementation of alternative option 1 would have a negative impact on the provision of affordable	The implementation of alternative option 2 would not meet the varying demand from students and	The implementation of alternative option 3 could have negative impacts in terms of

SA Topic	Policy RS3 – Purpose-Built Student Accommodation	Alternative Option 1: No restraint – Allow conversion of properties to HMOs regardless of location or the proportion of properties already in use as student HMOs in the surrounding area.	Alternative Option 2: Full restraint – Do not allow any more conversions of dwelling houses to student HMOs. (It is expected that this approach would be in tandem with liaison with the University to provide purpose-built student accommodation in suitable locations.)	Alternative Option 3: Setting aside of areas for up to 100% student accommodation – this approach would restrain the conversion of properties to student HMOs in most areas, whilst allowing complete streets or neighbourhoods to become student HMOs, thus creating “student zones” within Ormskirk.
	impacts associated with student accommodation in residential areas particularly in relation to student HMOs are reduced, this is likely to have a positive impact on quality of life within Ormskirk and Aughton.	housing and potentially on quality of life for non-students in the Borough.	could have negative impacts in terms of community cohesion.	community cohesion and also on community services in the Borough, as large areas would left empty in the Borough during summer holiday time, and this may encourage crime.
Local Economy and Employment	The implementation of Policy RS3 will have a positive impact on the local economy by ensuring the sustainable development of student accommodation in the Borough, this is vital as the University brings real economic benefits to the Borough.	The implementation of alternative option 1 would have a negative impact on the provision of affordable housing in the Borough and would have an indirect negative impact on the local economy.	The implementation of this alternative option could have a negative impact on the local economy. It is important that a variety of accommodation is available in order to continue the success and growth of the University. The University is	The implementation of alternative option 3 could have negative impacts as large residential areas would be left empty in the Borough during summer holiday time, this would have a negative impact

SA Topic	Policy RS3 – Purpose-Built Student Accommodation	Alternative Option 1: No restraint – Allow conversion of properties to HMOs regardless of location or the proportion of properties already in use as student HMOs in the surrounding area.	Alternative Option 2: Full restraint – Do not allow any more conversions of dwelling houses to student HMOs. (It is expected that this approach would be in tandem with liaison with the University to provide purpose-built student accommodation in suitable locations.)	Alternative Option 3: Setting aside of areas for up to 100% student accommodation – this approach would restrain the conversion of properties to student HMOs in most areas, whilst allowing complete streets or neighbourhoods to become student HMOs, thus creating “student zones” within Ormskirk.
			an important economic driver for the West Lancashire economy.	on the local economy.
Housing	Policy RS3 seeks to support the development of purpose-built student accommodation in appropriate locations within the University campus and sustainably manage student accommodation in Ormskirk and Aughton.	The implementation of alternative option 1 would have a negative impact on overall housing supply in the Borough.	The implementation of this alternative option could potentially have a negative impact on meeting housing needs for all existing and future students in the Borough. It is important that a variety of accommodation is available in order to continue the success and growth of the University and meet housing demands of future and existing	The implementation of alternative option 3 could have negative impacts in terms of community cohesion and would fail to meet housing needs for all existing and future students in the Borough.



SA Topic	Policy RS3 – Purpose-Built Student Accommodation	Alternative Option 1: No restraint – Allow conversion of properties to HMOs regardless of location or the proportion of properties already in use as student HMOs in the surrounding area.	Alternative Option 2: Full restraint – Do not allow any more conversions of dwelling houses to student HMOs. (It is expected that this approach would be in tandem with liaison with the University to provide purpose-built student accommodation in suitable locations.)	Alternative Option 3: Setting aside of areas for up to 100% student accommodation – this approach would restrain the conversion of properties to student HMOs in most areas, whilst allowing complete streets or neighbourhoods to become student HMOs, thus creating “student zones” within Ormskirk.
			residents.	
<p>Summary:</p> <p>Policy Option RS3 is the most sustainable option as it supports the development of purpose-built student accommodation in appropriate locations within the University campus and sustainably manage student accommodation in Ormskirk and Aughton.</p> <p>The implementation of alternative options 2 and 3 could potentially have a negative impact on meeting housing needs for all existing and future students in the Borough. It is important that a variety of accommodation is available in order to continue the success and growth of the University and meet housing demands of future and existing residents.</p>				

## Policy RS4 – Provision for Gypsy & Travellers and Travelling Showpeople

SA Topic	Policy RS4 – Provision for Gypsy & Travellers and Travelling Showpeople	Alternative Option 1: Do not allocate any pitches and do not allocate an assessment policy relying instead upon general planning policies.	Alternative Option 2: Reliance on national advice from Circular 01/2006.
Social Equality and Community Services	Policy is likely to prevent social exclusion of Gypsies and Travellers by providing pitches in appropriate locations.  The delivery of Gypsy and Travellers and Travelling Showpeople sites will help to ensure communities remain together, therefore retaining community identity.	The implementation of alternative option 1 would fail to ensure that provisions for Gypsies and Travellers are provided within the Borough. This would have a negative impact on social equality and access to community services in the Borough.	Relying on the Circular could fail to ensure that the provisions for Gypsies and Travellers are provided within the Borough.
Housing	Policy RS4 provides for Gypsies & Travellers and Travelling Showpeople communities to be specifically catered for (in compliance with Central Government requirements).	Alternative would not ensure that the housing requirements of Gypsies and Travellers are catered for within West Lancashire.	Relying on the Circular could fail to ensure that the provisions for Gypsies and Travellers are provided within the Borough.
<p>Summary:</p> <p>It is considered that relying on the Circular 01/2006 in alternative option 2 could fail to ensure that the provisions for Gypsies and Travellers are provided within the Borough. Likewise alternative option 1 would fail to ensure that provisions for Gypsies and Travellers are provided within the Borough.</p> <p>Policy RS4 is the most sustainable of the policy options. It will ensure that Gypsy and Travellers communities can remain together, therefore retaining community identity.</p>			

**Policy IF1 – Maintaining Vibrant Town and Local Centres**

SA Topic	Policy IF1- Maintaining Vibrant Town and Local Centres	Alternative Option 1: Different Targets – Rather than applying the requirement of 70% for every town and local centre, have varying targets, according to the settlement and type of centre.	Alternative Option 2: More detailed restrictions on changes of use – Class A1 includes a wide range of uses: travel agents, hairdressers, funeral directors, dry cleaners, and internet cafés. Not all of these uses are the same as most people’s perception of a traditional “shop” – i.e. where one goes in to buy and carry away a material product. The idea was considered of making this policy more specific, so that a certain percentage of “product shops” is specified, and other service-type A1 uses are treated in the same way as, say Class A2 and A3 uses. In addition, impose restrictions on the number of charity shops.
Transportation and Air Quality	Directing new retail and other appropriate development towards key centres in West Lancashire is likely to have a positive impact on this topic as it will help to ensure that new development is in locations that are accessible by public transport.	The implementation of this alternative is likely to have a similar impact to policy IF1.	The implementation of this alternative is likely to have a similar impact to policy IF1.
Social Equality and Community Services	The implementation of Policy IF1 is likely to protect and enhance the diversity of uses and services available in the existing town and local centres and contribute to the creation of sustainable, mixed communities.	The implementation of alternative option 1 is likely to protect and enhance the diversity of uses and services available in the existing town and local centres and contribute to the creation of sustainable, mixed communities.	The implementation of alternative option 2 is likely to protect and enhance the diversity of uses and services available in the existing town and local centres and contribute to the creation of sustainable, mixed communities.

SA Topic	Policy IF1- Maintaining Vibrant Town and Local Centres	Alternative Option 1: Different Targets – Rather than applying the requirement of 70% for every town and local centre, have varying targets, according to the settlement and type of centre.	Alternative Option 2: More detailed restrictions on changes of use – Class A1 includes a wide range of uses: travel agents, hairdressers, funeral directors, dry cleaners, and internet cafés. Not all of these uses are the same as most people’s perception of a traditional “shop” – i.e. where one goes in to buy and carry away a material product. The idea was considered of making this policy more specific, so that a certain percentage of “product shops” is specified, and other service-type A1 uses are treated in the same way as, say Class A2 and A3 uses. In addition, impose restrictions on the number of charity shops.
Local Economy and Employment	The implementation of Policy IF1 will improve the Borough’s vitality and viability by making it a more attractive place to visit, attracting more people and reducing leakage of spend to nearby larger towns and cities, this will have a positive impact on the local economy and employment.	The implementation of alternative option 1 is likely to protect and enhance the diversity of uses and services available in the existing town and local centres and contribute to sustaining local economic growth.	The implementation of alternative option 1 is likely to protect and enhance the diversity of uses and services available in the existing town and local centres and contribute to sustaining local economic growth.
<p>Summary:</p> <p>All three of the alternative options are judged to have a similar positive impact on the SA topics scoped in at this stage.</p> <p>Policy IF1 is likely to protect and enhance the diversity of uses and services available in the existing town and local centres and contribute to the creation of sustainable, mixed communities.</p>			

**Policy IF2 – Enhancing Sustainable Transport Choice**

SA Topic	Policy IF2 – Enabling Sustainable Transport Choice	Alternative Option 1: Rely upon policies contained within the Joint Local Transport Plan.	Alternative Option 2: Rely upon national advice and policies.	Alternative Option 3: Adopt minimum parking standards	Alternative Option 4: Adopt maximum parking standards as recommended in PPG13	Alternative Option 5: Adopt a flexible approach	Alternative Option 6: Use the standards set out within the Joint Lancashire Structure Plan
Biodiversity	Development of new rail infrastructure and the A570 Ormskirk bypass that are proposed within Policy IF2 could potentially have a negative impact on areas of biodiversity located nearby or within the path of the proposed new route.	Implementation of this option is unlikely to ensure that local issues are addressed as part of delivering new transport infrastructure throughout West Lancashire.	Implementation of this option is unlikely to ensure that local biodiversity issues are addressed as part of delivering new transport infrastructure throughout West Lancashire.	This option would encourage the use of the car, which may lead to additional CO <sup>2</sup> emissions. This could have a negative impact on the condition of key biodiversity assets.	Adopting PPG13 standards will ensure that the most appropriate level of parking is provided as part of new development. This will help to encourage the use of sustainable travel, which may help to prevent CO <sub>2</sub> emissions. This could have a positive impact on the condition of key biodiversity	This option may encourage high levels of car use, which may lead to additional CO <sup>2</sup> emissions. This could have a negative impact on the condition of key biodiversity assets.	Standards in the structure plan are thought to be out of date. Therefore, this option could encourage car use, which may lead to additional CO <sup>2</sup> emissions. This could have a negative impact on the condition of key biodiversity assets.

SA Topic	Policy IF2 – Enabling Sustainable Transport Choice	Alternative Option 1: Rely upon policies contained within the Joint Local Transport Plan.	Alternative Option 2: Rely upon national advice and policies.	Alternative Option 3: Adopt minimum parking standards	Alternative Option 4: Adopt maximum parking standards as recommended in PPG13	Alternative Option 5: Adopt a flexible approach	Alternative Option 6: Use the standards set out within the Joint Lancashire Structure Plan
					assets.		
Water and Land Resources	Development of new rail infrastructure and the A570 Ormskirk bypass that are proposed within Policy IF2 could have a negative impact on water and land resources located within the path of the new infrastructure	Implementation of this option is unlikely to ensure that local issues in relation to protecting water and land resources are addressed as part of delivering new transport infrastructure throughout West Lancashire.	Implementation of this option is unlikely to ensure that local issues in relation to protecting water and land resources are addressed as part of delivering new transport infrastructure throughout West Lancashire.	This option is unlikely to have any impact on this topic area	This option is unlikely to have any impact on this topic area	This option is unlikely to have any impact on this topic area	This option is unlikely to have any impact on this topic area
Climatic Factors and Flooding	Policy IF2 highlights that over the Local Plan period the council will seek to provide additional	Implementation of this option is unlikely to ensure that local issues are addressed as part of delivering new transport	Implementation of this option is unlikely to ensure that local issues are addressed as part of delivering new transport	This option would encourage the use of the car, which may lead to additional CO <sup>2</sup> emissions.	Adopting PPG13 (i.e. maximum) standards will ensure that the most appropriate	This option may encourage high levels of car use, which may lead to additional CO <sup>2</sup> emissions. This would lead to a	Standards in the structure plan are thought to be out of date. Therefore, this option could encourage car use, which may lead to

SA Topic	Policy IF2 – Enabling Sustainable Transport Choice	Alternative Option 1: Rely upon policies contained within the Joint Local Transport Plan.	Alternative Option 2: Rely upon national advice and policies.	Alternative Option 3: Adopt minimum parking standards	Alternative Option 4: Adopt maximum parking standards as recommended in PPG13	Alternative Option 5: Adopt a flexible approach	Alternative Option 6: Use the standards set out within the Joint Lancashire Structure Plan
	footpaths and cycleways where appropriate, encourage greater use of public transport facilities, improve public transport to rural areas of the Borough and promote low carbon travel choices. This will have a positive impact on the climatic factors and flooding topic areas through reducing carbon emissions over the plan period.	infrastructure throughout West Lancashire.	infrastructure throughout West Lancashire.	This would lead to a detrimental impact on the climate.	level of parking is provided as part of new development. This will help to encourage the use of sustainable travel, which may help to prevent CO <sub>2</sub> emissions. This could have a positive impact on the climate.	detrimental impact on the climate.	additional CO <sub>2</sub> emissions. This would lead to a detrimental impact on the climate.



SA Topic	Policy IF2 – Enabling Sustainable Transport Choice	Alternative Option 1: Rely upon policies contained within the Joint Local Transport Plan.	Alternative Option 2: Rely upon national advice and policies.	Alternative Option 3: Adopt minimum parking standards	Alternative Option 4: Adopt maximum parking standards as recommended in PPG13	Alternative Option 5: Adopt a flexible approach	Alternative Option 6: Use the standards set out within the Joint Lancashire Structure Plan
Transportation and Air Quality	Policy IF2 highlights that over the Local Plan period the council will seek to provide additional footpaths and cycleways where appropriate, encourage greater use of public transport facilities, improve public transport to rural areas of the Borough and promote low carbon travel choices including electric vehicles. This will have a positive impact	Implementation of this option is unlikely to ensure that local issues are addressed as part of delivering new transport infrastructure throughout West Lancashire.	Implementation of this option is unlikely to ensure that local issues are addressed as part of delivering new transport infrastructure throughout West Lancashire.	This option would encourage the use of the car, which may lead to additional CO <sup>2</sup> emissions. This could have a negative impact on air quality.  This option will not encourage people to use sustainable methods of transport to access community services.	Adopting PPG13 standards (i.e. maximum standards) will ensure that the most appropriate level of parking is provided as part of new development. This will help encourage the use of sustainable travel, which may help to prevent CO <sub>2</sub> emissions. This could have a positive impact on air quality.	This option may encourage high levels of car use, which may lead to additional CO <sup>2</sup> emissions. This could have a negative impact on air quality.  This option will not encourage people to use sustainable methods of transport to access community services.	Standards in the structure plan are thought to be out of date. This option may encourage high levels of car use, which may lead to additional CO <sup>2</sup> emissions. This could have a negative impact on air quality.  This option will not encourage people to use sustainable methods of transport to access community services.

SA Topic	Policy IF2 – Enabling Sustainable Transport Choice	Alternative Option 1: Rely upon policies contained within the Joint Local Transport Plan.	Alternative Option 2: Rely upon national advice and policies.	Alternative Option 3: Adopt minimum parking standards	Alternative Option 4: Adopt maximum parking standards as recommended in PPG13	Alternative Option 5: Adopt a flexible approach	Alternative Option 6: Use the standards set out within the Joint Lancashire Structure Plan
	<p>on reducing congestion and improving air quality.</p> <p>The policy also incorporates parking measures that are specific to West Lancashire. These measures will help to ensure that sustainable travel is promoted in the Borough, whilst providing sufficient parking as part of new development.</p>						

SA Topic	Policy IF2 – Enabling Sustainable Transport Choice	Alternative Option 1: Rely upon policies contained within the Joint Local Transport Plan.	Alternative Option 2: Rely upon national advice and policies.	Alternative Option 3: Adopt minimum parking standards	Alternative Option 4: Adopt maximum parking standards as recommended in PPG13	Alternative Option 5: Adopt a flexible approach	Alternative Option 6: Use the standards set out within the Joint Lancashire Structure Plan
Social Equality and Community Services	Policy IF2 is likely to bring health benefits through improving local air quality and the promotion of walking and cycling. By supporting alternative modes to the private car, the implementation of Policy IF2 will increase the availability of alternatives for those without access to a private car, increasing equality and reducing social exclusion.	The implementation of option 1 would not allow for the development of locally specific planning policy which could be used to guide local development.	The implementation of option 2 would not allow for the development of locally specific planning policy which could be used to guide local development.	This option would encourage the use of the car. In turn, this will not encourage people to use sustainable methods of transport to access community services.	Adopting PPG13 (i.e. maximum standards) will ensure that the most appropriate level of parking is provided as part of new development. This will help to encourage the use of sustainable travel in order to access community services.	This option may encourage high levels of car use. In turn, this will not encourage people to use sustainable methods of transport to access community services.	Standards in the structure plan are thought to be out of date. This option may encourage high levels of car use, In turn; this will not encourage people to use sustainable methods of transport to access community services.

SA Topic	Policy IF2 – Enabling Sustainable Transport Choice	Alternative Option 1: Rely upon policies contained within the Joint Local Transport Plan.	Alternative Option 2: Rely upon national advice and policies.	Alternative Option 3: Adopt minimum parking standards	Alternative Option 4: Adopt maximum parking standards as recommended in PPG13	Alternative Option 5: Adopt a flexible approach	Alternative Option 6: Use the standards set out within the Joint Lancashire Structure Plan
Local Economy and Employment	Policy IF2 encourages sustainable transport and requires new developments to contribute to providing an integrated sustainable transport network and to be located where possible on sites with high levels of accessibility. Providing better transport links to the Borough's employment areas will	The implementation of option 1 would not allow for the development of locally specific planning policy in line with locally specific economic development targets.	The implementation of option 2 would not allow for the development of locally specific planning policy in line with locally specific economic development targets.	This option is unlikely to have any impact on this topic area	This option is unlikely to have any impact on this topic area	This option is unlikely to have any impact on this topic area	This option is unlikely to have any impact on this topic area

SA Topic	Policy IF2 – Enabling Sustainable Transport Choice	Alternative Option 1: Rely upon policies contained within the Joint Local Transport Plan.	Alternative Option 2: Rely upon national advice and policies.	Alternative Option 3: Adopt minimum parking standards	Alternative Option 4: Adopt maximum parking standards as recommended in PPG13	Alternative Option 5: Adopt a flexible approach	Alternative Option 6: Use the standards set out within the Joint Lancashire Structure Plan
	<p>improve physical access to employment opportunities for the Borough's residents.</p> <p>The more accessible employment sites are, the more attractive they are to businesses, investors and the market.</p>						
Housing	In adopting the principles of policy IF2 which includes maximising access by public transport, the Local Plan will ensure that	The implementation of option 1 would not allow for the development of locally specific policy in line with locally specific housing policy.	The implementation of option 2 would not allow for the development of locally specific policy in line with locally specific housing policy.	This option is unlikely to have any impact on this topic area	This option is unlikely to have any impact on this topic area	This option is unlikely to have any impact on this topic area	This option is unlikely to have any impact on this topic area

SA Topic	Policy IF2 – Enabling Sustainable Transport Choice	Alternative Option 1: Rely upon policies contained within the Joint Local Transport Plan.	Alternative Option 2: Rely upon national advice and policies.	Alternative Option 3: Adopt minimum parking standards	Alternative Option 4: Adopt maximum parking standards as recommended in PPG13	Alternative Option 5: Adopt a flexible approach	Alternative Option 6: Use the standards set out within the Joint Lancashire Structure Plan
	housing can be accessed by a sustainable transport network.						
<p>Summary:</p> <p>It is considered that the implementation of alternative option 1 or 2 would not allow for the development of locally specific policy in line with locally specific economic development targets and housing policy, this would have a negative impact on housing and economic growth in the Borough. If it is considered that the parking standards set out within IF2 would help to encourage the use of sustainable travel, whilst accommodating an appropriate level of car parking as part of new development. Although alternative option 4 has a positive impact on the majority of SA topics, policy IF2 provides specific parking measures that are appropriate for West Lancashire.</p> <p>Overall Policy IF2 is the most sustainable of the policy options as the policy encourages sustainable transport and requires new developments to contribute to providing an integrated sustainable transport network and to be located where possible on sites with high levels of accessibility; this has a number of positive impacts on many SA topics. It is tailored to address local circumstances.</p>							

**Policy IF3- Service Accessibility and Infrastructure for Growth**

SA Topic	Policy IF3 – Service Accessibility and Infrastructure for Growth	Alternative Option 1: A reactive approach to infrastructure delivery which relies upon a case-by-case assessment of development to secure infrastructure improvements.
Water and Land Resources	Policy IF3 highlights how new development will be required to demonstrate that it will support West Lancashire's infrastructure requirements, as set out in the Infrastructure Delivery Plan (IDP) for the Borough. One of the key infrastructures that the IDP will have to make provision for is waste and recycling.	The implementation of this policy is unlikely to ensure that sufficient infrastructure is provided to meet the needs of the Borough over the plan period, as it lacks the strategic overview.
Climatic Factors and Flooding	The implementation of policy IF3 will have a very positive impact through ensuring that sufficient local services and infrastructure are delivered as part of new development and that new development is not located in areas where the infrastructure is not sufficient to provide for and protect new development. This should ensure that new development does not exacerbate flooding or the impacts of climate change.	The implementation of this policy does not demonstrate a strategic approach to delivering infrastructure improvements, which may lead to infrastructure being delivered in unsustainable locations over the plan period. This may increase the vulnerability of new development to climate change and flooding.
Transportation and Air Quality	The implementation of policy IF3 will have a very positive impact through ensuring that sufficient local services and infrastructure are delivered as part of new development. This will help to minimise the need to travel, which will subsequently help to minimise CO <sub>2</sub> emissions over the plan period. In turn, this will help to maintain air quality throughout the Borough.	The implementation of this policy does not demonstrate a strategic approach to delivering infrastructure improvements, which may lead to infrastructure being delivered in unsustainable locations over the plan period. This may increase the need to travel, which would have a negative impact on this topic.



SA Topic	Policy IF3 – Service Accessibility and Infrastructure for Growth	Alternative Option 1: A reactive approach to infrastructure delivery which relies upon a case-by-case assessment of development to secure infrastructure improvements.
Social Equality and Community Services	<p>Policy IF3 aims to improve the accessibility of services and amenities by providing for them within or adjacent to new development or by locating development close to existing facilities or access routes.</p> <p>Policy IF3 also aims to maximise community benefits from development and ensure that sufficient services and infrastructure will be in place to meet the needs of employment and housing growth.</p> <p>The creation of 'community hubs' through the implementation of this policy will have a positive impact on accessibility to services and in the long term will help reduce social exclusion.</p>	It is considered that alternative option 1 would lack the strategic overview required to ensure infrastructure is delivered in a sustainable and accessible manner.
Local Economy and Employment	Policy IF3 seeks to ensure development and transport planning are co-ordinated to improve accessibility, this would have a positive impact on the local economy by improving accessibility to economic development in the Borough.	It is considered that alternative option 1 would lack the strategic overview required to ensure infrastructure is delivered in a sustainable manner and would therefore have a negative impact on the growth of the local economy.
Housing	Policy IF3 seeks to ensure development and transport planning are co-ordinated to improve accessibility, this will have a positive impact on ensuring that housing development is located close to local services and infrastructure.	It is considered that alternative option 1 would lack the strategic overview required to ensure infrastructure is delivered in a sustainable manner and would therefore have a negative impact on the sustainable delivery of housing in the Borough.

SA Topic	Policy IF3 – Service Accessibility and Infrastructure for Growth	Alternative Option 1: A reactive approach to infrastructure delivery which relies upon a case-by-case assessment of development to secure infrastructure improvements.
<p>Summary:</p> <p>Policy IF3 will have a number of positive impacts on the SA topics scoped in, as the policy will have a positive impact on accessibility to services and in the long term will help reduce social exclusion.</p> <p>It is considered that alternative option 1 would lack the strategic overview required to ensure infrastructure is delivered in a sustainable manner and would therefore have a negative impact on the sustainable delivery of housing, infrastructure and economic growth in the Borough.</p>		

**Policy IF4 – Developer Contributions**

SA Topic	Policy IF4- Developer Contributions	Alternative Option 1: Continue to collect contributions on an ad hoc basis through Section 106 agreements only and do not implement CIL.
Biodiversity	The policy suggests that green infrastructure, climate change initiatives and flood prevention may form part of a contribution that may be required to mitigate the impacts of development. This will contribute towards ensuring that biodiversity is protected as part of delivering new development.	There would be a lack of certainty if this alternative option were implemented in relation to co-ordinating developer contributions. This could potentially lead to insufficient infrastructure being delivered to address capacity or quality issues related to the topic area.
Water and Land Resources	This policy identifies the potential to seek contributions towards waste infrastructure as part of delivering new development in West Lancashire. This would have a positive impact on ensuring the necessary waste infrastructure is provided over the plan period.	As above
Climatic Factors and Flooding	This policy identifies the potential to seek contributions towards climate change and energy initiatives and flood prevention as part of delivering new development in West Lancashire. This would have a positive impact on this sustainability topic.	As above
Transportation and Air Quality	This policy identifies the potential to seek contributions towards the transport network as part of delivering new development in West Lancashire. This would have a positive impact on this sustainability topic.	As above

SA Topic	Policy IF4- Developer Contributions	Alternative Option 1: Continue to collect contributions on an ad hoc basis through Section 106 agreements only and do not implement CIL.
Social Equality and Community Services	Policy IF4 aims to maximise community benefits from development and ensure that sufficient services and infrastructure will be in place to meet the needs of employment and housing growth. Securing financial contributions from developers through a Section 106 agreement and through the Community Infrastructure Levy where appropriate will allow for investment in existing and new education facilities; this will have a positive impact on the local economy and community by helping to raise the level of educational attainment in the Borough. Delivering physical improvements such as the enhancement of open space and play areas will also have a positive impact on the health of the Borough, as it is likely to help promote active lifestyles.	As above
Local Economy and Employment	Policy IF4: Developer Contributions, is likely to strengthen the economy and aid the regeneration of West Lancashire. In particular, the policy ensures that sufficient services and infrastructure will be in place to meet the needs of employment and housing growth.	As above
Housing	Policy IF4 addresses the Borough's shortfall of affordable homes through developer contributions. The implementation of the Local Plan will ensure that well-designed housing at a lower cost is provided for those in need of affordable housing.	As above
Summary:		

SA Topic	Policy IF4- Developer Contributions	Alternative Option 1:Continue to collect contributions on an ad hoc basis through Section 106 agreements only and do not implement CIL.
<p>Policy IF4 will have a number of positive impacts on the SA topics scoped in, as the policy is likely to ensure that sufficient services and infrastructure will be in place to meet the needs of employment and housing growth over the plan period.</p> <p>Alternative option 1 will have a negative impact on all of the SA topic areas. There would be a lack of certainty if this alternative option were implemented in relation to co-ordinating developer contributions in West Lancashire over the plan period.</p>		

## Policy EN1 – Low Carbon Development and Energy Infrastructure

SA Topic	Policy EN1 – Low Carbon Development and Energy Infrastructure	Alternative Option 1: At the Core Strategy Options Stage, the Council considered implementation of a requirement upon developers to meet a percentage of their energy consumption through renewable or low carbon sources.
Heritage and Landscape	<p>Development of renewable energy schemes within West Lancashire (particularly wind turbines) could potentially have a negative impact where they coincide with areas of heritage and landscape value.</p> <p>However, the policy states that only proposals for renewable energy schemes that do not result in unacceptable harm to the local environment will be developed over the plan period.</p>	Implementation of this alternative would potentially reduce the need for delivering large-scale renewable energy schemes which might have a negative impact on areas of landscape and heritage value.
Biodiversity	Policy EN1 aims to ensure that proposals for renewable, low carbon or decentralised energy schemes do not result in unacceptable harm to the local environment which cannot be mitigated. This will strengthen the positive impact that the Local Plan has on the biodiversity sustainability theme as it will ensure that the need to protect areas of biodiversity value is considered as part of delivering renewable, low carbon or decentralised energy schemes.	Implementation of this alternative would potentially reduce the need for delivering large-scale renewable energy schemes which might have a negative impact on local biodiversity.
Water and Land Resources	Policy EN1 identifies the need to deliver 27.44 MW of wind energy within the Borough, which dependent upon location could potentially have a negative impact on land resources within West Lancashire. However, policy EN1 aims to ensure that proposals for renewable, low	Implementation of this alternative would potentially reduce the need for delivering large-scale renewable energy schemes which may help to protect water and land resources located throughout West Lancashire.

SA Topic	Policy EN1 – Low Carbon Development and Energy Infrastructure	Alternative Option 1: At the Core Strategy Options Stage, the Council considered implementation of a requirement upon developers to meet a percentage of their energy consumption through renewable or low carbon sources.
	carbon or decentralised energy schemes do not result in unacceptable harm to the local environment which cannot be mitigated. This will help to ensure that the need to protect land resources is considered as part of delivering renewable energy schemes in the Borough.	
Climatic Factors and Flooding	Policy EN1 encourages the development of district heating networks as part of all major developments and supports the development of proposals for renewable, low carbon and decentralised energy schemes (provided they do not have an unacceptable harm on the local environment). The implementation of this policy would have a significant positive impact on the climatic factors and flooding sustainability topic by reducing CO <sup>2</sup> emissions.	The implementation of this alternative would contribute towards ensuring that renewable energy schemes are developed as part of delivering new development in the Borough. This would contribute towards a positive impact on the climatic factors and flooding sustainability topic by reducing CO <sup>2</sup> emissions.
Transportation and Air Quality	Policy EN1 encourages the development of district heating networks as part of all major developments and supports the development of proposals for renewable, low carbon and decentralised energy schemes (provided they do not have an unacceptable harm on the local environment). The implementation of this policy would have a significant positive impact on this sustainability topic through reducing carbon emissions in the Borough.	The implementation of this alternative would contribute towards ensuring that renewable energy schemes are developed as part of delivering new development in the Borough. This would help to reduce carbon emissions released throughout the Borough, which would contribute towards maintaining air quality.



SA Topic	Policy EN1 – Low Carbon Development and Energy Infrastructure	Alternative Option 1: At the Core Strategy Options Stage, the Council considered implementation of a requirement upon developers to meet a percentage of their energy consumption through renewable or low carbon sources.
Social Equality and Community Services	Policy EN1 requires developers where appropriate to provide a financial contribution towards the Council's Community Energy Fund; this will help tack fuel poverty in the Borough and will therefore have a positive impact on health and well-being in the Borough.	The implementation of alternative option 1 could lead to unviable development and could deter developers from investing in the Borough. This would have an indirect negative impact on community services in the Borough.
Local Economy and Employment	Policy EN1 has the potential to create employment opportunities across a wide range of markets in environmental goods and services. The pursuit of a low and eventually a zero carbon economy will help realise economic opportunities through improved productivity and innovation in key market areas such as 'green' energy.	The implementation of alternative option 1 could lead to unviable development and could deter developers from investing in the Borough. This would have a negative impact on the local economy.
<p>Summary:</p> <p>Overall Policy EN1 will have a positive impact on a number of SA topics. The implementation of Policy EN1 would have a significant positive impact on helping to reduce carbon emissions and moving towards a low to zero carbon economy in the Borough.</p> <p>Whilst alternative option 1 would have positive impacts on climate change and a number of environmental SA topic areas, it could lead to unviable development and could deter developers from investing in the Borough.</p>		

**Policy EN2 – Preserving and Enhancing West Lancashire’s Natural Environment**

SA Topic	Policy EN2 – Preserving and Enhancing West Lancashire’s Natural Environment	Alternative Option 1: Consideration was given to rely solely on national guidance for the protection, conservation and management of the Borough’s natural assets and landscape character.	Alternative Option 2: Do not protect existing natural assets and landscape character
Heritage and Landscape	Implementation of this policy will help to protect areas of landscape value over the plan period.	Implementation of this option would ensure assets of landscape character are protected over the plan period. However, reliance on national guidance may fail to take account of important local circumstances, and locally designated sites and features that need to be protected.	The implementation of this alternative will have a significant negative impact through providing no protection to areas of heritage and landscape value.
Biodiversity	Implementation of this policy will have a significantly positive impact on protecting areas of biodiversity value over the plan period.	Implementation of this option would ensure biodiversity assets are protected over the plan period. However, reliance on national guidance may fail to take account of important local circumstances, and locally designated sites and features that need to be protected.	The implementation of this alternative will have a significant negative impact through providing no protection to areas of biodiversity value.
Water and Land Resources	Implementation of this policy will have a significantly positive impact on protecting water and land resources over the plan period.	Implementation of this option would ensure water and land resources are protected over the plan period. However, reliance on national guidance may fail to take	The implementation of this alternative will have a significant negative impact through providing no protection to water and land resources.

SA Topic	Policy EN2 – Preserving and Enhancing West Lancashire’s Natural Environment	Alternative Option 1: Consideration was given to rely solely on national guidance for the protection, conservation and management of the Borough’s natural assets and landscape character.	Alternative Option 2: Do not protect existing natural assets and landscape character
		account of important local circumstances, and locally designated sites and features that need to be protected.	
Climatic Factors and Flooding	Implementation of this policy will have a significantly positive impact on enhancing the climate within the Borough through ensuring that the natural resources are protected over the plan period.	Implementation of this option would ensure important natural assets are protected over the plan period. However, reliance on national guidance may fail to take account of important local circumstances, and locally designated sites and features that need to be protected. This may have a detrimental impact on the climate through a reduction in air quality.	The implementation of this alternative will have a significant negative impact through providing no protection to natural features. This will have a detrimental impact on the climate through a reduction in air quality if key environmental assets are at risk.
Transportation and Air Quality	Implementation of this policy will have a significantly positive impact on maintaining air quality throughout the Borough through ensuring that the natural resources which undertake ecosystem services and recycle CO <sup>2</sup> are protected over the plan period.	Implementation of this option would ensure important natural assets are protected over the plan period. However, reliance on national guidance may fail to take account of important local circumstances, and locally designated sites and features that need to be protected. This may have a detrimental impact on the	The implementation of this alternative will have a significant negative impact through providing no protection to natural features. This will have a detrimental impact on the climate through a reduction in air quality if key environmental assets are at risk.

SA Topic	Policy EN2 – Preserving and Enhancing West Lancashire’s Natural Environment	Alternative Option 1: Consideration was given to rely solely on national guidance for the protection, conservation and management of the Borough’s natural assets and landscape character.	Alternative Option 2: Do not protect existing natural assets and landscape character
		climate through a reduction in air quality.	
Social Equality and Community Services	Policy EN2 will ensure that the Borough’s natural environment is protected and that access to green space, sports facilities and recreational opportunities within the Borough is protected and enhanced, this will have a direct positive impact on the health and well-being of local people.	Implementation of this option would ensure important natural assets are protected over the plan period. However, reliance on national guidance may fail to take account of important local circumstances, and locally designated sites and features that need to be protected. This may have a detrimental impact on the local population through removing essential features important for recreational purposes.	The implementation of this alternative will have a significant negative impact through providing no protection to natural features. This will have a detrimental impact on the local population through removing essential features important for recreational purposes.
Local Economy and Employment	Policy EN2 aims to preserve and enhance green infrastructure and biodiversity in West Lancashire. The implementation of this policy is likely to have a positive impact on helping to protect key tourist assets such as Martin Mere and makes the borough an attractive place to live and invest in, encouraging new businesses and their employees to locate there.	Implementation of this option would ensure important natural assets are protected over the plan period. However, reliance on national guidance may fail to take account of important local circumstances, and locally designated sites and features that need to be protected. This may have a detrimental impact on the local economy through reducing	The implementation of this alternative will have a significant negative impact through providing no protection to natural features. This will have a detrimental impact on the local economy through reducing the attractiveness of the Borough to potential new businesses.

SA Topic	Policy EN2 – Preserving and Enhancing West Lancashire’s Natural Environment	Alternative Option 1: Consideration was given to rely solely on national guidance for the protection, conservation and management of the Borough’s natural assets and landscape character.	Alternative Option 2: Do not protect existing natural assets and landscape character
		the attractiveness of the Borough to potential new businesses.	
<p>Summary:</p> <p>The preferred policy option is clearly the most sustainable as it has a positive impact on many of the SA topics scoped in. In particular, Policy EN2 will ensure that the Borough’s natural environment is protected and that access to green space, sports facilities and recreational opportunities within the Borough is protected and enhanced, this will have a direct positive impact on the health and well-being of local people.</p> <p>It is considered that alternative option 1 could fail to meet the current and future needs of residents, in relation to open space and green infrastructure and could lead to the loss of green infrastructure.</p> <p>Whilst alternative option 2 would have a number of positive impacts on the environmental SA topic areas, it is considered an unsustainable option against the social and economic SA topic areas and it would also be likely to deter development in the Borough.</p>			

### Policy EN3 – Provision of Green Infrastructure and Open Recreation Space

SA Topic	Policy EN3 – Provision of Green Infrastructure and Open Recreation Space	Alternative Option 1: Do not provide additional open space and green infrastructure to meet the current and future needs of the Borough	Alternative Option 2: Ensure that additional open space is provided to provide beyond the expected requirements of the Borough.	Alternative Option 3: Meeting the recommendations of the current Open Space, Sports and Recreational Study 2009.
Heritage and Landscape	The implementation of this policy will have a significant positive impact on this topic area as it will help to ensure that the landscape and heritage character of West Lancashire is protected alongside delivering new development.	If no additional open space and green infrastructure is provided, then further recreational pressure will be placed on existing heritage and landscape assets in the Borough through an increase in population. This will lead to a negative impact on this topic area.	The implementation of this alternative will have a significant positive impact on this topic area as it will help to ensure that the landscape and heritage character of West Lancashire is protected alongside delivering new development.	Although this policy will help to provide additional open space, it may be insufficient to cater for the increase in population. This may lead to increased recreational pressure on existing heritage and landscape assets.
Biodiversity	The implementation of this policy will have a significant positive impact on this topic area as the further provision of Green Infrastructure and Open Recreation Space will help protect areas of biodiversity value within the borough.	If no additional open space and green infrastructure is provided, then further recreational pressure will be placed on biodiversity assets in the Borough through an increase in population. This will lead to a negative impact on this topic area.	The implementation of this policy will have a significant positive impact on this topic area as the further provision of Green Infrastructure and Open Recreation Space will help protect areas of biodiversity value within the borough.	Although this policy will help to provide additional open space, it may be insufficient to cater for the increase in population. This may lead to increased recreational pressure on existing biodiversity assets.

SA Topic	Policy EN3 – Provision of Green Infrastructure and Open Recreation Space	Alternative Option 1: Do not provide additional open space and green infrastructure to meet the current and future needs of the Borough	Alternative Option 2: Ensure that additional open space is provided to provide beyond the expected requirements of the Borough.	Alternative Option 3: Meeting the recommendations of the current Open Space, Sports and Recreational Study 2009.
Water and Land Resources	The implementation of this policy will have a significant positive impact on this topic area as the further provision of Green Infrastructure and Open Recreation Space will help water and land resources within the borough.	If no additional open space and green infrastructure is provided, then further recreational pressure will be placed on water and land resources in the Borough through an increase in population. This will lead to a negative impact on this topic area.	The implementation of this policy will have a significant positive impact on this topic area as the further provision of Green Infrastructure and Open Recreation Space will help water and land resources within the borough.	Although this policy will help to provide additional open space, it may be insufficient to cater for the increase in population. This may lead to increased recreational pressure on existing water and land resources.
Climatic Factors and Flooding	The provision of Green Infrastructure and Open Space, which will be provided as part of this policy, will have a positive impact on this topic area through improvements in air quality associated with new green space (through its capability to absorb CO <sup>2</sup> emissions).	If no additional open space and green infrastructure is provided alongside new development, the need to travel to access existing areas will be increased. This will increase carbon emissions in the borough, which will have a negative impact on the climate.	The provision of Green Infrastructure and Open Space, which will be provided as part of this policy, will have a positive impact on this topic area through improvements in air quality associated with new green space (through its capability to absorb CO <sup>2</sup> emissions).	If insufficient open space and green infrastructure is provided alongside new development, the need to travel to access existing areas will be increased. This will increase carbon emissions in the borough, which will have a negative impact on the climate.
Social Equality and Community Services	The provision of Green Infrastructure and Open Recreation Space will have a positive impact on this topic area through assisting to improve social inclusion and	If this alternative is implemented, then there will be insufficient open space to meet the needs of the increasing population over the plan period.	The provision of Green Infrastructure and Open Recreation Space will have a positive impact on this topic area through improving social inclusion	If this alternative is implemented, then there could potentially be insufficient open space to meet the needs of the increasing population over



SA Topic	Policy EN3 – Provision of Green Infrastructure and Open Recreation Space	Alternative Option 1: Do not provide additional open space and green infrastructure to meet the current and future needs of the Borough	Alternative Option 2: Ensure that additional open space is provided to provide beyond the expected requirements of the Borough.	Alternative Option 3: Meeting the recommendations of the current Open Space, Sports and Recreational Study 2009.
	improve access to open space for residents of the Borough.		and improving access to open space for residents of the Borough.	the plan period.
Local Economy and Employment	The provision of Green Infrastructure and Open Recreation Space will have a positive impact on this topic area as it will contribute towards improving the image and identify of the Borough.	If this alternative is implemented, then the image and identity of the Borough will not be further developed over the plan period. This may have a negative impact on attracting new businesses to the area.	The implementation of this option would have a negative impact through discouraging new businesses to locate in the area as developers would be asked to contribute more than the expected level of demand for green infrastructure and open space.	If this alternative is implemented, then the image and identity of the Borough may not be further developed over the plan period. This may have a negative impact on attracting new businesses to the area.
<p>Summary:</p> <p>Policy EN3 has a number of positive impacts on the SA topics scoped in, particularly the environmental topics. Overall EN3 is the most sustainable policy option.</p> <p>Whilst alternative option 2 would have a number of positive impacts, the provision of open space above and beyond the required level could potentially place a further burden upon developers to contribute. This would have a negative impact on attracting new businesses to the area. Alternative options 1 and 3 were judged to have negative impacts on the majority of the topic areas.</p>				

**Policy EN4 – Preserving and Enhancing West Lancashire’s Built Environment**

SA Topic	Policy EN4 –Preserving and Enhancing West Lancashire’s Built Environment	Alternative Option 1: Consideration was given to relying solely on national guidance for the protection, conservation and management of the Borough’s historic and natural assets and environment.
Heritage and Landscape	The implementation of this policy will have a significant positive impact on this topic area as it will help to ensure that the landscape and heritage character of West Lancashire is protected alongside delivering new development.	Implementation of this alternative would have a positive impact on ensuring that areas of heritage and landscape value are protected over the plan period. However, reliance on national guidance would fail to take into account important local circumstances.
Biodiversity	The implementation of this policy will have a significant positive impact on this topic area as the enhancement of West Lancashire’s distinctive character will help protect areas of biodiversity value within the borough.	Implementation of this alternative would have a positive impact on ensuring that areas of biodiversity value are protected over the plan period. However, reliance on national guidance would fail to take into account important local circumstances.
Water and Land Resources	The implementation of this policy will have a significant positive impact on this topic area as the enhancement of West Lancashire’s distinctive character will help water and land resources within the borough.	Implementation of this alternative would have a positive impact on ensuring that water and land resources are protected over the plan period. However, reliance on national guidance would fail to take into account important local circumstances.
Climatic Factors and Flooding	The implementation of this policy will help to ensure that all development minimises risk from all forms of pollution. This will help ensure that development is delivered in the Borough over the plan period that minimises risk to climatic factors.	Implementation of this alternative would have a positive impact on ensuring that development is delivered whilst ensuring there is no risk to climatic factors or of flooding over the plan period. However, reliance on national guidance would fail to take into account important local

SA Topic	Policy EN4 –Preserving and Enhancing West Lancashire’s Built Environment	Alternative Option 1: Consideration was given to relying solely on national guidance for the protection, conservation and management of the Borough’s historic and natural assets and environment.
		circumstances.
Social Equality and Community Services	Policy EN4 seeks to create safe places, this is likely to have a positive impact on the quality of life for local residents through helping to reduce the fear of crime and reducing opportunities for crime.	The implementation of this option would fail to take into account important local circumstances, locally designated sites and features and would be unlikely to enhance the value of West Lancashire’s historic and natural environment, this would have a negative impact on quality of life in the Borough and on accessibility to cultural assets.
Local Economy and Employment	Policy EN4 seeks to enhance West Lancashire’s distinctive character, the implementation of this policy is likely to have a positive impact on helping to protect key heritage assets such as Rufford Old Hall and will help to strengthen the Borough’s image and identity.	The implementation of this option would fail to take into account important local circumstances, locally designated sites and features and would be unlikely to enhance the value of West Lancashire’s historic and natural environment, this would have a negative impact on the local economy.
Housing	The implementation of Policy EN4 would help to ensure that new housing is delivered in the Borough that preserves and enhances the local built environment in the Borough.	The implementation of this option may not ensure that important local circumstances are taken into consideration. This may lead to new housing development in the Borough having a negative impact on the built environment.
Summary:		

SA Topic	Policy EN4 –Preserving and Enhancing West Lancashire’s Built Environment	Alternative Option 1: Consideration was given to relying solely on national guidance for the protection, conservation and management of the Borough’s historic and natural assets and environment.
<p>Overall Policy EN1 will have a positive impact on a number of SA topics. The implementation of Policy EN1 would have a significant positive impact on helping to reduce carbon emissions and moving towards a low to zero carbon economy in the Borough.</p> <p>Whilst alternative option 1 would have positive impacts on climate change and a number of environmental SA topic areas, it could lead to unviable development and could deter developers from investing in the Borough.</p>		

## Appendix 5 - Cumulative effects of existing and emerging sub-regional planning policy

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
Heritage and Landscape	The Local Plan Preferred Options Paper sets out the need for new development within West Lancashire and development on Green Belt and Greenfield Land, which could	The Local Plan documents prepared by neighbouring authorities all highlight the need to protect heritage and landscape features as part of new	The Lancashire LTP3 requires all transport infrastructure proposals to be subject to an environmental appraisal in order to assess potential	The JLMW identifies the need to protect key heritage and landscape assets as part of waste and minerals related development in Lancashire.	No specific measures are identified within the strategy for ensuring heritage and landscape features are maintained in Lancashire.	The plan identifies the need to maintain and improve the heritage and landscape value of the coastline through managing risks from flooding. This should	No specific measures are identified within the strategy for ensuring heritage and landscape assets in Lancashire are protected and enhanced.

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
	potentially have a negative impact on heritage assets and key landscape areas. However, it contains numerous policies that will help mitigate any negative impacts.	development. This will contribute to the positive impact on preserving heritage and landscape in West Lancashire	impacts on landscape. This will contribute to ensuring transport schemes do not have a detrimental impact on areas of landscape value.	This will contribute to the positive impact on protecting and enhancing heritage and landscape features in West Lancashire		have a positive impact.	
Biodiversity	The impact of the Local Plan Preferred Options in the	The authorities neighbouring West	LTP3 requires all transport infrastructure proposals to	The JLMW identifies the need to ensure that	One of the objectives of the strategy includes the	The plan highlights the importance of achieving	The strategy promotes living within environmental

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
	short/medium term is considered to be positive. The potential negative impact of new development and development on Green Belt land are mitigated to a certain extent by measures in Policy SP1 and Policy EN2. The improvement in air quality, as a result of the	Lancashire are at varying stages of preparing their Local Plan. All the Local Authorities identify the need to protect and enhance biodiversity and habitat assets.  Overall, local planning policy will help to protect and enhance key biodiversity	be subject to an environmental appraisal in order to assess potential impacts on biodiversity.  This will contribute to ensuring transport schemes do not have a detrimental impact on biodiversity sites in the borough.	natural resources (including biodiversity) are protected from harm and opportunities are taken to enhance them as part of waste and minerals development. This should contribute to protecting and enhancing biodiversity sites in West	need to identify what the impacts of climate change on biodiversity will be in Lancashire and support the uptake of potential adaption measures.  This will help to address any issues in relation to biodiversity protection that arise as	biodiversity objectives as part of managing the North West shoreline.	limits, which includes respecting the environment, resources and biodiversity within Lancashire.  This will help to ensure that biodiversity considerations are part of any economic development in Lancashire.



Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
	implementation of policies CS12 and CS15, is also likely to have a positive impact on biodiversity assets in West Lancashire through a reduction in carbon dioxide emissions.	sites surrounding West Lancashire.		Lancashire.	a result of Climate Change.		
Water and Land Resources	The main issue in relation to the sustainability theme is that, although brownfield land	The planning policies for the various neighbouring local authorities all identify the	The proposed schemes in the LTP3 for West Lancashire are unlikely to have a	The JLMW addresses the need to deliver waste and minerals development in	An objective of the strategy aims to minimise waste within the Lancashire	The implementation of this plan will have a positive impact on safeguarding water and land	No specific measures are identified within the strategy for ensuring sustainable use of

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
	is prioritised for new development, there will be a need to release Greenfield and Green Belt land over the plan period in order to meet housing and employment land targets, deliver potential large scale renewable energy schemes and make	need to prioritise brownfield land for development ahead of Greenfield land. However within Sefton, there is likely to be a need to accommodate new development on Green Belt land over the plan period.	significant impact on water and land resources in the Borough.	Lancashire. This will help to ensure there is sufficient provision to deal with waste in Lancashire. The JLMW also prioritises the use of Brownfield land within Lancashire. This will contribute to the positive impact on	and increase recycling. This will contribute to ensuring waste is managed sustainably throughout Lancashire.	resources located close to the coastal areas of West Lancashire.	land resources.

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
	improvements to the transport infrastructure. This could potentially have a negative impact on key water and land resources within the Borough.  However, there are measures contained within the Local Plan Preferred Option policies that will help to			land resources in West Lancashire.			

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
	mitigate negative impacts to a certain extent.						
Climatic Factors and Flooding	Overall, the implementation of the Local Plan Preferred Options paper would have a positive impact on the climatic factors and flooding sustainability topic. Although the growth in population and economy would lead to	The impacts of climate change and the need to tackle them are addressed in the Local Plan documents for all of the neighbouring authorities. This will contribute to the positive impact on	The Transport schemes proposed within the Lancashire LTP3 are all likely to ensure a positive impact on tackling climate change through improving sustainable	The JLMW promotes the sustainable management of waste, which should have a positive impact on tackling the impacts of climate change in Lancashire. The JLMW	The Climate Change Strategy contributes significantly to ensuring that climatic factors are dealt with in Lancashire.	The implementation of this plan will have a very positive impact through guarding areas towards the north of the Borough from the effects of flooding.	The strategy identifies the need to consider climate change as part of economic development. This will help to ensure that climatic factors are considered as part of any economic development in Lancashire.

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
	an increase in the amount of traffic travelling to and around the Borough (which would in turn increase CO <sup>2</sup> emissions), there are sufficient measures within the plan to counteract this negative impact.	climatic factors in West Lancashire. The need to guard against flood risk is also considered by neighbouring authorities in their planning policy.	transport choice in the Borough.	also identifies the need to ensure that waste and minerals development is in locations that do not contribute to fluvial flood risk. This will contribute to a positive impact in terms of flooding in Lancashire.			
Transportation and Air	Generally, the Local Plan Preferred	The Local Plan documents	The Transport schemes proposed	The JLMW aims to reduce the	The strategy promotes the development	No specific measures are identified within	The need to provide an effective transport

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
Quality	Options Paper has a positive impact on the transportation and air quality topic area. Policy SP1 (alongside numerous other policies) details the need to locate new development sustainably and promotes public transport choice within West Lancashire, which is likely	prepared by neighbouring authorities all highlight the need to deliver sustainable transport provisions. This will ensure a positive impact on delivering sustainable transport throughout the areas surrounding the Borough	within the Lancashire LTP3 are all likely to ensure that more sustainable modes of transport are promoted within the Borough.	transport impacts caused by transporting waste and minerals by ensuring new sites are in appropriate locations. This will have a positive impact on ensuring transport is managed sustainably. The JLMW identifies the need to	of a sustainable transport, the use of public transport, walking and cycling and the use of more efficient vehicles. This would contribute to the positive effect on transportation in West Lancashire.	the plan that will have an impact on this topic area.	network within Lancashire is highlighted as being important in order to deliver economic development. The acknowledgement of this should help to ensure a positive impact on this topic area.

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
	to have a positive impact on air quality. The delivery of new transport schemes throughout West Lancashire will help to deliver sustainable transport choice over the plan period.	and will contribute to the positive impact on transportation in West Lancashire. Transport schemes identified in Sefton (Thornton to Switch Island road), St Helens (Parkside SFRI) and Liverpool (Liverpool John Lennon		ensure that natural resources (including air) are protected from harm and opportunities are taken to enhance them as part of waste and minerals development. This should contribute to protecting and enhancing air quality in West			



Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
		Airport) will all contribute to a positive impact on transportation in surrounding areas.		Lancashire.			
Social Equality and Community Services	The Local Plan Preferred Options Paper strives to meet the sustainability objectives identified in the SA framework on the topic of social equality and community services.	The Local Plan documents prepared by neighbouring authorities all identify improvements to community provisions. This will contribute to the positive	The transport schemes proposed as part of the LTP3 will help to improve the public transport provision for people in the Borough. This will have a positive	The JLMW aims to locate waste sites sustainably to ensure that they will not have a detrimental impact on community health. This will contribute	Measures included to combat climate change in the strategy will have an indirect positive impact on improving community health within	Measures identified within the plan will contribute towards protecting housing in the north of the Borough from the effects of flooding. This will help to protect	The economic strategy is likely to improve employment opportunities within Lancashire. This will contribute to the positive impact on community health within the borough.

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
	Overall the policies proposed should have a positive impact on social equality and community services in the Borough.	impact on social equality and delivering community services in West Lancashire.	impact in West Lancashire in relation to improving accessibility to key services.	to the positive impact on social equality in West Lancashire.	West Lancashire.	communities located in these areas.	
Local Economy and Employment	The Preferred Options Local Plan Paper strives to meet the sustainability objectives identified in the SA framework on the topic of	The Local Plan documents prepared by neighbouring authorities all identify improvements to local economy and	Improvements throughout Lancashire and in West Lancashire promoted within the LTP3 will contribute to ensuring that	No specific measures are identified within the JLMW that will have an impact on the local economy.	The strategy encourages a sustainable and competitive Lancashire economy that will measure, mitigate and reduce its	No specific measures are identified within the plan that will have an impact on the local economy.	The economic strategy sets out measures to improve the economy within Lancashire and increase job opportunities. This will contribute to the

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
	local economy and employment. Overall the policies proposed should have a positive impact on the local economy and employment in the Borough.	employment opportunities. This will contribute to the positive impact caused on the local economy and employment topic by the preferred options.	employment opportunities are accessible by sustainable methods of transport.		contribution to climate change, through energy and resource efficiency actions.  This will contribute to having a positive impact on the economy in West Lancashire.		positive impact on the local economy within the borough.
Housing	The Local Plan Preferred Options Paper	The Local Plan documents for	Improvements to transport provisions	No specific measures are identified	No specific measures are identified	Measures identified within the plan will	No specific measures are identified within

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
	<p>strives to meet the sustainability objectives identified in the SA framework on the topic of housing. Overall the policies proposed should have a positive impact on housing in the Borough.</p> <p>The Local Plan should result in an increase in the supply of</p>	neighbouring authorities set out the need to deliver sufficient housing numbers within their locality. In combination with the preferred options, housing choice will be delivered in West Lancashire and the surrounding	throughout Lancashire and in West Lancashire will contribute to ensuring that housing is accessible by sustainable methods of transport.	within the JLMW that will improve access to housing in Lancashire.	within the strategy that will improve access to housing in Lancashire.	contribute towards protecting housing in the north of the Borough from the effects of flooding.	the strategy that will improve access to housing in Lancashire.

Topic Area	Situation under the preferred options	Situation with neighbouring authorities (Planning Policy in Chorley, South Ribble, Fylde, Sefton, Knowsley, St Helens, Wigan and Liverpool)	Situation in combination with the Lancashire Local Transport Plan 3 2011-2021 (LTP3)	Situation in combination with the Lancashire County Council Joint Lancashire Minerals and Waste Core Strategy (JLMW) (2009)	Situation in combination with the Lancashire Climate Change Strategy (2009-2020)	North West England & North Wales Shoreline Management Plan 2 (2011)	Situation in combination with Lancashire Economic Strategy (2006)
	housing (including affordable housing) within the Borough, whilst also creating mixed and balanced communities.	areas.					

## Appendix 7 – Summary of Appraisals Stages 1 to 3

### Summary of Outcomes of Appraisal Stage 1 (Issues and Options – September 2009)

#### Introduction

This summary presents the findings of the Issues and Options SA Report (September 2009). The following options for future development within West Lancashire were considered within the SA Report:

- Option 1: Skelmersdale Focus;
- Option 2: Skelmersdale and Ormskirk Focus;
- Option 3: Skelmersdale and Burscough Focus;
- Option 4: Rural Dispersal; and
- Option 5: Cross Boundary.

#### Summary of Appraisal

A summary of the appraisals of each of the options (taken from the Issues and Options Report) is set out below.

##### The Best

Option 1 delivers the best opportunity for sustainable development, concentrating the majority of investment and development in the Boroughs designated regional town. Skelmersdale would benefit the most from development being focused in the town, which would serve to improve economic growth and performance, improve skills and the labour market, revitalise its image and provide more housing and services. Option 1 would work towards regenerating the area, improving deprivation levels and health inequalities, and enable the gap to be narrowed between Skelmersdale and other areas of the Borough. Skelmersdale is strategically well-located with good transport links to encourage sustainability and has much surrounding green belt to enhance and promote its attractiveness.

However, development would come at the cost of other settlements in the Borough that are seen as less sustainable and have greater constraints on their infrastructure, and careful consideration needs to be made to assess the impact this will have on the future of these areas. It is recommended that Option 1 forms a substantial part of the preferred option, but that components of the other options are also included.

##### Mid-range

Options 2, 3 and 4 are all quite similar in their potential outcomes and have similar problems in infrastructure restrictions and a limited amount of available land. Focusing development in the rural settlements is less environmentally sustainable due to the impact any development would have on the surroundings.

##### The worst

Option 5 is, potentially, the least sustainable option for West Lancashire due to the large amount of investment that would be directed to other local authority areas. Employment opportunities and residential development would be transferred to adjacent settlements, meaning that residents of West Lancashire would need to travel to those areas to access the opportunities. There could be a higher risk of traffic congestion and emissions if people were forced to travel further distances to access services. However, the environment of West Lancashire would be protected as there would be no requirement to release Green Belt land for development.

Table below shows the summary of scores by each option for each sustainability objective. Each option has then been ranked on the frequency of positive scores.

#### Summary of Scores for Each Option<sup>4</sup>

	Objective				Option				
		Ec	Sc	En	1	2	3	4	5
1	Economic growth/performance	Y	Y		++	+	+	+	-
2	Economic inclusion	Y	Y		n/a	n/a	n/a	n/a	n/a
3	Labour market and skills	Y	Y		++	+	+	+	-/+
4	Urban renaissance	Y	Y	Y	++	+	+	n/a	0/+
5	Rural renaissance	Y	Y	Y	n/a	n/a	n/a	++	+
6	West Lancashire's image	Y		Y	+	-/+	-/+	-/+	-/+
7	Housing		Y	Y	++	++	++	++	+
8	Travel and transport	Y		Y	++	+	++	-	-
9	Services and amenities		Y		++	+	+	++	-
10	Communities and crime		Y		0	-/0	-/0	-/0	0
11	Health and well-being		Y		++	0	0	+	-
12	West Lancashire's assets		Y	Y	+	+	+	+	0
13	Biodiversity & geodiversity			Y	++	+	+	-	+
14	Water quality and flood risk			Y	0	0/-	--	-	-
15	Air, light and noise quality			Y	0	-	-	-	-
16	Land and soil			Y	0	0	0	0	+
17	Natural resources and waste			Y	0	0	0	0	+
18	Energy and renewables			Y	0	0	0	0	0

<sup>4</sup> Abbreviations: Ec – Economic; Sc – Social; and En - Environment



## Summary of Outcomes of Appraisal Stage 2 (Strategic Development Options – December 2010)

### Introduction

This summary presents the findings and recommendations from the SA Review of the Strategic Development Options (December 2010). The following strategic development options were considered within the SA Report:

- Option A – an Ormskirk Strategic Site;
- Option B – a Burscough Strategic Site; and
- Option C – the Dispersal of several sites around the edges of Burscough, Ormskirk and Banks

### Summary of Appraisal

The tables below present a summary of impacts for each of the Strategic Development Options:

#### Strategic Development Option A – an Ormskirk Strategic Site

Type of Impact	Strategic Development Option A
<b>Short / medium term (to 2026)</b>	<p>Negative effects include traffic generation and congestion and reduced air quality in Ormskirk arising from construction and operational phase. There is likely to be a reluctance from the local community to switch from using private vehicles to more sustainable modes of transport.</p> <p>Maximises local benefits in terms of provision of community infrastructure through provision of the Sports Village and increasing viability of local schools.</p> <p>Positive impacts arising from addressing local housing needs and reducing pressure and community conflict arising from student housing needs, and from meeting needs for employment land to support existing and new businesses and generate job opportunities, including to support the regeneration of deprived Skelmersdale. Positive impacts from opportunities for clustering and wider recognition of Edge Hill University.</p>
<b>Long term (beyond 2026)</b>	<p>Positive impacts - meeting local housing needs, for local economy as a result of the multiplier effect of increasing spending, improved opportunities for businesses to locate in the Borough and/or grow, increasing job opportunities and therefore quality of life for communities generally, through increased wealth.</p>
<b>Areas likely to be significantly affected</b>	<p>Ormskirk most likely to be significantly affected, to a lesser extent Burscough and Skelmersdale</p>
<b>Permanent vs. Temporary</b>	<p>Effects predominately permanent, some temporary positive effects on economy and job opportunities during construction period. Construction effects on environment and community likely to be negative but</p>

Type of Impact	Strategic Development Option A
	<p>temporary.</p> <p>Permanent negative effect arising from loss of Green Belt and Grade 1 agricultural land and loss of attractive views to the south at gateway to Ormskirk.</p>
<b>Secondary</b>	<p>Increased population and job opportunities should have positive secondary effect on the local economy (multiplier effect), and subsequently on social indicators – through improved quality of life prospects and enhanced community facilities.</p> <p>The traffic congestion generated by this development option could have negative secondary impacts on individual's health arising from reduced air quality.</p> <p>Indirect positive effect on quality of life, health and wellbeing will be felt through improved access to affordable housing, new employment opportunities, improved recreational/leisure opportunities and opportunities for community interaction and improved further educational opportunities.</p>
<b>Impacts in association with other plans and programmes</b>	<p>It is assumed that in preparation of this option the impacts on neighbouring plans and programmes have been considered, including any impacts on the Local Transport Plan and impacts on neighbouring authorities core strategies.</p>

### Strategic Development Option B – a Burscough Strategic Site

Type of Impact	Strategic Development Option B
<b>Short / medium term (to 2026)</b>	<p>Negative effects include traffic generation and congestion and reduced air quality in Ormskirk and Burscough arising from construction and operational phase. There is likely to be a reluctance from the local community to switch from using private vehicles to more sustainable modes of transport.</p> <p>Local benefits on social indicators arising from provision/improvement of community infrastructure including schools and health.</p> <p>Positive impacts arising from addressing local housing needs and from meeting needs for employment land to support existing and new businesses and generate job opportunities, including to support the regeneration of deprived Skelmersdale.</p> <p>Negative effects on traffic generation and congestion and on air quality in Ormskirk arising from construction, increase in vehicle numbers, reluctance to switch from using private vehicles to more sustainable modes of transport. Negative impact of students occupying cheaper housing stock in Ormskirk likely to continue, and less likely to encourage students to stay in the Borough once qualified.</p>
<b>Long term (beyond 2026)</b>	<p>Positive impacts - meeting local housing needs, for local economy as a result of the multiplier effect of increasing spending, improved opportunities for businesses to locate in the Borough and/or grow, increasing job opportunities and therefore quality of life for communities generally, through increased wealth.</p>
<b>Areas likely to be significantly affected</b>	<p>Burscough will be most significantly affected, to a lesser extent Skelmersdale and Ormskirk</p>
<b>Permanent vs. Temporary</b>	<p>Effects predominately permanent, some temporary positive effects on economy and job opportunities during construction period. Construction effects on environment and community likely to be negative but temporary.</p> <p>Permanent negative effect arising from loss of Green Belt and Grade 2 agricultural land.</p>
<b>Secondary</b>	<p>Increased population and job opportunities should have positive secondary effect on the local economy (multiplier effect), and subsequently on social indicators – through improved quality of life prospects and enhanced community facilities.</p> <p>The traffic congestion generated by this development option could have negative secondary impacts on individual's health arising from reduced air quality.</p> <p>Indirect positive effect on quality of life, health and wellbeing will be felt through improved access to affordable housing, new employment opportunities, improved recreational/leisure opportunities and opportunities for community interaction and improved further educational</p>

Type of Impact	Strategic Development Option B
	opportunities.
<b>Impacts in association with other plans and programmes</b>	It is assumed that in preparation of this option the impacts on neighbouring plans and programmes have been considered, including any impacts on the Local Transport Plan and impacts on neighbouring authorities core strategies.

**Strategic Development Option C – the Dispersal of several sites around the edges of Burscough, Ormskirk and Banks**

Type of Impact	Strategic Development Option C
<b>Short / medium term (to 2026)</b>	<p>Negative effects include traffic generation and congestion and reduced air quality arising from construction and operational phase. There is likely to be a reluctance from the local community to switch from using private vehicles to more sustainable modes of transport.</p> <p>Local benefits on social indicators arising from provision/improvement of community infrastructure including public open space, environmental enhancements.</p> <p>Positive impacts arising from addressing local housing needs and from meeting needs for employment land to support existing and new businesses and generate job opportunities, including to support the regeneration of deprived Skelmersdale.</p> <p>Negative impact of students occupying cheaper housing stock in Ormskirk likely to continue, and less likely to encourage students to stay in the Borough once qualified.</p>
<b>Long term (beyond 2026)</b>	<p>Positive impacts - meeting local housing needs, for local economy as a result of the multiplier effect of increasing spending, improved opportunities for businesses to locate in the Borough and/or grow, increasing job opportunities and therefore quality of life for communities generally, through increased wealth.</p>
<b>Areas likely to be significantly affected</b>	<p>Burscough, Skelmersdale and Ormskirk will be significantly affected.</p>
<b>Permanent vs. Temporary</b>	<p>Effects predominately permanent, some temporary positive effects on economy and job opportunities during construction period. Construction effects on environment and community likely to be negative but temporary.</p> <p>Permanent negative effect arising from loss of Green Belt and Grade 1 and 2 agricultural land.</p>
<b>Secondary</b>	<p>Increased population and job opportunities should have positive secondary effect on the local economy (multiplier effect), and subsequently on social indicators – through improved quality of life prospects and enhanced community facilities.</p> <p>The traffic congestion generated by this development option could have negative secondary impacts on individual's health arising from reduced air quality but effects will be less than those generated by Option A or B.</p> <p>Indirect positive effect on quality of life, health and wellbeing will be felt through improved access to affordable housing, new employment opportunities and improved further educational opportunities.</p>

Type of Impact	Strategic Development Option C
<b>Impacts in association with other plans and programmes</b>	It is assumed that in preparation of this option the impacts on neighbouring plans and programmes have been considered, including any impacts on the Local Transport Plan and impacts on neighbouring authorities core strategies.

## Summary of Outcomes of Appraisal Stage 3 (Core Strategy Preferred Options – March 2011)

### Introduction

This summary presents the findings and recommendations from SA of the Core Strategy Preferred Options, which was prepared and published for consultation alongside the plan document. A “whole-plan” assessment approach was used to appraise the Preferred Options, which considered the effects of the Core Strategy as a whole on a series of SA topics, by highlighting those policies that will have effects on the topic and discussing how they will combine to affect the SA topic.

### Summary of Appraisal

The tables below provide overall conclusions for the different SA topics. For each SA topic, the tables look at the current status or baseline situation; the likely situation in the future if the Core Strategy was not adopted; the likely situation in the future under the Core Strategy Preferred Options; if it were to be adopted - the secondary/indirect effects, short, medium, long term, permanent and temporary effects, spatial effects and cumulative effects anticipated.

SA Topic	Heritage and Landscape	
SA Objectives	13. To protect places, landscapes and building of historical, cultural and archaeological value	
Current Status	Likely situation without the plan	Situation under the Core Strategy Preferred Options Paper
<p>There are around 600 buildings on the statutory lists of buildings of architectural or historic interest located within West Lancashire.</p> <p>There are 28 Conservation Areas in West Lancashire.</p> <p>There are a range of landscape types located throughout West Lancashire, including: upland fringes and ridges; settled sandlands; coalfield farmlands; urban; Valley meadowlands, settled mosslands; marine levels; saltmarshes; and estuaries/Firths.</p>	<p>It is likely that areas of heritage and landscape value located within West Lancashire will face pressure from new development that is likely to occur throughout the Borough in the future. However, restrictive covenants that exist for some of the built heritage within the Borough (i.e. Listed Buildings and Conservation Areas) should ensure that the most valued heritage assets are protected. Without the Core Strategy, the policies within the West Lancashire Replacement Local Plan contain measures to ensure that existing areas of heritage and landscape value are protected. However, potential new sites that could be</p>	<p>The Core Strategy Preferred Options Paper sets out the need for new development within West Lancashire and development on Green Belt and Greenfield Land, which could have a negative impact on heritage assets and valued landscapes, particularly in the long term. However, it contains policies to help mitigate any negative impacts.</p> <p>In particular, policy CS17 will help to protect key heritage and landscape assets as part of delivering new development within the Borough. Policy CS1 is also beneficial.</p>



	identified as having value over the plan period may require additional protection that is not available in the existing local plan.	
<p>Secondary / Indirect Effects on Heritage and Landscape:</p> <p>Development in the vicinity of areas of heritage and landscape value could have negative secondary effects through the indirect effects caused by additional traffic / congestion and reduction in air quality (pollutants can cause damage to building structures). Furthermore, any negative effect in climatic factors and flooding may pose an increased risk to heritage and landscape assets within West Lancashire.</p>		
<p>Short, Medium and Long-term effects and Temporary / Permanent effects on Heritage and Landscape:</p> <p>Effects on heritage and landscape features can be immediate upon the development of new uses nearby and are usually permanent, as the landscapes/townscapes and especially the heritage assets, cannot always recover from the negative effects, at least not without great cost or a lengthy recuperation period once the development is removed.</p>		
<p>Spatial Effects on Heritage and Landscape:</p> <p>The areas that are most likely to be affected are the Listed Buildings and Conservation Areas, which are located throughout the Borough. The Listed Buildings, Conservation Areas and key landscape areas located in and close to Ormskirk and Skelmersdale are most likely to be affected due to the level of development that is proposed in these two areas.</p>		
<p>Cumulative Effects on Heritage and Landscape:</p> <p>Cumulative effects will reflect spatial effects, as the areas of highest concentration of new development will likely be the areas of greatest cumulative effect, and should be monitored and managed accordingly.</p>		
<p>Summary of Recommended Mitigation / Enhancement for Heritage and Landscape:</p> <p>Within the justification for policy CS15, incorporate a cross reference to policy CS17 that highlights the importance of protecting historic assets when making decisions on the location of new renewable energy developments within the Borough.</p>		

SA Topic	Biodiversity	
SA Objectives	15. To protect and enhance biodiversity	
Current Status	Likely situation without the plan	Situation under the Core Strategy Preferred Options Paper
There are four SSSIs located within West	The condition of the SSSIs in West Lancashire is likely to	The impact of the Core Strategy Preferred Options is considered

<p>Lancashire: Martin Mere, Mere Sands Wood, Ravenhead Brickworks and the Ribble Estuary.</p> <p>Within West Lancashire, LNRs include Haskyane Cutting and Mere Sands Wood.</p> <p>Martin Mere, the Ribble Estuary and the Alt Estuary are all designated as Special Protection Areas (SPA), which are sites that contribute to the 'Natura 2000' network of habitats of European importance.</p>	<p>be at risk in the future without the plan. The effects of climate change, especially flooding, are a particular threat to sites of biodiversity value within the Borough. Without new policies to tackle climate change the risk to vulnerable habitats may increase further.</p> <p>Without the plan, the pressure on biodiversity (including habitats and species) is likely to increase.</p>	<p>to be positive. The potential negative impact of new development and development on Green Belt land in the long term are mitigated to a certain extent by Policy CS1 and Policy C16. In particular, policy C16 will help ensure that all key biodiversity sites (including Ramsar, SACs, SPAs and SSSIs), habitats and species are protected as part of delivering new development.</p> <p>The improvement in air quality, as a result of the implementation of policies CS12 and CS15, is also likely to have a positive impact on biodiversity assets in West Lancashire through a reduction in carbon dioxide emissions.</p>
<p>Secondary / Indirect Effects on Biodiversity:</p> <p>New development can have a number of secondary effects on biodiversity, through a reduction in air, water and soil quality, loss of habitat, increased disturbance and recreational pressure.</p>		
<p>Short, Medium and Long-term effects and Temporary / Permanent effects on Biodiversity:</p> <p>Effects on biodiversity are usually permanent, although some minor effects can reduce populations for a short time but then allow the populations to build back-up over time. Similarly, any negative effects on biodiversity will usually become more negative over the long-term, as populations of species are affected and this, in turn, affects the populations of other species further up or down the food chain, but some effects are so significant that they can have immediate negative effects. This is usually the case where new development directly affects a habitat or important biodiversity site on or in close proximity to the development site.</p>		
<p>Spatial Effects on Biodiversity:</p> <p>Areas that are most likely to be affected are the key biodiversity sites that are located close to the key service centres within West Lancashire where development is proposed. Those sites include:</p> <p>Martin Mere (SSSI, Ramsar, SPA) due to its close proximity to Burscough</p> <p>Ribble Estuary (SSSI, NNR, Ramsar, SPA) due to its close proximity to Banks</p> <p>Ravenhead Brickworks (SSSI) due to its close proximity to Up Holland and Skelmersdale</p>		
<p>Cumulative Effects on Biodiversity:</p> <p>The greatest risk of cumulative effects on biodiversity will arise where most development is</p>		

planned and where policy is not strong enough in preventing negative impacts on the environment and on specific habitats. As such, the main towns of Skelmersdale, Burscough and Ormskirk where development will be focused, may see a cumulative negative effect on biodiversity in and around the towns.

**Summary of Recommended Mitigation / Enhancement for Biodiversity:**

Provide a cross reference to policy CS16 within policy CS12 to ensure that any potential negative impact that the construction and operation of new rail infrastructure and the A570 Ormskirk bypass could have upon biodiversity assets in West Lancashire are mitigated.

SA Topic	Water and Land Resources	
SA Objectives	<p>14. To restore and protect land and soil quality</p> <p>16. To protect and improve the quality of both inland and coastal waters and protect against flood risk</p>	
Current Status	Likely situation without the plan	Situation under the Core Strategy Preferred Options Paper
<p>Within West Lancashire there are several water systems including the River Ribble, River Tawd, River Douglas, River Alt, the Ribble Estuary and the Leeds-Liverpool Canal.</p> <p>Statistics from 2006 show that rivers within West Lancashire have a significantly lower standard of quality in comparison to the rest of the North West<sup>5</sup>. 23.6% of river length in West Lancashire was judged to have good water quality, in comparison to the North West average of 63.2%.</p> <p>In addition, 14.2% of river length in West Lancashire was judged to have poor</p>	<p>There is a requirement for the borough to deliver 4,500 new dwellings and 87 ha of land for employment uses over the plan period. Without the plan, the pressure to develop on Greenfield sites and other vacant sites would be increased. This could potentially increase the pressure placed upon valued land resources within West Lancashire.</p> <p>The requirement for additional development within the borough and increase in the population of West Lancashire is likely to lead to an increase in the volume of waste produced in the Borough, which will increase the need to provide suitable facilities to dispose of and recycle waste.</p> <p>The effects of climate</p>	<p>The implementation of the policies within the West Lancashire Core Strategy Preferred Options paper would have a variety of impacts on key water and land resources within the Borough. The main issue in relation to the sustainability theme is that, although brownfield land is prioritised for new development, there will be a need to release Greenfield and Green Belt land over the plan period in order to meet housing and employment land targets, deliver potential large scale renewable energy schemes and make improvements to the transport infrastructure. This could have a negative impact on key water and land resources within the Borough.</p>

<sup>5</sup> Information on the water quality of rivers in West Lancashire is provided within the West Lancashire Scoping Report for the LDF (February 2008)

<p>water quality in comparison to the North West average of 7%.</p> <p>West Lancashire is the Local Authority with the largest area of Green Belt within England. The Borough has 34,630 ha of Green Belt, which comprises 91% of its total land area.</p> <p>West Lancashire also has the greatest proportion of grade 1, 2 and 3 agricultural land out of all the Lancashire authorities, with 59% of its land classified as grade 1.</p>	<p>change, especially flooding, are a particular threat to land resources within the Borough. Without new policies to tackle climate change the risk to soils and geodiversity assets may increase further.</p>	
<p>Secondary / Indirect Effects on Water and Land Resources:</p> <p>Negative effects in relation to the use of land resources (e.g. increased hard standing areas or pollution of ground water through industrial development) and climate change and flood risk may have indirect effects on water quality and resources as increased volumes and velocity of runoff could lead to pollution of the Borough's waterways and groundwater system.</p> <p>A potentially significant secondary or indirect effect on land resources is the impact of increased development (especially residential development) on land resources if the waste produced by those new developments is not minimised, re-used or recycled.</p>		
<p>Short, Medium and Long-term effects and Temporary / Permanent effects on Water and Land Resources:</p> <p>If water consumption increases unchecked then there are likely to be permanent negative outcomes for water resources in and downstream from the Borough.</p> <p>As the development of land is considered a permanent arrangement, both positive and negative effects will be permanent.</p>		
<p>Spatial Effects on Water and Land Resources:</p> <p>The land resources that are likely to be significantly affected are the areas of Green Belt surrounding Burscough, Ormskirk and Skelmersdale; where development could potentially occur over the plan period.</p> <p>Water resources in and around these towns could also be significantly affected due to the level of development and in turn the increase in population and traffic in and around these areas.</p>		
<p>Cumulative Effects on Water and Land Resources:</p>		

Water – Cumulative effects will be in-line with the spatial effects and so will take place where the combined effect of new development comes together in specific catchments or specific aquifers, most likely around the main towns and downstream of these.

Land Resources – Cumulative effects on land resources will be similar to the spatial effects, as where new development is focused, effects will inevitably be cumulative as well. The cumulative effect of large amounts of development across the Borough will also have a cumulative effect on waste management and potentially on sites of geological/geomorphological value as well, if significant levels of development are located near to them, and such development brings significant land disturbance with it.

Summary of Recommended Mitigation / Enhancement for Water and Land Resources:

Provide policy wording for policy CS1 that identifies the need to protect the water quality of rivers located within West Lancashire when delivering new development.

Ensure sufficient water supply and waste water infrastructure are delivered to support new development and that this is identified within the Core Strategy.

SA Topic	Climatic Factors and Flooding	
SA Objectives	<p>16. To protect and improve the quality of both inland and coastal waters and protect against flood risk.</p> <p>18. To ensure the prudent use of natural resources, including the use of renewable energies and the sustainable management of existing resources.</p>	
Current Status	Likely situation without the plan	Situation under the Core Strategy Preferred Options Paper
<p>Significant areas of land in the Borough are potentially under threat from coastal and fluvial flooding. The highest areas of risk are to the north and west of the Borough where coastal flooding is the greatest threat. The only significant sizeable settlement within a high flood risk zone is Banks.</p> <p>Within West Lancashire there is great potential for wind energy and some capacity for biomass energy.</p>	<p>If greenhouse gases, for instance CO<sub>2</sub>, are emitted worldwide at current levels then global temperatures are predicted to rise by up to 6oC by the end of the century. This is enough to make extreme weather events like floods and droughts more frequent in the future. Without the plan, this trend is likely to continue, as new development will not necessarily occur in the most sustainable locations, which would potentially lead to increases in CO<sub>2</sub> emissions throughout the Borough.</p> <p>The potential increase in flood risk as a result of</p>	<p>Overall, the implementation of the Core Strategy Preferred Options paper would have a positive impact on the climatic factors and flooding sustainability topic. Although the growth in population over the plan period (caused by the increase in development) would lead to an increase in the amount of traffic travelling to and around the Borough (which would in turn increase CO<sub>2</sub> emissions), there are sufficient measures within the plan to counteract this negative impact.</p> <p>The majority of new development proposed within the plan is targeted towards areas that do not suffer from</p>

	<p>climate change in the future may lead to new areas throughout West Lancashire (that are not currently identified within the replacement local plan) becoming susceptible to flood risk. In this instance, the saved policies would be insufficient.</p>	<p>significant flood risk. The proposed policies will only permit development in flood zones 3 and 4 if it can be shown that there is no alternative site for development outside these flood zones.</p> <p>The Core Strategy Preferred Options paper promotes the development of renewable, low carbon and decentralised energy schemes over the plan period and highlights the importance of delivering low carbon development. Both measures will help minimise CO2 emissions over the plan period, contributing to a positive impact on the climatic factors and flooding sustainability topic.</p>
<p>Secondary / Indirect Effects on Climatic Factors and Flooding:</p> <p>Aside from the direct effects that new development can have on climatic factors and flooding, any negative effects in relation to air quality and transportation may have long term indirect effects of a similar negative nature.</p>		
<p>Short, Medium and Long-term effects and Temporary / Permanent effects on Climatic Factors and Flooding:</p> <p>The majority of impacts relating to climatic factors and flooding will be permanent, for example, ensuring developments are adaptable to climatic shifts and locating new development away from flood risk.</p>		
<p>Spatial Effects on Climatic Factors and Flooding:</p> <p>The main towns located within West Lancashire (Skelmersdale, Burscough and Ormskirk) are most likely to be impacted by climatic factors due to the high level of development proposed in these areas by the Core Strategy.</p> <p>Areas towards the east and north of the Borough are most susceptible to flooding. These are likely to be positively affected by the policies within the Core Strategy due to the measures incorporated that aim to protect areas at risk of flooding.</p>		
<p>Cumulative Effects on Climatic Factors and Flooding:</p> <p>The very issue of climate change is a cumulative effect itself and the effects within West Lancashire will be based on a combination of global effects and localised effects, caused by existing and new development.</p>		
<p>Summary of Recommended Mitigation / Enhancement for Climatic Factors and Flooding:</p> <p>There are sufficient measures included within the plan that would help to mitigate this negative impact. Policy CS13 encourages the co-location of new public facilities and services in sustainable locations, which will help to reduce the need to travel over the plan period.</p>		



Furthermore, policies CS2, 3, 6 and 12 promote the use of sustainable transport methods over the plan period. These measures will help to minimise the amount CO2 emissions released through private travel.

SA Topic	Transportation and Air Quality		
SA Objectives	<p>16. To reduce the need to travel, improve the choice and use of sustainable transport modes</p> <p>17. To protect and improve noise air quality</p>		
Current Status	Likely situation without the plan	Situation under the Core Strategy Preferred Options Paper	
<p>The rural nature of West Lancashire means that it has relatively good air quality compared to urban Boroughs, where there are higher levels of traffic and industry emissions. West Lancashire has only one Air Quality Management Area (AQMA), which is located in Moor St, Ormskirk. This area suffers from congestion and bottle necks from traffic travelling through Ormskirk town centre.</p> <p>The majority of the Borough has relatively good road access to the neighbouring towns of Southport, Preston, St Helens, Wigan and Liverpool. There are also good connections to the wider motorway network via the M58 and M6. However, there is a major issue regarding traffic congestion around Ormskirk Town Centre as a result of the one-way</p>	<p>In West Lancashire, without intervention, public transport use will remain relatively low whilst the capacity of public transport services in many places, particularly rural areas, will remain low and infrequent. This has implications for the accessibility of services and employment.</p> <p>The car will remain the most popular method of transport, with levels of variation across the Borough.</p> <p>West Lancashire residents will continue to commute to other areas, namely Sefton, to seek employment, if the diversity and availability of employment in West Lancashire does not improve.</p> <p>Without the plan, there could be a decrease in air quality in the Borough; and this could have adverse effects on</p>	<p>Generally, the Core Strategy Preferred Options Paper has a positive impact on the transportation and air quality topic area. Policy CS1 (alongside other policies) details the need to locate new development sustainably and promotes public transport choice within West Lancashire, which is likely to have a positive impact on air quality. Policy CS15 promotes the development of renewable energy schemes, which is likely to contribute to the positive impact on air quality through reducing carbon emissions over the plan period.</p>	



system on the A570.	health.	
<p>Secondary / Indirect Effects on Transportation and Air Quality:</p> <p>Effects on other sustainability factors and issues do not generally have indirect, secondary effects on transportation, although there is the potential for the adverse effects of climate change to affect transportation indirectly in the long-term, through disruption caused by extreme weather events.</p> <p>The main secondary/indirect effect on air quality is where proposals/policies could lead to increased traffic levels, especially congestion. This, in turn, will lead to reduced air quality. The Plan seeks to limit the impact on air quality from increased traffic, predominantly by reducing traffic levels and congestion.</p> <p>The development of renewable energy technology could have a secondary positive effect on air quality, as it provides a sustainable form of energy production. Over time, the reduction in emissions generated by other forms of energy production would improve air quality in West Lancashire.</p>		
<p>Short, Medium and Long-term effects and Temporary / Permanent effects on Transportation and Air Quality:</p> <p>In terms of transportation, most of the impacts will inevitably be permanent, as will many physical improvements to the transport network. However, there will be a temporary variation in effects as the Plan is implemented in either a positive or negative way, depending on whether new development or transport proposals are implemented first.</p> <p>The implementation of the plan should result in an improvement in the state of air quality within the Borough, which should represent a permanent trend. However, there is scope for air quality to worsen suddenly, perhaps due to a new development affecting a local area negatively.</p> <p>Furthermore, road transport is likely to remain a significant contributor to air pollution in the future. Therefore, it will be important to ensure that there is a continual focus on ensuring high air quality (through delivering development in sustainable locations), particularly in and near to residential areas, community facilities and town centres.</p>		
<p>Spatial Effects on Transportation and Air Quality:</p> <p>In terms of transportation, the areas likely to be significantly affected by the Core Strategy are Skelmersdale, Ormskirk and Burscough due to the level of development and transport schemes proposed in these areas. The main urban areas in the Borough and settlements close to the main transport routes are most likely to be significantly affected by air quality issues. In particular, congestion issues currently present in Ormskirk town centre could be worsened with the level of development proposed in this area. However, the development of the Ormskirk bypass should help to mitigate negative impacts.</p> <p>In addition, areas that incorporate sensitive ecosystems and habitats could also be adversely affected by air quality issues.</p>		
<p>Cumulative Effects on Transportation and Air Quality:</p> <p>Cumulative effects reflect the spatial effects in that the positive cumulative effect of public transport improvements and the promotion of sustainable transport choices throughout the Borough including rural areas, will create a positive effect and complement the amount of</p>		

new development being focused in the Borough's main centres.

In terms of air quality, cumulative effects will again reflect the spatial effects, at Skelmersdale town centre and to a lesser extent the main towns of Burscough, Ormskirk and Aughton, where most new development will be directed.

**Summary of Recommended Mitigation / Enhancement for Transportation and Air Quality:**

There are sufficient measures within the plan to mitigate negative impact. Policy CS13 encourages the co-location of new public facilities and services in sustainable locations, which will help to reduce the need to travel over the plan period. Furthermore, policies CS2, 3, 6 and 12 incorporate measures that promote the use of sustainable transport methods over the plan period. These measures will help to minimise the amount CO2 emissions released through private travel.

SA Topic	Social Equality and Community Services		
SA Objectives	2.To secure economic inclusion 5.To deliver urban renaissance 6. To deliver rural renaissance 8. To improve access to basic goods and services 10. To reduce crime and disorder and the fear of crime 12. To improve physical and mental health and reduce health inequalities		
Current Status	Likely situation without the plan	Situation under the Core Strategy Preferred Options Paper	
There are varying levels of deprivation across the Borough. All 6 LSOAs ranked amongst the 10% most deprived nationally in terms of multiple deprivation are in Skelmersdale wards; and Digmoor ward is ranked 244th i.e. amongst the 1% most deprived nationally. Hesketh Bank, Aughton and Parbold are amongst the least deprived areas.	<p>In the short term existing trends would be likely to continue, including low life expectancy and poor health, low skills and educational attainment in certain areas of the Borough.</p> <p>Over time, as the national planning framework changes, the saved Local Plan policies would begin to become out of date, and in some instances, irrelevant, as the needs of the local population are likely to change both now and in the future, beyond the scope of</p>	<p>The Core Strategy Preferred Options Paper strives to meet the sustainability objectives identified in the SA framework on the topic of social equality and community services. Overall the policies proposed should have a positive impact on social equality and community services in the Borough.</p> <p>The positive effects seen in the short / medium term should continue in the long term,</p>	

<p>Life expectancy in the Borough is equal or lower than the national average.</p> <p>The Skelmersdale wards of Digmaor, Birch Green and Tanhouse suffer from the most severe health deprivation in the Borough.</p> <p>The percentage of smoking in pregnancy and road injuries and deaths are significantly worse in the Borough than the national average. The proportion of physically active children also performs significantly worse than the England average.</p> <p>There is a variation in educational attainment within the Borough.</p> <p>There is an ageing population in the Borough.</p>	<p>those planned for in the 2001 Local Plan. The Core Strategy is expected to deliver the needs of the local population up to 2027 and is informed by a detailed evidence base, which considers long term population forecasts.</p> <p>Furthermore new development could put pressure on existing open space in some settlements.</p> <p>In the absence of the Core Strategy, the existing policies of both the Council and its partners would continue to deliver improvements to quality of life and health in West Lancashire.</p> <p>The delivery of the Sustainable Community Strategy and the Corporate Plan requires the Council to work with partners to make the necessary quality of life improvements. However, existing trends of worsening health problems may continue unless more significant interventions are made. Potential impacts of a worsening situation for health in West Lancashire include reduced life expectancies and the experience of serious health problems by a wider proportion of the population over a longer period of time. Worsening health will also have a negative impact on the productivity of people living within the Borough.</p>	<p>especially in terms of increased levels of access to services and facilities.</p>
<p>Secondary / Indirect Effects on Social Equality and Community Services:</p> <p>Other areas of sustainability are explicitly linked to social equality and community services, including those relating to the physical environment (air quality, housing provision, open</p>		

space,) and to the economic environment (employment and local economy) and as such, these can have a number of secondary impacts on social equality and community services.

Likewise, the provision of sustainable travel options can have secondary impacts on community health and equality, leisure and education, through the improvement of local air quality and the promotion of walking and cycling, which can bring health benefits alongside increasing equality through increased accessibility to service and facilities.

In addition, the design and layout of development can have secondary impacts on community health and well-being. Adopting principles to protect the amenity of existing areas and to create attractive places that are accessible and safe, can have positive secondary impacts on the quality of life for residents through reducing the fear of crime and reducing opportunities for crime in the local environment and by ensuring development can be used by all sections of the community.

**Short, Medium and Long-term effects and Temporary / Permanent effects on Social Equality and Community Services:**

Facilities to improve health may be permanent but improving health is dependent on lifestyle choices in some cases and hence subject to change.

New health problems may emerge, and the Core Strategy should seek to be as adaptable and as flexible as possible to deal with such changes.

Ensuring West Lancashire's communities can sustainably access community services and facilities including health, green infrastructure, and education should have a permanent positive impact for social inclusiveness in West Lancashire.

There will be other spatial planning issues in relation to social equality and community services that will evolve over the lifetime of the Core Strategy and beyond which will mean that some effects become temporary. This includes changing economic and social conditions and circumstances.

**Spatial Effects on Social Equality and Community Services:**

All parts of the Borough will benefit from improved access to a range of services and facilities and from the safeguarding and enhancement of services, community and infrastructure provision including healthcare, but particularly wherever new development of this nature takes place.

**Cumulative Effects on Social Equality and Community Services:**

Cumulative effects will reflect the spatial effects, as where there is most new development, there is most chance of a cumulative effect on community equality and services. Cumulatively, measures proposed that will contribute towards sustainable communities in all policies should have a significant positive effect on community health as a receptor and equality, leisure and education.

**Summary of Recommended Mitigation / Enhancement for Social Equality and Community Services:**

The implementation of the Core Strategy is not expected to have any negative impacts on

social equality and community services. The potential for negative impacts will be if there is a failure in implementing the Core Strategy in full.

It will be essential to ensure that new development is designed and built with all equality groups in mind, including disabled and elderly residents, women and ethnic minorities and the very young.

SA Topic	Local Economy and Employment	
SA Objectives	1. To reduce the disparities in economic performance within the Borough 3. To develop and maintain a healthy labour market 4. To encourage sustainable economic growth 5. To deliver urban renaissance 6. To deliver rural renaissance 7. To develop and market West Lancashire's image	
Current Status	Likely situation without the plan	Situation under the Core Strategy Preferred Options Paper
<p>Key sustainability issues within the Borough include the decline in manufacturing and agricultural employment.</p> <p>Another key issue is high unemployment and employment deprivation in Skelmersdale, particularly in the wards of Digmoor, Birch Green and Tanhouse.</p> <p>There are varying levels of vitality and viability within the Borough's centres and there is an identified need to improve the evening economy offer.</p> <p>There is a lack of available employment</p>	<p>In the short term existing unfavourable economic trends would be likely to continue, including employment deprivation and low job density.</p> <p>Over time, as the national planning framework changes, the saved Local Plan would begin to become out of date, and in some instances, irrelevant.</p> <p>Without the Core Strategy a 'business as usual approach' is likely to result in piecemeal development and may result in regeneration opportunities for the Borough being missed. Allowing market-led development will result in the highest profit margins for the</p>	<p>The Core Strategy Preferred Options Paper strives to meet the sustainability objectives identified in the SA framework on the topic of local economy and employment. Overall the policies proposed should have a positive impact on the local economy and employment in the Borough.</p> <p>The positive effects seen in the short / medium term should continue in the long term, especially in terms of access to employment opportunities and increased economic activity in the Borough.</p> <p>Like all economic growth, the impacts are likely to be temporary. However, the conditions needed to stimulate</p>

<p>land in the Borough outside of Skelmersdale.</p> <p>There is considerable 'leakage' in expenditure to competing facilities outside the Borough (particularly comparison goods) and there are high levels of out-commuting particularly to Sefton.</p>	<p>developer and it may result in the loss of economically active communities, thus not passing the benefits of development onto the people of West Lancashire.</p> <p>In terms of retail and town centres, without the implementation of the Core Strategy, an opportunity will be lost to help reduce the considerable 'leakage' in expenditure to competing facilities outside the Borough -through the growth of Skelmersdale town centre supported by Ormskirk and Burscough town centres.</p>	<p>economic growth have much more permanent effects, for example the provision of good supporting infrastructure.</p>
<p>Secondary / Indirect Effects on Local Economy and Employment:</p> <p>The local economy and employment topic is interrelated to all the other sustainability topic areas identified within this report. For example there are linkages to the physical environment (ecosystem services, air quality, housing provision, open space, transport) and to the social environment (community health and equality, education and skills, leisure) and as such, these can have a number of secondary impacts on the local economy and employment.</p> <p>Similarly, the quality of the built and physical environment can have secondary impacts on the local economy and employment; a high quality environment can attract and help stimulate investment. Likewise the natural environment provides ecosystem services such as fresh water to businesses through the water cycle, such services are vital to the life and growth of the local economy.</p> <p>The provision of both social and physical infrastructure can also have secondary impacts on the local economy and employment. If suitable physical infrastructure is in place, such as employment sites and transport connections, this can stimulate and meet the needs of employment growth. Likewise, in terms of social infrastructure, education and skill levels can have significant secondary impacts on the local economy, as level of skills can influence the number of new business start ups in an area and a high skill base can encourage higher value industries to be established.</p>		
<p>Short, Medium and Long-term effects and Temporary / Permanent effects on Local Economy and Employment:</p> <p>The implementation of the Core Strategy policies in relation to local economy and employment will have a permanent impact, for example the development of a town centre or the development of employment land is considered permanent.</p> <p>Likewise, the development of employment and other commercial development on previously</p>		

developed land will help to encourage urban renaissance and is likely to have a permanent impact.
<p><b>Spatial Effects on Local Economy and Employment:</b></p> <p>All parts of the Borough will benefit from economic growth, regeneration and the provision of a wide range of employment opportunities, but particularly wherever new development takes place in the key services centres within the Borough.</p>
<p><b>Cumulative Effects on Local Economy and Employment:</b></p> <p>Cumulative effects will reflect the spatial effects, as where most new development is located, there is most chance of a cumulative effect on local economy and employment. Cumulatively, measures proposed that will contribute towards a sustainable transport system, increased education opportunities, greater housing choice, enhanced community facilities and a sustainable environment in all policies should have a significant positive effect on the local economy and employment.</p>
<p><b>Summary of Recommended Mitigation / Enhancement for Local Economy and Employment:</b></p> <ul style="list-style-type: none"> <li>Overall, the preferred policy options of the Core Strategy are envisaged to have a positive impact on local economy and employment, particularly in the medium to long-term when the policy measures have had time to take effect and provide conditions for the economic growth required to generate the level and range of employment opportunities which will meet the needs of the Borough.</li> </ul>

SA Topic	Housing	
SA Objectives	9. To improve access to good quality, affordable and resource efficient housing	
Current Status	Likely situation without the plan	Situation under the Core Strategy Preferred Options Paper
<p>A key sustainability issue is the need to respond to an increasing and ageing population which will place particular demands on the number and types of homes available.</p> <p>There is a need to improve the availability of affordable housing, particularly in the rural</p>	<p>In the short term existing unfavourable housing trends would be likely to continue, including a limited choice of housing options and a growing affordability issue. The poor condition of some of the housing stock and the high vacancy rates would also be likely to persist.</p> <p>Over time, as the national</p>	<p>The Core Strategy should result in an increase in the supply of housing (including affordable housing) within the Borough, whilst also creating mixed and balanced communities.</p>



<p>parishes, to provide a better variety of housing and 'even out' tenure and stock type distribution between settlements, particularly by diversifying the mix of housing in Skelmersdale by increasing market supply.</p> <p>There is a need to provide a supply of housing to meet targets and demand. Achieving the required levels of development will require planning policy intervention with land allocations and changes to restrictive residential policies in smaller villages being evaluated. Such policy decisions will need to be balanced with the potential for Green Belt land releases.</p> <p>There is also a need to revitalise the housing markets in Skelmersdale and regenerate the town and improve its desirability as a place to live.</p>	<p>planning framework changes, the existing planning policy framework would become out of date, and in some instances, irrelevant. The housing needs of the Borough are likely to change both now and in the future, beyond the scope of those planned for in the Housing Strategy.</p> <p>Ultimately, without new housing policies the current planning policy framework will be ill-equipped to deal with the future housing needs of the Borough. The Core Strategy sets a more sustainable course of action than the existing planning policy framework. Whilst measures are taken through the wider planning framework such as the Council's Housing Strategy there is a clear need for the delivery of a new mix, type and size of homes through the planning system.</p>	
<p>Secondary / Indirect Effects on Housing:</p> <p>Other areas of sustainability explicitly linked to housing, include those relating to the physical environment (employment provision, open space, transport) and to the social environment (community health and equality, local economy, education and skills, and leisure) and as such, these can have a number of secondary impacts on housing. There could also potentially be secondary impacts on some ecosystem services including water quality, quality of biodiversity sites and air quality.</p> <p>Short, Medium and Long-term effects and Temporary / Permanent effects on Housing:</p> <p>The Core Strategy sets the long term vision and strategic objectives for spatial planning in the Borough. The implementation of the Core Strategy policies in relation to housing will</p>		

have a permanent impact.

**Spatial Effects on Housing:**

All parts of the Borough will benefit from increased housing quantity, quality, affordability and choice, but particularly wherever new development takes place. The most positive effects are likely to be in Skelmersdale and Up Holland and to a lesser extent Ormskirk, and Aughton, Burscough and the northern parishes. There could also potentially be negative impacts on areas of landscape value within the Borough, depending upon where new housing is located.

**Cumulative Effects on Housing:**

Cumulative effects will reflect the spatial effects, as where most new development is located, there is most chance of a cumulative effect on housing. Cumulatively, measures proposed that will contribute towards a sustainable transport system, increased community facilities and services and increased economic activity should have a significant positive effect on housing.

**Summary of Recommended Mitigation / Enhancement for Housing:**

- Overall, the preferred policy options of the Core Strategy are envisaged to have a positive impact on the provision of housing to meet local need.

## **Appendix 6 – Local Plan Site Allocations SA/SEA Appraisals**

## West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

### Q. No. General Site Info

1	Site Reference Number	18
2	Other Site References	Housing Allocations (WLRLP Safeguarded land - DS4)
3	Site Name	Chequer Lane, Up Holland
4	Site Address	Chequer Lane, Up Holland
5	Post Code	-
6	OS Grid Reference	351020 404361
7	Site Area (ha)	8.6
8	Description of Site	Site contains agricultural parcels, with some residential properties along the western boundary with Chequer Lane.
9	Description of Surrounding Area	Site is bordered by Chequer Lane to the west and Tower Hill Road to the south. To the north of the site is Ravenhead brickworks (including an SSSI) and to the south is woodland and the M58. Agricultural land lies to the east and west.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	None
	Other Site Characteristics	-
12	Land Ownership Details	Private. Multiple ownership
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	24/11/2011
15	Site Appraised by	Sam Rosillo (Approved by Alan Houghton)+C31

### Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	Site possibly under multiple ownership
17	Is the site potentially available for development?	Yes. Safeguarded land in WLRLP.
18	Does the planning history of the site caution against its allocation?	No.
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	No. Residential developments are already located next to Ravenhead brickworks.
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes, accessible from Chequer Lane or Tower Hill Road. Well connected to the A577 and M58.
21	Does the site have any known land contamination or remediation issues?	None known.
22	Does the site have any known ground instability that would limit development?	None known, but site within or adjacent to Coal Authority Referral Area
23	Can adequate provision be made to supply all major utilities to the site?	No known utility issues
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	No
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes
29	Should the site be taken forward for consideration in the Local Plan?	Yes - Only potential deliverability issue relating to the site is its possible multiple ownership

## Sustainability Issues

### Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	Yes - Ravenhead Brickworks SSSI is located towards the east of the site
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Yes

What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Neutral** (permanent) - There will be a neutral impact on local biodiversity as part of new development on this site. However, the potential impact of new development on the area of woodland/tree preservation value and the Ravenhead Brickworks SSSI will need to be considered as part of delivering new development on the site. The delivery of new development on the site alongside the implementation of policy GN3 (Design of Development) will help to ensure that new habitat creation is incorporated on the site.

### Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	None known
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Small part is Grade 2
40	Is the site an active mineral working site?	No, but site is adjacent to a brickworks and quarry
41	Is the site contaminated or derelict land?	No
42	Is the site previously developed land?	No.

What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Negative** (permanent) - Development on the site would potentially lead to a loss of a small area of Grade 2 agricultural land. This would lead to a negative impact in terms of land resources. This impact could be mitigated by directing new development away from this part of the site.

44	Is the site located within or adjacent to a Major Aquifer or Source Protection Zone 1 or 2?	No - although site is located within a secondary bedrock aquifer (permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers).
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What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Neutral** (permanent) - Although the site does not lie on a principal aquifer or a source protection zone, new development on the site would increase the pressure on existing water resources.

### Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	No
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47	What could the effects of development on this site be on the sustainability of climatic factors, energy and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent)- Developing within low flood risk areas will reduce the likelihood of flooding from climate change.
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#### Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No.
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	Yes - the site is within close proximity to an area of local landscape importance.
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	No
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	Yes - there are two grade II listed buildings in close proximity to the site

52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - Development on the site would not lead to any loss in Green Belt land. This would lead to a positive impact in terms of protecting landscape assets in the West Lancashire. However, the area designated for its local landscape importance and the grade 2 listed buildings close to the site would need to be protected as part of delivering new development.
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#### Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	No
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes - Moorside Primary School
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes - West Lancashire Community High School
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes - West Lancashire College
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes - Ormskirk and District General Hospital
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes - numerous GPs within Skelmersdale
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes - Skelmersdale Town Centre
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

64	What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Very Positive</b> (permanent)- The sites is located within Skelmersdale settlement boundary, which has a range of community services and facilities. This will ensure that people inhabiting the new site will have good access to a number of facilities.
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### Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No.
66	Is the site within 40 minute public transport journey of an employment area?	Yes

67	What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - Development on the site will have a positive impact on ensuring new housing is delivered in an area where job opportunities will be accessible.
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### Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
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69	What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Very Positive</b> (permanent) - The site is allocated for residential development in the Local Plan. Therefore, development on the site will have very positive impact on contributing towards housing provision in the Skelmersdale area.
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### Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No
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71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	No
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72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral</b> (Permanent) - Development on the site is likely to have a neutral impact on air quality as there are no AQMAs located close to the site. There are no sensitive receptors located in close proximity to the site.
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73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Surrounding roads should be able to easily accommodate increased levels of traffic.
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74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	New town design of Skelmersdale means that traffic flows easily and development on this site would be unlikely to cause adverse impacts on local area.
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75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
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76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
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77	Is the site within 1200m of a Rail Station?	Yes
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78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	Yes
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79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - Development on the site would ensure that services and facilities located in Skelmersdale would be accessible to people inhabiting the new development. Furthermore, the primary road infrastructure is already in place to accommodate increased levels of traffic.
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### Cumulative Impacts



80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived <u>environmental quality or character</u> of the area?	<b>Possibly Neutral</b> Development on the site would have a mixture of positive, neutral and negative impacts on environmental quality in the area. However, the negative impact on land resources could be mitigated if new development on the site is directed away from the small area of Grade 2 agricultural land present on the site.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote <u>social cohesion or inclusion</u> in nearby communities?	<b>Yes Very Positive</b> The sites is located within Skelmersdale settlement boundary, which has a range of community services and facilities. This will ensure that people inhabiting the new site will have good access to a number of facilities.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the <u>economic potential</u> of the area?	<b>Yes Positive</b> The site is located within Skelmersdale Settlement Boundary. Therefore, employment opportunities available within Skelmersdale will be accessible to people inhabiting potential new housing development.

### **Summary Conclusions and Potential Mitigation Measures**

The site is located within the Skelmersdale settlement boundary. New development on this site will lead to a loss of a small area of Grade 2 agricultural land. However, the appraisal has indicated that the social and economic benefits resulting from the development of this site for residential use would outweigh the negative environmental impacts, particularly in the context of current development constraints in the Borough and therefore the loss of a small amount of Grade 2 agricultural land, in this instance would represent exceptional circumstances.

The site is located within close proximity to the Ravenhead Brickworks SSSI. Development should be delivered in line with local plan policy EN2 to ensure there is no detrimental impact on the SSSI. Development of the site would not lead to any loss in Green Belt land and is within a low flood risk area, which will reduce the likelihood of flooding from climate change.

There are no air quality issues associated with the site and the primary road network is in place to support new development on the site.

Development of the site will have a very positive impact on improving the provision of housing available in Skelmersdale. The location of new development would also ensure that key community facilities and services would be accessible to people inhabiting the new site.

The site is within close proximity to Skelmersdale town centre, which would ensure job opportunities are accessible to people inhabiting the area.

## West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

### Q. No. General Site Info

1	Site Reference Number	1
2	Other Site References	Potential Plan B site
3	Site Name	Land at Parrs Lane (east), Aughton
4	Site Address	Land at Parrs Lane (east), Aughton
5	Post Code	-
6	OS Grid Reference	340957 406315
7	Site Area (ha)	10.58
8	Description of Site	The site is located along the eastern boundary of Parr Lane and contains scattered residential developments to the south west of the site and mixed agricultural / grazing uses throughout the rest of the site.
9	Description of Surrounding Area	The northern boundary of this site is defined by residential properties fronting Moss Bank and Long Lane to the north-east. The urban area can be found to the north, west and east of the site. The rest of the surrounding land to the south and south-east is agricultural.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	None
	Other Site Characteristics	The plot is adjacent to Sandfield Park, an ex-landfill site. The landfill area has been developed and is not likely to be a constraint to development.
12	Land Ownership Details	Unknown. Private. Multiple ownership likely.
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	Nov-11
15	Site Appraised by	Lyndsey Regan (Approved by Alan Houghton)

### Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	Unknown. Private. Multiple ownership likely.
17	Is the site potentially available for development?	Yes, potentially
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	The plot is adjacent to Sandfield Park, an ex-landfill site. The landfill area has been developed and is not likely to be a constraint to development. Surrounding area agricultural and residential.
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes - from Parrs Lane
21	Does the site have any known land contamination or remediation issues?	None known
22	Does the site have any known ground instability that would limit development?	None known
23	Can adequate provision be made to supply all major utilities to the site?	Yes, although potential problems with waste water. Programme in place to ensure future water supply for Borough is secure. Waste water treatment is possible but could be constrained due to environmental capacity of the River Alt which is the discharge point for Hill House WWTW which serves Aughton. Surface water must also be attenuated within the development as the local network is close to capacity and has recently been improved so unlikely to received more funding in the near future.

24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	Yes
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes
29	Should the site be taken forward for consideration in the Local Plan?	<b>Yes</b> - the only deliverability issue associated with the site relates to waste water capacity issues. However this issue is affecting the entire settlement area, not just this site and it is understood there are waste water improvements proposed during the plan period which will improve local capacity and allow for new development.

### Sustainability Issues

#### Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at the planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Yes TPO on site
35	What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral (permanent)</b> - There are no sites of biodiversity value or sites that are home to protected species that we are aware of located in close proximity to the site, thus development of this site will have a neutral impact on biodiversity. There is potential for a slight negative impact on biodiversity if the tree subject to a TPO on the site is affected by any future development, however it is considered that this could be mitigated via appropriate planning conditions. The implementation of Policy GN3 (Design of Development) will help to ensure that new development incorporates new habitat creation where appropriate as there may be protected species that are unknown at this stage.

#### Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Yes, the majority of the site is Grade 1
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	1 in-filled pond; former timber yard inc crane
42	Is the site previously developed land?	Yes partly residential sites to the south west of the site and former timber yard.

43	What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative (Permanent)</b> - Development on the site would lead to a loss of Grade 1 agricultural land. This would lead to a negative impact on land resources in the Borough.
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44	Is the site located within or adjacent to a Principal Aquifer or Source Protection Zone 1 or 2?	Yes, the site is located within a Principal Bedrock Designation Aquifer which underlies the western part of the Borough. The site is located in a Secondary Superficial Deposits Aquifer - permeable layers capable of supporting water supplies at a local rather than strategic scale. In terms of Source Protection Zones the site is located in Zone 3 (Total Catchment).
45	What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative (Permanent)</b> - The site lies within a principal aquifer which underlies the western part of the Borough, the development of the site therefore has the potential to have a negative impact on water resources in the Borough. New development on the site would increase the pressure on existing water resources.

#### Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	No. Prescott Road to the west of the parcel has recently undergone water storage upgrade works to ensure surface water can be managed. The upgraded facilities have resolved the problem so surface water flooding should not be exacerbated through development.
47	What could the effects of development on this site be on the sustainability of climatic factors and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> - Developing within low flood risk areas will reduce the likelihood of flooding from climate change provided appropriate mitigation implemented if required.

#### Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	Yes - Moor Hall a Locally Important Area of Landscape History is located directly south east of the site. The Council's Supplementary Planning Guidance 'Natural Areas And Areas Of Landscape History Importance' advises that development in the Aughton area should seek to retain and protect historic landscape features such as Moor Hall.
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	Yes. This site was assessed as no longer fulfilling the purposes of the Green Belt within the Green Belt Study (AUG.04)
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	No. Possible site of brick kiln & brick manufacture site. Timber yard.
52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative (Permanent)</b> - Whilst development on the site would not affect any buildings of heritage value nor would it impact on the local Green Belt as the site has been assessed as no longer fulfilling the purposes of the Green Belt, new development could have a negative impact on Moor Hill a locally important area of landscape history if appropriate mitigation is not provided.

### Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	No
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes. Closest school is Aughton Town Green Primary School
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes. Closest school is St Bedes Catholic High School
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes. Closest is Skelmersdale & Ormskirk College
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes. Ormskirk and District General Hospital
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes. Closest GP is Drs Stubley & Andrews
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes. Partially within 800m
60	Is the site within 10 minutes walk (800m) of a district or local centre?	No, the nearest centres are Ormskirk and Aughton which are both a 30 minute walk away.
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	No
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

64	What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> - New residential development on this site would have a positive impact on community equality and health as the site is located in close proximity to the settlement areas of Ormskirk and Aughton and is therefore within 30 minutes public transport time of health, community, recreational and leisure facilities within the Borough. The site is also within required walking distances to local services such as primary school and GP.
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### Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No
66	Is the site within 40 minute public transport journey of an employment area?	Yes

67	What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> - New residential development on this site would have a positive impact on the local economy and employment through the location of the site close to the towns of Ormskirk and Aughton and Edge Hill University and within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.
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### Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
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69	What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Very Positive (Permanent)</b> - If the redevelopment of this site involves the demolition of the scattered residential dwellings to south west of the site, this would have a negative impact on housing provision initially. However the subsequent development of this 10.58 ha site for residential development, would overall, have a very positive impact on housing provision in the Borough.
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### Transportation and Air Quality

70	Is the site located within or adjacent to an existing Air Quality Management Area (AQMA)?	No
71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	Residential development is located to the north, west and east of the site, however given the surrounding urban area it is unlikely that residents will be impacted significantly by increased emissions from vehicles accessing the site. Although this should be assessed at the planning application stage if considered appropriate.
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> The development of this site for residential development will have a positive impact on local air quality as the site is located away from a AQMA and is likely to avoid negative impacts on sensitive receptors.

73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	The suitability of the surrounding rural road network to accommodate development of this site for residential development, in particular the capacity and ability of the immediate road network to facilitate connection to the primary road network (A59 and A570) is a concern.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Yes the impacts of vehicles travelling from the site to the A59 on the B1597 and through residential areas along Moss Delph Lane for example could have a negative impact on the amenity of nearby residents through increased congestion. There could be a negative cumulative impact in relation to traffic congestion if other sites are developed in the settlement areas of Ormskirk and Aughton.
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	Yes
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	Nearby

79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral- (Permanent)</b> It is acknowledged that the capacity of the surrounding rural road network to facilitate connection to the primary road network (A59 and A570) is a concern. However it is considered that through the implementation of other Local Plan Policies this issue would be mitigated at the planning application stage. Gaining access to the site itself will not present any difficulties. The site is well connected in terms of rail, cycle and pedestrian links as well as distance from many of the key service facilities on offer in Ormskirk.
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### Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived environmental quality or character of the area?	<b>Yes- Negative.</b> The development of this site for residential development would involve the loss of Grade 1 agricultural land and could potentially have a negative impact on Moor Hill a locally important area of landscape history if appropriate mitigation is not provided.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote social cohesion or inclusion in nearby communities?	<b>Yes- Positive.</b> The development of the site for residential use would ensure that new housing in the Borough is located in close proximity to community services and facilities.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the economic potential of the area?	<b>Yes- Positive.</b> New residential development on this site would have a positive impact on the local economy and employment through the location of the site close to the towns of Ormskirk and Aughton and Edge Hill University. The site is also within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.

### **Summary Conclusions and Potential Mitigation Measures**

The location close to the urban areas of Ormskirk and Aughton and the size of this site means that it has great potential for residential development. Importantly, the recent West Lancashire Green Belt Study (May 2011) found that the site was no longer fulfilling its Green Belt purpose as it is surrounded on three sides by urban development and open only to the east.

An environmental concern relating to the development of this site for residential development is the potential impacts on Moor Hall a Locally Important Area of Landscape History, which is located directly south east of the site. The Council's Supplementary Planning Guidance 'Natural Areas And Areas Of Landscape History Importance' advises that development in the Aughton area should seek to retain and protect historic landscape features such as Moor Hall. It is important that any future development of the site for residential development seeks to retain trees and include new tree planting where appropriate along the south east boundary to minimise visual impact and ensure that the site does not have a detrimental impact on the landscape character of Moor Hall. It is considered that the implementation of Policy EN2 which seeks to preserve and enhance West Lancashire's Natural Environment including landscape character will also help ensure that any negative impacts are mitigated.

It is considered that potential negative impacts on water resources related to the site being located on a sandstone aquifer can be mitigated through appropriate water management on the site as per previous development in the western area of the Borough. It is important that mitigation ensures that the aquifer is protected from contamination and damage.

The key sustainability concern related to the development of this site is the potential loss of Grade 1 agricultural land, which is a key resource and is currently offered a high level of protection. However, the appraisal has indicated that the social and economic benefits resulting from the development of this site for residential use would outweigh the negative environmental impacts, particularly in the context of current development constraints in the Borough and therefore the loss of Grade 1 agricultural land, in this instance would represent exceptional circumstances.

It is important that Local Plan policies in particular policies IF2-IF4 are successfully implemented at the planning application stage to ensure that the local waste water infrastructure capacity issues have been addressed and that local rural road network is upgraded if appropriate. This will allow for vehicles travelling from the site to connect to the primary road network sustainably without generating negative impacts on the amenity of local residents.

The site is considered appropriate as a "Plan B" residential site, if the mitigation outlined above is provided. In light of the likely negative impacts on land resources in the Borough through the loss of Grade 1 agricultural land resulting from the development of this site, it recommended that other potential residential sites which do not contain the highest value of agricultural land are considered for development before this site.



## West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

### Q. No. General Site Info

1	Site Reference Number	2
2	Other Site References	Potential Plan B site
3	Site Name	Land at Ruff Lane, Ormskirk
4	Site Address	
5	Post Code	-
6	OS Grid Reference	342470 407506
7	Site Area (ha)	1.13
8	Description of Site	The site lies to the south-east of Ormskirk town centre. Site contains no buildings or infrastructure and is vacant and overgrown.
9	Description of Surrounding Area	To the north and west of the site is residential development. Ruff Wood lies to the north east. To the south is Edge Hill University. To the east is agricultural open land / Green Belt.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	None
	Other Site Characteristics	-
12	Land Ownership Details	Private
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	Nov-11
15	Site Appraised by	Lyndsey Regan (Approved by Alan Houghton)

### Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	Unknown
17	Is the site potentially available for development?	Yes, potentially
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	No
20	Is the site directly accessible from the highway network or could it reasonably become so?	Access could be made to the parcel from Ruff Lane. Parcel is small so would be unlikely to have any significant detrimental effect on the existing highway capacity.
21	Does the site have any known land contamination or remediation issues?	None known
22	Does the site have any known ground instability that would limit development?	None known
23	Can adequate provision be made to supply all major utilities to the site?	Issue relating to the treatment of waste water issue due to the environmental capacity limits placed on the New Lane WWTW at Burscough. This issue affects much of Ormskirk and Burscough. Both the Council and United Utilities are aware and working together on a solution which may not be in place until towards the end of the period 2015 - 2020.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	Yes
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes

Should the site be taken forward for consideration in the Local Plan?

**Yes** - the only deliverability issue associated with the site relates to waste water capacity issues. However this issue is affecting the entire settlement area, not just this site and it is understood there are waste water improvements proposed during the plan period which will improve local capacity and allow for new development.

## Sustainability Issues

### Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	Yes. Ruff Wood (19 acres) which is a Lancashire County Heritage Biological Site is located directly north-east of the site. The site has Biological Heritage Site status due to the presence of the red squirrel. In the centre of the wood are the remains of an old quarry. Old and gnarled oak and silver birch trees play host to a wide variety of birds and insects.
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at the planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Yes. Ruff Wood located north east of the site.

What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Negative (Permanent)** - The development of this site for residential use could have a negative impact on biodiversity locally through adverse impacts on Ruff Wood which is home to red squirrel which are a protected species. However it is considered that any potential negative impacts could be mitigated via appropriate planning conditions. The implementation of Local Plan policies GN3 and EN2 will help to ensure that new development is sensitive to the biodiversity value of Ruff Wood and will help ensure that new habitats are created on site.

### Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No. Nearest locally important geological site is to the south east at Ruff Wood - 'The Ruff'.
38	Does the site have any adverse gradients on it?	No
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	No, the site is classified as urban land.
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	No
42	Is the site previously developed land?	No

What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Neutral (Permanent)** - The site does not have any sustainability issues related to land resources.

44	Is the site located within or adjacent to a Principal Aquifer or Source Protection Zone 1 or 2?	Yes, the site is located within a Principal Bedrock Designation Aquifer which underlies the western part of the Borough and is used for public water supply. The site is located in a Secondary Superficial Deposits Aquifer - permeable layers capable of supporting water supplies at a local rather than strategic scale. In terms of Source Protection Zones the site is located in Zone 3 (Total Catchment).
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45	What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative (Permanent)</b> - The site lies within a principal aquifer which underlies the western part of the Borough, the development of the site therefore has the potential to have a negative impact on water resources in the Borough. New development on the site would increase the pressure on existing water resources.
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#### Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	No
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47	What could the effects of development on this site be on the sustainability of climatic factors and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> - Developing within low flood risk areas will reduce the likelihood of flooding from climate change.
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#### Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No
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49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	Yes- to the north east boundary of the site is a Locally Important Area of Landscape History and approx 300m west of the site is an area of County Landscape History Importance located within Ruff Lane Conservation Area.
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50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	Yes. This site was assessed as no longer fulfilling the purposes of the Green Belt within the Green Belt Study (ORM.07A)
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51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	Yes- Ruff Lane Conservation Area lies approx 50m to the west of the site. The area contains a number of historic buildings, which represent significant stages in the growth of Ormskirk. It contains some of the oldest surviving buildings in the town, including 30 Listed Buildings, and 2 Listed Structures as well as abundant tree cover and mature vegetation.
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52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative (Permanent)</b> - Whilst development on the site would not impact on the local Green Belt as the site has been assessed as no longer fulfilling the purposes of the Green Belt, new development could have a negative impact on nearby local and county areas of landscape history and the Ruff Lane Conservation Area if appropriate mitigation is not provided.
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### Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	No, development of the site is unlikely to have a greater impact than existing development on Edge Hill University.
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes. Ormskirk C of E Primary School
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes. Ormskirk School.
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes. Skelmersdale & Ormskirk College
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes. Ormskirk & District General Hospital
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes. Dr Varma
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes- Ormskirk town centre
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	No
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes - Ruff Wood
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes
64	What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Very Positive (Permanent)</b> - New residential development on this site would have a positive impact on community equality and health as the site is located in close proximity to the town centre of Ormskirk is therefore within 30 minutes public transport time of health, community, recreational and leisure facilities within the Borough. The site is also within required walking distances to local services such as primary school and GP.

### Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	The site is in close proximity to Edge Hill University, however development of the site for residential use is unlikely to have a greater impact than existing surrounding residential development on the University.
66	Is the site within 40 minute public transport journey of an employment area?	Yes
67	What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> - New residential development on this site would have a positive impact on the local economy and employment through the location of the site close to Ormskirk town centre and Edge Hill University and within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.

### Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
69	What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Very Positive (Permanent)</b> - The development of this site for residential development, would overall, have a very positive impact on housing provision in the Borough.

### Transportation and Air Quality

70	Is the site located within or adjacent to an existing Air Quality Management Area (AQMA)?	No
71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	Residential development is located to the north and west of the site, however given the surrounding urban area it is unlikely that residents will be impacted significantly by increased emissions from vehicles accessing the site. Although this should be assessed at the planning application stage if considered appropriate.
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> The development of this site for residential development will have a positive impact on local air quality as the site is located away from a AQMA and is likely to avoid negative impacts on sensitive receptors.
73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Ruff Lane could accommodate a small increase in levels of traffic from this site.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Yes the impacts of vehicles travelling from the site to the A577 and the A570 could have a negative impact on the amenity of nearby residents through increased congestion as Ruff Lane already suffers from congestion, particularly during term time. There could be a negative cumulative impact in relation to traffic congestion if other sites are developed in the settlement areas of Ormskirk.
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	No. Although Ormskirk station is located approx 1.3 miles away
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	No
79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral- (Permanent)</b> It is acknowledged that the impacts of vehicles travelling from the site to the primary road network could have a negative impact on the amenity of nearby residents through increased congestion as Ruff Lane already suffers from congestion. However it is considered that through the implementation of other Local Plan Policies this issue would be mitigated at the planning application stage. Gaining access to the site itself will not present any difficulties. The site is well connected in terms of rail, cycle and pedestrian links as well as distance from many of the key service facilities on offer in Ormskirk.

### Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived environmental quality or character of the area?	<b>Yes- Negative.</b> The development of this site for residential development could have a negative impact on biodiversity locally through adverse impacts on Ruff Wood if appropriate mitigation is not provided. New development could also have a negative impact on nearby local and county areas of landscape history and the Ruff Lane Conservation Area if appropriate mitigation is not provided.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote social cohesion or inclusion in nearby communities?	<b>Yes- Positive.</b> The development of the site for residential use would ensure that new housing in the Borough is located in close proximity to community services and facilities.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the economic potential of the area?	<b>Yes- Positive.</b> New residential development on this site would have a positive impact on the local economy and employment through the location of the site close to the towns of Ormskirk and Aughton and Edge Hill University. The site is also within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.

### **Summary Conclusions and Potential Mitigation Measures**

The location of the site close to Ormskirk town centre and adjacent to Edge Hill University means that it offers significant potential for residential development. Importantly, the recent West Lancashire Green Belt Study (May 2011) found that the site was no longer fulfilling its Green Belt purpose.

Environmental concerns relating to the development of this site for residential development are the potential impacts on local biodiversity through potential adverse impacts on Ruff Wood, and the potential negative impacts on nearby local and county areas of landscape history and the Ruff Lane Conservation Area.

It is recommended that potential negative impacts on biodiversity are assessed at the planning application stage and mitigated via appropriate planning conditions if required. The implementation of Local Plan policies GN3 and EN2 will also help to ensure that new development is sensitive to the biodiversity value of Ruff Wood and will help ensure that new habitats are created on site.

It is recommended that any future development of the site for residential development employs sensitive design principles to ensure that new residential development does not have a detrimental impact on the landscape character of the nearby local and county areas of landscape history and the Ruff Lane Conservation Area. It is considered that the implementation of Policy EN2 which seeks to preserve and enhance West Lancashire's Natural Environment including landscape character, will also help ensure that any negative impacts on local landscape character generated by the development are mitigated.

It is considered that potential negative impacts on water resources related to the site being located on a sandstone aquifer can be mitigated through appropriate water management on the site as per previous development in the western area of the Borough. It is important that mitigation ensures that the aquifer is protected from contamination and damage.

It is important that Local Plan policies in particular policies IF2-IF4 are successfully implemented at the planning application stage to ensure that the local waste water infrastructure capacity issues have been addressed and that local road capacity issues are addressed if appropriate. This will allow for vehicles travelling from the site to connect to the primary road network sustainably without generating negative impacts on the amenity of local residents who already suffer from congestion along Ruff Lane during term time.

The appraisal has indicated that the social and economic benefits resulting from the development of this site for residential use would outweigh the negative environmental impacts, particularly in the context of current development constraints in the Borough. The site is considered appropriate as a "Plan B" residential site, if the mitigation outlined above is implemented.

## West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

### Q. No. General Site Info

1	Site Reference Number	3
2	Other Site References	Potential Plan B site
3	Site Name	Land at Red Cat Lane, Burscough
4	Site Address	
5	Post Code	-
6	OS Grid Reference	344321 413014
7	Site Area (ha)	3.59
8	Description of Site	Site used for agriculture. Some residential outbuildings and gardens areas are in the north of site.
9	Description of Surrounding Area	Site is bordered on three sides by residential areas. To the north of the site, and extending beyond the urban area are agricultural fields. Red Cat Lane extends along the eastern border of the site.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	None
	Other Site Characteristics	-
12	Land Ownership Details	Private Multiple Ownership
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	Nov-11
15	Site Appraised by	Lyndsey Regan (Approved by Alan Houghton)

### Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	Unknown
17	Is the site potentially available for development?	Yes, potentially
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	No
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes, from Red Cat Lane.
21	Does the site have any known land contamination or remediation issues?	None known
22	Does the site have any known ground instability that would limit development?	None known
23	Can adequate provision be made to supply all major utilities to the site?	Issue relating to the treatment of waste water issue due to the environmental capacity limits placed on the New Lane WWTW at Burscough. This issue affects much of Ormskirk and Burscough. Both the Council and United Utilities are aware and working together on a solution which may not be in place until towards the end of the period 2015 - 2020.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	Yes
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes



29 Should the site be taken forward for consideration in the Local Plan?

**Yes** - the only deliverability issue associated with the site relates to waste water capacity issues. However this issue is affecting the entire settlement area, not just this site and it is understood there are waste water improvements proposed during the plan period which will improve local capacity and allow for new development.

## Sustainability Issues

### Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	Yes. Martin Mere is 1.5km away
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	No. Martin Mere is 1.5km away
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at the planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Trees subject to TPOs.

35 What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Negative (Permanent)** - The development of this site for residential use could have a negative impact on biodiversity locally through adverse impacts on Martin Mere a SSSI, Special Protection Areas and RAMSAR site. Also there is potential for a negative impact on biodiversity if the tree subjects to TPOs on the site are affected by any future development. However it is considered that any potential negative impacts could be mitigated via appropriate planning conditions. The implementation of Local Plan policies GN3 and EN2 will help to ensure that new development is sensitive to the biodiversity value of Martin Mere and the protected trees on the site and will help ensure that new habitats are created on site.

### Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Yes. Partially Grade 1 land.
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	No
42	Is the site previously developed land?	Land to the north of the site is as it Includes former nursery with 2 large greenhouses.

43 What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Negative (Permanent)** - Development on the site would lead to a loss of Grade 1 agricultural land. This would lead to a negative impact on land resources in the Borough.

44 Is the site located within or adjacent to a Principal Aquifer or Source Protection Zone 1 or 2?

No, the site is located within a Secondary Bedrock Designation Aquifer and a Secondary Superficial Deposits Aquifer - permeable layers capable of supporting water supplies at a local rather than strategic scale. The site is not located in a Source Protection Zone.

45	What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral (Permanent)</b> - The site does not lie within a principal aquifer or a Source Protection Zone. New development on the site would increase the pressure on existing water resources.
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#### Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	No
47	What could the effects of development on this site be on the sustainability of climatic factors and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> - Developing within low flood risk areas will reduce the likelihood of flooding from climate change.

#### Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	Yes-Martin Mere Landscape History Area of County Importance is located approx 300m to the north west of the site.
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	Yes. This site was assessed as no longer fulfilling the purposes of the Green Belt within the Green Belt Study (BUR.19)
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	No

52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative (Permanent)</b> - Whilst development on the site would not impact on the local Green Belt as the site has been assessed as no longer fulfilling the purposes of the Green Belt, new development could have a negative impact on a nearby county area of landscape history importance and if appropriate mitigation is not provided.
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### Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	No.
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes. St Annes Catholic Primary School.
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes. Burscough Priory Science College.
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes. Skelmersdale & Ormskirk College and Edge Hill University is 30-45 minutes away.
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes. Ormskirk & District General Hospital
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes. Dr Suri
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes, Burscough
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	No
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	No
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Very Positive (Permanent)**- New residential development on this site would have a positive impact on community equality and health as the site is located in close proximity to the town centre of Burscough and is therefore within 30 minutes public transport time of health, community and leisure facilities within the Borough. The site is also within required walking distances to local services such as primary school and GP. It is acknowledged that the site currently has limited access to parkland / green space of at least 2ha.

### Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	Yes. Martin Mere tourism and protected wildlife area
66	Is the site within 40 minute public transport journey of an employment area?	Yes

What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Neutral (Permanent)**- New residential development on this site would have a positive impact on the local economy and employment through the location of the site close to Burscough town centre and within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities. However there is potential for the redevelopment of this site to have a negative impact on Martin Mere which a key tourism asset in the Borough, if appropriate mitigation is not provided

### Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
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What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Very Positive (Permanent)**- The development of this site for residential development, would overall, have a very positive impact on housing provision in the Borough.

### Transportation and Air Quality

70	Is the site located within or adjacent to an existing Air Quality Management Area (AQMA)?	No
71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	Yes- Martin Mere. Also residential development is located to south, east and west of the site, however given the surrounding urban area it is unlikely that residents will be impacted significantly by increased emissions from vehicles accessing the site. Although this should be assessed at the planning application stage if considered appropriate.
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> The development of this site for residential development will have a positive impact on local air quality as the site is located away from an AQMA and is likely to avoid negative impacts on sensitive receptors.

73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	The site can be directly accessed from Red Cat Lane which could potentially accommodate increased levels of traffic from the development, although this road does already have traffic calming measures in place.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Yes. Increased traffic to the site may have an impact on the already congested town centre and exacerbate the problem particularly at the Tesco roundabout. Burscough town centre contains shops and schools in particular that may be adversely affected.
75	Is the site within 800m of an existing or proposed Cycle Route?	No
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	Yes, 5 minute walk away.
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	Yes
79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral- (Permanent)</b> It is acknowledged that the impacts of vehicles travelling from the site to the primary road network could have a negative impact on the amenity of nearby residents through increased congestion along Red Cat Lane and within the wider town centre which already suffers from congestion. However it is considered that through the implementation of other Local Plan Policies this issue would be mitigated at the planning application stage. The site is well connected in terms of rail and pedestrian links as well as distance from many of the key service facilities on offer in Burscough and Ormskirk.

### Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived <u>environmental quality or character</u> of the area?	<b>Yes- Negative.</b> The development of this site for residential development could have a negative impact on biodiversity and landscape character locally through adverse impacts on Martin Mere if appropriate mitigation is not provided.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote <u>social cohesion or inclusion</u> in nearby communities?	<b>Yes- Positive.</b> The development of the site for residential use would ensure that new housing in the Borough is located in close proximity to community services and facilities.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the <u>economic potential</u> of the area?	<b>Yes- Positive.</b> New residential development on this site would have a positive impact on the local economy and employment through the location of the site close to the Burscough town centre. The site is also within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities. However impacts on the local economy will only be positive, if appropriate mitigation provided in relation to impacts on Martin Mere a key tourism asset in the Borough.

### **Summary Conclusions and Potential Mitigation Measures**

Despite the semi-rural location of the site, the appraisal has indicated that the location is relatively sustainable for residential development. Importantly, the recent West Lancashire Green Belt Study (May 2011) found that the site was no longer fulfilling its Green Belt purpose as it is enclosed on three sides and already has some non-countryside uses (former nursery and two large greenhouses).

The site is located less than 1 mile From Martin Mere RAMSAR site and 300m from the Martin Mere Landscape History Area of County Importance. There is therefore potential for the redevelopment of this site to have a negative impact on biodiversity and local landscape character. It is recommended that potential negative impacts on biodiversity are assessed at the planning application stage and mitigated via appropriate planning conditions if required. The implementation of Local Plan policies GN3 and EN2 will also help to ensure that new development is sensitive to the biodiversity value of Martin Mere and will help ensure that new habitats are created on site. Consideration should be given to the role of this site in supporting this international designation before the site is brought forward for development.

Another environmental concern relating to the development of this site for residential development is the potential impacts on the Grade 1 agricultural land which is a key resource and is currently offered a high level of protection. However, the appraisal has indicated that the social and economic benefits resulting from the development of this site for residential use would outweigh the negative environmental impacts, particularly in the context of current development constraints in the Borough and therefore the loss of Grade 1 agricultural land, in this instance would represent exceptional circumstances.

It is recommended that any future development of the site for residential development employs sensitive design principles to ensure that new residential development does not have a detrimental impact on the landscape character of the nearby Martin Mere Landscape History Area of County Importance. It is considered that the implementation of Policy EN2 which seeks to preserve and enhance West Lancashire's Natural Environment including landscape character, will also help ensure that any negative impacts on local landscape character generated by the development are mitigated.

It is important that Local Plan policies in particular policies IF2-IF4 are successfully implemented at the planning application stage to ensure that the local waste water infrastructure capacity issues have been addressed and that local road capacity issues are addressed if appropriate. This will allow for vehicles travelling from the site to connect to the primary road network sustainably without generating negative impacts on the amenity of local residents who already suffer from congestion along Red Cat Lane and in Burscough town centre.

The appraisal has indicated that the social and economic benefits resulting from the development of this site for residential use would outweigh the negative environmental impacts, particularly in the context of current development constraints in the Borough. The site is considered appropriate as a "Plan B" residential site, if the mitigation outlined above is implemented.

## West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

### Q. No. General Site Info

1	Site Reference Number	4
2	Other Site References	Potential Plan B site
3	Site Name	Land at Mill Lane, Up Holland
4	Site Address	
5	Post Code	-
6	OS Grid Reference	351679 405558
7	Site Area (ha)	6.48
8	Description of Site	Site is located north of the Up Holland settlement area and is partly designated as playing fields/ open space. Northern part of the site used for agriculture, southern part used for recreation, including children's play area.
9	Description of Surrounding Area	Site bordered to east, west and south by residential use. The north of the site is agriculture.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	None
	Other Site Characteristics	-
12	Land Ownership Details	Private / WLBC
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	Nov-11
15	Site Appraised by	Lyndsey Regan (Approved by Alan Houghton)

### Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	Unknown
17	Is the site potentially available for development?	Yes, potentially
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	No
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes, from Mill Lane. However, Mill Lane is a narrow road, and using it to support development on this site may increase problems along that road.
21	Does the site have any known land contamination or remediation issues?	None known
22	Does the site have any known ground instability that would limit development?	None known but site is within a Coal Authority Standing Advice Area
23	Can adequate provision be made to supply all major utilities to the site?	None known utility issues.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	Yes
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes

29 Should the site be taken forward for consideration in the Local Plan?

Yes - no known deliverability issues other resolving potential access issue on Mill Lane.

## Sustainability Issues

### Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	Yes- Ravenhead Brickworks south-west of the site, important for its national geological significance. Adverse impacts unlikely.
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	Yes the boundary of Beacon Park local nature conservation site is located 15m to north west of the site.
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at the planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Trees subject to TPOs.

35 What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Negative (Permanent)** - The development of this site for residential use could have a negative impact on biodiversity locally through adverse impacts on a local nature conservation site. Also there is potential for a negative impact on biodiversity if the tree subjects to TPOs on the site are affected by any future development. However it is considered that any potential negative impacts could be mitigated via appropriate planning conditions. The implementation of Local Plan policies GN3 and EN2 will help to ensure that new development is sensitive to the biodiversity value of the local area and the protected trees on the site and will help ensure that new habitats are created on site.

### Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	Yes. Slopes up towards the north.
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Partly Grade 3 in the northern portion of the site and in parts is classed as urban.
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	No
42	Is the site previously developed land?	No

43 What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Negative (Permanent)** - Development on the site would lead to a loss of Grade 3 agricultural land. This would lead to a negative impact on land resources in the Borough. The topography of the site could create constraints to development.



44	Is the site located within or adjacent to a Principal Aquifer or Source Protection Zone 1 or 2?	No, the site is located within a Secondary Bedrock Designation Aquifer. The site is not located in a Source Protection Zone.
45	What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral (Permanent)</b> - The site does not lie within a principal aquifer or a Source Protection Zone. New development on the site would increase the pressure on existing water resources.

#### Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	The site is not located in an area of flood risk, but the southern portion of the site is susceptible to surface water flooding.
47	What could the effects of development on this site be on the sustainability of climatic factors and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral (Permanent)</b> - Developing within low flood risk areas will reduce the likelihood of flooding from climate change. However surface water flooding issues need to be resolved on the southern portion of the site.

#### Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	Yes- Landscape History Area of County Importance is located directly north of the site.
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	Yes. In the Green Belt Study (May 2011), the site was assessed to be fulfilling purpose 3 of the Green Belt "To assist in safeguarding the countryside from encroachment". However the site is contained to some extent so sprawl could be limited with the assistance of a stronger clearly defined boundary north of the site (UPH.08).
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	Yes. Mill House (Grade II) and Holland Windmill (Grade II) are located just to the north west of the site along Mill Lane, so views of the buildings in context with land to the south-east would need consideration.
52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative (Permanent)</b> - Development on the site would impact on the local Green Belt as the site has been assessed as fulfilling purpose 3 of the Green Belt. There is potential for new development to have a negative impact on a nearby county area of landscape history importance and Grade II listed buildings if appropriate mitigation is not provided.

#### Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	Development of the site would create increased traffic, which may create problems for St Thomas the Martyr CofE primary
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes

57	Is the site within 60 minutes public transport journey of a Hospital?	Yes
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes. Bus stop on eastern periphery of the site providing links to Wigan, Ormskirk and Southport.
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes, Up Holland centre.
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Very Positive (Permanent)**- New residential development on this site would have a positive impact on community equality and health as the site is located in close proximity to the local centre of Up Holland and is therefore within 30 minutes public transport time of health, community and leisure facilities within the Borough. The site is also within required walking distances to local services such as primary school and GP. Southern portion of the site provides ready-made open space for the site.

#### Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No
66	Is the site within 40 minute public transport journey of an employment area?	Yes

What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Positive (Permanent)**- New residential development on this site would have a positive impact on the local economy and employment through the location of the site close to Up Holland centre and within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.

### Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
69	What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Very Positive (Permanent)</b> - The development of this site for residential development, would overall, have a very positive impact on housing provision in the Borough.

### Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No
71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	No. There is residential development is located to south, east and west of the site, however given the surrounding urban area it is unlikely that residents will be impacted significantly by increased emissions from vehicles accessing the site. Although this should be assessed at the planning application stage if considered appropriate.
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> The development of this site for residential development will have a positive impact on local air quality as the site is locating away from a AQMA and is likely to avoid negative impacts on sensitive receptors.

73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Mill Lane is a narrow road, and using it to support development on this site may increase problems along that road, and its junction with Ormskirk Road. Mill Lane access is worsened by congestion caused by on street residential parking reducing the width of the road to one lane frequently. An option would be to create a new road to the south of the site which utilises part of the open space.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	There is potential for negative impacts on r St Thomas the Martyr CofE primary from increased traffic. The M58 can be easily accessed via the A577 in under 10 minutes and the A577 is generally free flowing and provides links to Skelmersdale and Wigan.
75	Is the site within 800m of an existing or proposed Cycle Route?	No
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	No
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	Yes

What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Neutral- (Permanent)** It is acknowledged that the impacts of vehicles travelling from the site to the primary road network could have a negative impact on the amenity of nearby residents and the local school through increased congestion along Mill Lane. However it is considered that through the implementation of other Local Plan Policies this issue would be mitigated at the planning application stage. The site is well connected in terms of rail and pedestrian links as well as distance from many of the key service facilities on offer in the Borough and wider sub-region. The actual site highways access issue will have to be overcome.

79

### Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived <u>environmental quality or character</u> of the area?	<b>Yes- Negative.</b> The development of this site for residential development could have a negative impact on biodiversity and landscape character locally through adverse impacts on a local nature conservation site and the trees subject to TPOs on the site. However it is considered that any potential negative impacts could be mitigated via appropriate planning conditions.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote <u>social cohesion or inclusion</u> in nearby communities?	<b>Yes- Positive.</b> The development of the site for residential use would ensure that new housing in the Borough is located in close proximity to community services and facilities.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the <u>economic potential</u> of the area?	<b>Yes- Positive.</b> New residential development on this site would have a positive impact on the local economy and employment through the location of the site close to the Up Holland local centre. The site is also within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.

### **Summary Conclusions and Potential Mitigation Measures**

The site is located close to a local nature conservation area and there is therefore potential for the redevelopment of this site to have a negative impact on biodiversity. It is recommended that potential negative impacts on biodiversity are assessed at the planning application stage and mitigated via appropriate planning conditions if required. The implementation of Local Plan policies GN3 and EN2 will also help to ensure that new development is sensitive to the biodiversity value of the local nature conservation area and will help ensure that new habitats are created on site.

Another environmental concern relating to the development of this site for residential development is the potential impacts on the Grade 3 agricultural land. However, the appraisal has indicated that the social and economic benefits resulting from the development of this site for residential use would outweigh the negative environmental impacts, particularly in the context of current development constraints in the Borough.

The site borders a Landscape History Area of County Importance. However, it is considered that the redevelopment of this site would not have a major impact on landscape views due to the surrounding urban development and the topography of the site which slopes to the south. However, it is recommended that any future development of the site for residential development employs sensitive design principles to ensure that new residential development does not have a detrimental impact on the landscape character of the nearby Landscape History Area of County Importance. It is considered that the implementation of Policy EN2 which seeks to preserve and enhance West Lancashire's Natural Environment including landscape character, will also help ensure that any negative impacts on local landscape character generated by the development are mitigated.

It is important that Local Plan policies in particular policies IF2-IF4 are successfully implemented at the planning application stage to ensure that local road capacity issues are addressed if appropriate. This will allow for vehicles travelling from the site to connect to the primary road network sustainably without generating negative impacts on the amenity of local residents who already suffer from congestion along Mill Lane.

The appraisal has indicated that the social and economic benefits resulting from the development of this site for residential use would outweigh the negative environmental impacts, particularly in the context of current development constraints in the Borough. Whilst the West Lancashire Green Belt Study (May 2011) indicates that the site is still fulfilling the purposes of Green Belt land it is considered that the development of this site could be considered as infill development which 'rounds off' the Up Holland settlement area.

Overall, the site is considered appropriate as a "Plan B" residential site, if the topography and site highways access issues can be resolved. Flood risk mitigation and management will also form a key consideration in relation to the southern portion of the site.

## West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

### Q. No. General Site Info

1	Site Reference Number	5
2	Other Site References	Potential Plan B site
3	Site Name	Land at Moss Road (West), Halsall
4	Site Address	
5	Post Code	-
6	OS Grid Reference	334097 414771
7	Site Area (ha)	8.31
8	Description of Site	Site is used for agriculture. Part of site contains a farm shop and buildings.
9	Description of Surrounding Area	To east of site is allotments and agricultural land, south east is linear residential development along Moss Road, to the south west is residential and urban development whilst to the north is more agricultural land.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	1990/1239, 2011/0451/FUL - relate to existing properties only.
	Other Site Characteristics	Site borders Sefton boundary. There are relatively deep peat deposits in this area which could add significantly to development costs and this could impact on development viability.
12	Land Ownership Details	Private. Potentially under multiple ownership.
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	Nov-11
15	Site Appraised by	Lyndsey Regan (Approved by Alan Houghton)

### Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	Potentially under multiple ownership
17	Is the site potentially available for development?	Yes, potentially
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	No, indeed the site would act as an urban extension to the Sefton LA boundary.
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes, from Benthams Way and from Moss Road.
21	Does the site have any known land contamination or remediation issues?	None known
22	Does the site have any known ground instability that would limit development?	None known
23	Can adequate provision be made to supply all major utilities to the site?	The ability to connect to the electricity grid in the western parishes may be limited due to the existing network being over capacity and resulting in infrequent power shortages. Scottish Power Manweb are aware of the capacity in the network but there are no planned works to improve the substation. Any development here may be required to deliver a new substation.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	No
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes

28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes
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29 Should the site be taken forward for consideration in the Local Plan?

**Yes** - although issues related to deep peat deposits will have to be addressed as well as the electricity issue, which is an issue for all western parishes as a whole.

## Sustainability Issues

### Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at the planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Trees subject to TPOs.

35 What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Neutral (permanent)** - There are no sites of biodiversity value or sites that are home to protected species located in close proximity to the site, thus development of this site will have a neutral impact on biodiversity. There is potential for a slight negative impact on biodiversity if the trees subject to a TPO on the site are affected by any future development, however it is considered that this could be mitigated via appropriate planning conditions. The implementation of Policy GN3 (Design of Development) will help to ensure that new development incorporates new habitat creation where appropriate.

### Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Virtually all Grade 1
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	No
42	Is the site previously developed land?	Some of the site.

43 What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Negative (Permanent)** - Development on the site would lead to a loss of Grade 1 agricultural land. This would lead to a negative impact on land resources in the Borough.

44	Is the site located within or adjacent to a Principal Aquifer or Source Protection Zone 1 or 2?	No, the site is not located within an Aquifer. The site is not located in a Source Protection Zone.
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45	What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral (Permanent)</b> - The site does not lie within a principal aquifer or a Source Protection Zone. New development on the site would increase the pressure on existing water resources.
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#### Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	No, but a brook runs through the site.
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47	What could the effects of development on this site be on the sustainability of climatic factors and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> - Developing within low flood risk areas will reduce the likelihood of flooding from climate change.
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#### Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No
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49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	No
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50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	No
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51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	No
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52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> - Site has no heritage or landscape constraints.
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#### Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	No
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes, within 15 minute walk of 2 primary schools
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes- bus stop and routes on Bentham's Way



56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes- Birkdale
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Very Positive (Permanent)**- New residential development on this site would have a positive impact on community equality and health as the site is located in close proximity to the local centre of Birkdale and is therefore within 30 minutes public transport time of health, community and leisure facilities within the Sefton. The site is also within required walking distances to local services such as primary school and GP.

#### Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	Yes. Located north of the site is Dobbies Garden Centre. The nature of the land use means that adverse impacts are unlikely.
66	Is the site within 40 minute public transport journey of an employment area?	Yes

What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Neutral (Permanent)**- New residential development on this site would potentially have a positive impact on the local economy and employment in Sefton through the location of the site on the Birkdale / Southport boundary. However, positive economic impacts will be experienced in the Borough if residents shop and work in key centres within West Lancashire.

#### Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
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What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Very Positive (Permanent)**- The development of this site for residential development, would overall, have a very positive impact on housing provision in the Borough and in Sefton, given the sites location on the Sefton boundary.

#### Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No
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71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	No. There is residential development located to the south of the site, however given the surrounding urban area it is unlikely that residents will be impacted significantly by increased emissions from vehicles accessing the site. Although this should be assessed at the planning application stage if considered appropriate.
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> The development of this site for residential development will have a positive impact on local air quality as the site is locating away from a AQMA and is likely to avoid negative impacts on sensitive receptors.
73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Site is on junction of Benthams Way and Moss Road which should be able to accommodate an increase in traffic levels.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Yes there is potential for negative impacts on unclassified roads in Halsall and Scarisbrick. Also the access to the M58 is not ideal- either a 20 minute journey via Ormskirk to J3 or 30 minute journey via A565 to Switch Island. Although residents at this location are more likely to connect to the primary road network outside of the Borough along the A5267 and A565 in Southport.
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	No, nearest station is a 24 minute walk away at Birkdale.
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	No
79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral- (Permanent)</b> It is acknowledged that the impacts of vehicles travelling from the site to the primary road network could have a negative impact on the amenity of nearby residents particularly on unclassified roads in Halsall and Scarisbrick. However it is considered that through the implementation of other Local Plan Policies this issue would be mitigated at the planning application stage.

#### Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived <u>environmental quality or character</u> of the area?	<b>Yes- Negative.</b> The development of this site for residential development would involve the loss of Grade 1 agricultural land.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote <u>social cohesion</u> or <u>inclusion</u> in nearby communities?	<b>Yes- Positive.</b> The development of the site for residential use would ensure that new housing in the Borough is located in close proximity to community services and facilities in Sefton or West Lancashire.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the <u>economic potential</u> of the area?	<b>Yes- Positive.</b> New residential development on this site would have a positive impact on the local economy and employment. The site is also within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.

### **Summary Conclusions and Potential Mitigation Measures**

The key sustainability concern related to the development of this site is the potential loss of Grade 1 agricultural land, which is a key resource and is currently offered a high level of protection. However, the appraisal has indicated that the social and economic benefits resulting from the development of this site for residential use would outweigh the negative environmental impacts, particularly in the context of current development constraints in the Borough and therefore the loss of Grade 1 agricultural land, in this instance would represent exceptional circumstances.

It is important that Local Plan policies in particular policies IF2-IF4 are successfully implemented at the planning application stage to ensure that local road capacity issues are addressed if appropriate, particularly on unclassified roads.. This will allow for vehicles travelling from the site to connect to the primary road network sustainably without generating negative impacts on the amenity of local residents.

Overall, the site is considered appropriate as a "Plan B" residential site, if the deep peat deposit issue can be resolved.

## West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

### Q. No. General Site Info

1	Site Reference Number	6
2	Other Site References	Potential Plan B site
3	Site Name	Land at Fine Jane's Farm, Halsall
4	Site Address	
5	Post Code	-
6	OS Grid Reference	334136 414444
7	Site Area (ha)	2.21
8	Description of Site	Site is a former poultry production farm, now containing derelict buildings and unused land. Site is located very close to the Borough boundary with Sefton.
9	Description of Surrounding Area	To the east and south of the site is agricultural land, to the immediate north is a linear residential development. To the west is disused agricultural land with hardstanding.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	2011/0595/COU - Conversion of redundant farm buildings to B2 and B8 use. Pending consideration 14/11/2011
	Other Site Characteristics	Site lies on Sefton boundary. There are relatively deep peat deposits in this area which could add significantly to development costs and this could impact on development viability.
12	Land Ownership Details	Private.
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	Nov-11
15	Site Appraised by	Lyndsey Regan (Approved by Alan Houghton)

### Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	No. Owners want site redeveloped for housing.
17	Is the site potentially available for development?	Yes
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	None known
20	Is the site directly accessible from the highway network or could it reasonably become so?	Site is accessible via the B5243 (Moss Road) and the existing Brookside Road, which provided for the former poultry farm. However the site access is not ideal because of a blind bend on Moss Road and therefore existing site access would likely require widening.
21	Does the site have any known land contamination or remediation issues?	Land contains buildings and hard standing, and would need demolishing and remediating.
22	Does the site have any known ground instability that would limit development?	None known
23	Can adequate provision be made to supply all major utilities to the site?	The ability to connect to the electricity grid in the western parishes may be limited due to the existing network being over capacity and resulting in infrequent power shortages. Scottish Power Manweb are aware of the capacity in the network but there are no planned works to improve the substation. Any development here may be required to deliver a new substation.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	Yes
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes

28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes
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29 Should the site be taken forward for consideration in the Local Plan?

Yes - although issues related to deep peat deposits will have to be addressed as well as the electricity issue, which is an issue for all western parishes as a whole.

## Sustainability Issues

### Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	Yes
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at the planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Trees subject to TPOs.

35 What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (permanent) - There are no sites of biodiversity value or sites that are home to protected species located in close proximity to the site, thus development of this site will have a neutral impact on biodiversity. There is potential for a slight negative impact on biodiversity if the trees subject to a TPO on the site are affected by any future development, however it is considered that this could be mitigated via appropriate planning conditions. The implementation of Policy GN3 (Design of Development) will help to ensure that new development incorporates new habitat creation where appropriate.

### Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Site is already fully developed.
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	Contains derelict land and buildings
42	Is the site previously developed land?	Yes

43 What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

Neutral (Permanent) - The site does not have any sustainability issues related to land resources.

44	Is the site located within or adjacent to a Principal Aquifer or Source Protection Zone 1 or 2?	No, the site is not located within an Aquifer. The site is not located in a Source Protection Zone.
45	What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral (Permanent)</b> - The site does not lie within a principal aquifer or a Source Protection Zone. New development on the site would increase the pressure on existing water resources.

#### Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	No
47	What could the effects of development on this site be on the sustainability of climatic factors and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> - Developing within low flood risk areas will reduce the likelihood of flooding from climate change.

#### Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	No
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	Yes. The West Lancashire Green Belt Study (May 2011) indicates that the site fulfils purpose 1 of the Green Belt "to check the unrestricted sprawl of large built-up areas" as it is not contained and the site boundaries are weak. However, the site is largely covered in development (storage buildings) and so has lost the degree of openness that is the fundamental aim of the Green Belt land.
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	No
52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> - Site has no heritage or landscape constraints other than impacts on Green Belt which are unlikely to be significant given the built out nature the site.

#### Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	No
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes, within 15 minute walk of 2 primary schools
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes- bus stop and routes on Bentham's Way 4 minute walk from the site

56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes- Birkdale
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Very Positive (Permanent)**- New residential development on this site would have a positive impact on community equality and health as the site is located in close proximity to the local centre of Birkdale and is therefore within 30 minutes public transport time of health, community and leisure facilities within the Sefton. The site is also within required walking distances to local services such as primary school and GP.

#### Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No
66	Is the site within 40 minute public transport journey of an employment area?	Yes

What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Neutral (Permanent)**- New residential development on this site would potentially have a positive impact on the local economy and employment in Sefton through the location of the site on the Birkdale / Southport boundary. However, positive economic impacts will be experienced in the Borough if residents shop and work in key centres within West Lancashire.

#### Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
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What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Very Positive (Permanent)**- The development of this site for residential development, would overall, have a very positive impact on housing provision in the Borough and in Sefton, given the sites location on the Sefton boundary.

#### Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No
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71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	Residential development is located to the north of the site, however given the surrounding urban area it is unlikely that residents will be impacted significantly by increased emissions from vehicles accessing the site. Although this should be assessed at the planning application stage if considered appropriate
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> The development of this site for residential development will have a positive impact on local air quality as the site is locating away from a AQMA and is likely to avoid negative impacts on sensitive receptors.
73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Suitable. Just off the B5243 with existing access in place. However the site access is not ideal because of a blind bend on Moss Road and therefore existing site access would likely require widening.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Yes there is potential for negative impacts on unclassified roads in Halsall and Scarisbrick. Also the access to the M58 is not ideal- either a 20 minute journey via Ormskirk to J3 or 30 minute journey via A565 to Switch Island. Although residents at this location are more likely to connect to the primary road network outside of the Borough along the A5267 and A565 in Southport.
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	No, nearest station is a 24 minute walk away at Birkdale.
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	No
79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral- (Permanent)</b> It is acknowledged that the impacts of vehicles travelling from the site to the primary road network could have a negative impact on the amenity of nearby residents particularly on unclassified roads in Halsall and Scarisbrick. However it is considered that through the implementation of other Local Plan Policies this issue would be mitigated at the planning application stage.

#### Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived environmental quality or character of the area?	<b>No- Positive.</b> The site is a previously developed site in the Green Belt and has been left vacant and is in a state of disrepair. Its sensitive redevelopment is likely to improve the local environment.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote social cohesion or inclusion in nearby communities?	<b>Yes- Positive.</b> The development of the site for residential use would ensure that new housing in the Borough is located in close proximity to community services and facilities in Sefton or West Lancashire.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the economic potential of the area?	<b>Yes- Positive.</b> New residential development on this site would have a positive impact on the local economy and employment. The site is also within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.

### **Summary Conclusions and Potential Mitigation Measures**

Given the built out nature of the site, the site contributes very little to the Green Belt and it is considered that its redevelopment for residential land use would help to improve the local environment.

The key sustainability concern with this site is the need to integrate a safe access into the site and to ensure that local road capacity issues are addressed. It is important therefore that Local Plan policies in particular policies IF2-IF4 are successfully implemented at the planning application stage to ensure that local road capacity issues are addressed if appropriate, particularly on unclassified roads. This will allow for vehicles travelling from the site to connect to the primary road network sustainably without generating negative impacts on the amenity of local residents.

Overall, the site is considered appropriate as a "Plan B" residential site, if the deep peat deposit issue can be resolved. Electricity provision issues will also have to be resolved in order to allow for new development.

## West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

### Q. No. General Site Info

1	Site Reference Number	7
2	Other Site References	Potential Plan B site
3	Site Name	Land at New Cut Lane, Halsall
4	Site Address	
5	Post Code	-
6	OS Grid Reference	333263 413495
7	Site Area (ha)	2.41
8	Description of Site	The site includes the residential gardens of some properties, recreational land and some agricultural land. There are a few small buildings contained on the site.
9	Description of Surrounding Area	To the north of the site are residential properties on New Cut Lane. To the west are residential properties on Guildford Road (Southport LA area). The south is agricultural land and the eastern border is lined by a Brook.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	1997/0012 - relates to Gorse Hill Farm only
	Other Site Characteristics	Potential flood risk.
12	Land Ownership Details	Private.
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	Nov-11
15	Site Appraised by	Lyndsey Regan (Approved by Alan Houghton)

### Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	None Known.
17	Is the site potentially available for development?	Yes
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	None known
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes. Access can be achieved via New Cut Lane, although not ideal.
21	Does the site have any known land contamination or remediation issues?	None known
22	Does the site have any known ground instability that would limit development?	None known
23	Can adequate provision be made to supply all major utilities to the site?	The ability to connect to the electricity grid in the western parishes may be limited due to the existing network being over capacity and resulting in infrequent power shortages. Scottish Power Manweb are aware of the capacity in the network but there are no planned works to improve the substation. Any development here may be required to deliver a new substation.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	Yes
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes

29 Should the site be taken forward for consideration in the Local Plan?

**Yes** - although issues related to deep peat deposits will have to be addressed as well as the electricity issue, which is an issue for all western parishes as a whole. Access to the site could also prove to be a key deliverability constraint.

## Sustainability Issues

### Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	Yes- site is adjacent to Halsall and Plex Mosses a Lancashire County Heritage Sites: Biological Heritage Site.
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at the planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Trees subject to TPOs.

35 What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Negative** (permanent) - The development of this site for residential use could have a negative impact on biodiversity locally through adverse impacts on Halsall and Plex Mosses county Biological Heritage Site. However it is considered that any potential negative impacts could be mitigated via appropriate planning conditions. The implementation of Local Plan policies GN3 and EN2 will help to ensure that new development is sensitive to the biodiversity value of Halsall and Plex Mosses and will help ensure that new habitats are created on site. There is also potential for a slight negative impact on biodiversity if the trees subject to a TPO on the site are affected by any future development, however it is considered that this could be mitigated via appropriate planning conditions.

### Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	No
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	No
42	Is the site previously developed land?	No

43 What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Neutral** (Permanent) - The site does not have any sustainability issues related to land resources.

44	Is the site located within or adjacent to a Principal Aquifer or Source Protection Zone 1 or 2?	No, the site is not located within an Aquifer. The site is not located in a Source Protection Zone.
45	What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral (Permanent)</b> - The site does not lie within a principal aquifer or a Source Protection Zone. New development on the site would increase the pressure on existing water resources.

#### Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	No, but a brook borders the east of the site.
47	What could the effects of development on this site be on the sustainability of climatic factors and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> - Developing within low flood risk areas will reduce the likelihood of flooding from climate change.

#### Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	No
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	Yes. But the site was assessed as no longer fulfilling any of the purposes of the Green Belt within the Green Belt Study (SEFB13).
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	No
52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> - Site has no heritage or landscape constraints other than impacts on Green Belt which are unlikely to be significant given that the site is no longer fulfilling any of the purposes of the Green Belt.

#### Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	No
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes. St Cuthberts C of E
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes. The site is close to three comprehensive schools within Sefton: Christ the King Catholic High School (mixed), Birkdale High School (boys) and Greenbank High School (girls).

56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes. King George V
57	Is the site within 60 minutes public transport journey of a Hospital?	No. 42 min Edge Hill
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes. Southport Hospital.
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes: The nearest GP practice is Richmond Surgery in Southport, around one mile away by road. This is a 25 minute journey by public transport, with buses every 5-10 minutes.
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes- Birkdale
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Very Positive (Permanent)**- New residential development on this site would have a positive impact on community equality and health as the site is located in close proximity to the local centre of Birkdale and is therefore within 30 minutes public transport time of health, community and leisure facilities within Sefton. The site is also within required walking distances to local services such as primary school and GP.

#### Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No
66	Is the site within 40 minute public transport journey of an employment area?	Yes

What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Neutral (Permanent)**- New residential development on this site would potentially have a positive impact on the local economy and employment in Sefton through the location of the site on the Birkdale / Southport boundary. However, positive economic impacts will be experienced in the Borough if residents shop and work in key centres within West Lancashire.

#### Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
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What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Very Positive (Permanent)**- The development of this site for residential development, would overall, have a very positive impact on housing provision in the Borough and in Sefton, given the sites location on the Sefton boundary.

#### Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No
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71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	Residential development is located to the north and west of the site, however given the surrounding urban area it is unlikely that residents will be impacted significantly by increased emissions from vehicles accessing the site. Although this should be assessed at the planning application stage if considered appropriate
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> The development of this site for residential development will have a positive impact on local air quality as the site is locating away from a AQMA and is likely to avoid negative impacts on sensitive receptors.

73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Would be dependent on the size of development. However, given the location of the site next to the Southport residential area, the road network should be able to accommodate increased traffic if this site were to be developed. But access to the site would have to resolved initially.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Yes, access to the M58 is not ideal- either a 20 minute journey via unclassified roads and A570 through Ormskirk to J3 or 30 minute journey via unclassified roads and A5147 to Switch Island. Although residents at this location are more likley to connect to the primary road network outside of the Borough along the A5267 and A565 in Southport.
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	No, nearest station is a 20 minute walk away at Hillside.
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	No
79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral-</b> (Permanent) It is acknowledged that the impacts of vehicles travelling from the site to the primary road network could have a negative impact on the amenity of nearby residents on unclassified roads. However it is considered that through the implementation of other Local Plan Policies this issue would be mitigated at the planning application stage.

#### Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived <u>environmental quality or character</u> of the area?	<b>No- Positive.</b> The site has no environmental constraints and the sensitive redevelopment of the site is likely to improve the local environment.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote <u>social cohesion</u> or <u>inclusion</u> in nearby communities?	<b>Yes- Positive.</b> The development of the site for residential use would ensure that new housing in the Borough is located in close proximity to community services and facilities in Sefton or West Lancashire.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the <u>economic potential</u> of the area?	<b>Yes- Positive.</b> New residential development on this site would have a positive impact on the local economy and employment. The site is also within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.



### **Summary Conclusions and Potential Mitigation Measures**

Importantly, the recent West Lancashire Green Belt Study (May 2011) found that the site was no longer fulfilling its Green Belt purpose. This site is partially built out, and given that the site contributes very little to the Green Belt, it is considered that its redevelopment for residential land use would help to improve the local environment.

An environmental concern relating to the development of this site for residential development is the potential impacts on local biodiversity through potential adverse impacts on Halsall and Plex Mosses a Lancashire County Heritage Sites: Biological Heritage Site. It is recommended that potential negative impacts on biodiversity are assessed at the planning application stage and mitigated via appropriate planning conditions if required. The implementation of Local Plan policies GN3 and EN2 will also help to ensure that new development is sensitive to the biodiversity value of Halsall and Plex Mosses and will help ensure that new habitats are created on site.

A key sustainability concern with this site is the need to integrate a safe access into the site and to ensure that local road capacity issues are addressed. It is important therefore that Local Plan policies in particular policies IF2-IF4 are successfully implemented at the planning application stage to ensure that local road capacity issues are addressed if appropriate, particularly on unclassified roads. This will allow for vehicles travelling from the site to connect to the primary road network sustainably without generating negative impacts on the amenity of local residents.

Overall, the site is considered appropriate as a "Plan B" residential site, if the deep peat deposit issue can be resolved. Electricity provision issues will also have to be resolved in order to allow for new development.

## West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

### Q. No. General Site Info

1	Site Reference Number	8
2	Other Site References	Potential Plan B site
3	Site Name	Land at Holborn Hill, Ormskirk
4	Site Address	
5	Post Code	-
6	OS Grid Reference	340417 407687
7	Site Area (ha)	6.68
8	Description of Site	The site is located adjacent to the A59 to the north-west of Aughton and lies approx 0.6 miles from Ormskirk town centre. The site includes recreational land and some agricultural land. There are a few small buildings contained on the site. The north eastern area of the site allocated for informal recreation facilities.
9	Description of Surrounding Area	To the south and east of the site are residential areas. To the north and west is it open, agricultural land.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	None
	Other Site Characteristics	Potential flood risk.
12	Land Ownership Details	Private.
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	Nov-11
15	Site Appraised by	Lyndsey Regan (Approved by Alan Houghton)

### Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	None Known.
17	Is the site potentially available for development?	Yes
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	None known
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes. Easily accessible from Holborn Hill (A59)
21	Does the site have any known land contamination or remediation issues?	None known
22	Does the site have any known ground instability that would limit development?	None known
23	Can adequate provision be made to supply all major utilities to the site?	Issue relating to the treatment of waste water issue due to the environmental capacity limits placed on the New Lane WWTW at Burscough. This issue effects much of Ormskirk and Burscough. Both the Council and United Utilities are aware and working together on a solution which may not be in place until towards the end of the period 2015 - 2020. However whilst the site lies with the waste water catchment that is constrained by treatment infrastructure, it is only a short distance from the top of the hill that demarks the boundary with another, unconstrained catchment. If it is feasible and affordable to pump waste water the short distance to the top of the hill, this could provide a short-term solution to the constraint for this site.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	Yes
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No

27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes

29	Should the site be taken forward for consideration in the Local Plan?	<p><b>Yes</b> - the only deliverability issue associated with the site relates to waste water capacity issues. However this issue is affecting the entire settlement area, not just this site and there is potential at this site to utilise a nearby unconstrained catchment. In addition, it is understood there are waste water improvements proposed during the plan period which will improve local capacity and allow for new development.</p>
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## Sustainability Issues

### Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No. Gaw Hill / Gorse Hill a Local Nature Conservation Site is located approx 150m north west of the site.
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at the planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Trees subject to TPOs.

35	What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<p><b>Neutral (permanent)</b> - There are no sites of biodiversity value or sites that are home to protected species located in close proximity to the site, thus development of this site will have a neutral impact on biodiversity. There is potential for a slight negative impact on biodiversity if the trees subject to a TPO on the site are affected by any future development, however it is considered that this could be mitigated via appropriate planning conditions. The implementation of Policy GN3 (Design of Development) will help to ensure that new development incorporates new habitat creation where appropriate.</p>
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### Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	The site slopes up from the south/east to the north/west of the site.
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Very small part is Grade 2
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	No
42	Is the site previously developed land?	No

43	What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative (Permanent)</b> - Development on the site would lead to a loss of a small amount of Grade 2 agricultural land. This would lead to a negative impact on land resources in the Borough.
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44	Is the site located within or adjacent to a Principal Aquifer or Source Protection Zone 1 or 2?	Yes, the site is located within a Principal Bedrock Designation Aquifer which underlies the western part of the Borough. The site is located in a Source Protection Zone 3 (Total Catchment).
45	What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative (Permanent)</b> - The sites lies within a principal aquifer which underlies the western part of the Borough, the development of the site therefore has the potential to have a negative impact on water resources in the Borough. New development on the site would increase the pressure on existing water resources.

#### Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	No
47	What could the effects of development on this site be on the sustainability of climatic factors and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> - Developing within low flood risk areas will reduce the likelihood of flooding from climate change.

#### Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	Yes. The west of the site borders an area of Landscape History of Local Importance
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	Yes. In the West Lancashire Green Belt Study (May 2011) this site was assessed as fulfilling purpose 3 of the Green Belt "To assist in safeguarding the countryside from encroachment" as the site is free from development and in agricultural use. The parcel is also not well contained and would result in sprawl of the urban area away from Ormskirk (ORM.12)
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	Yes. Christ Church Grade II Listed Building is located 200m south west of the site. Adverse impacts are unlikely due to the location of the church beyond the busy A59. Viewpoints to Church unlikely to be affected as much of the Holborn Hill site is hidden in a dip.
52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative (Permanent)</b> - The development of this Green Belt site which has recently been assessed as fulfilling purpose 3 of the Green Belt would have a negative impact on landscape locally as it would result in sprawl of the urban area away from Ormskirk.

#### Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	No
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes. St Annes Catholic Primary School.
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes. St Bede's Catholic High School.
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes. Skelmersdale & Ormskirk College
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes. Edge Hill University.
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes. Ormskirk & District General Hospital
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes. Dr Varma
60	Is the site within 10 minutes walk (800m) of a district or local centre?	No-Site is 12 minute walk to Ormskirk town centre
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	No
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

64	What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> - New residential development on this site would have a positive impact on community equality and health as the site is located in close proximity to the local centre of Ormskirk and is therefore within 30 minutes public transport time of health, community and leisure facilities within the Borough. The site is also within required walking distances to local services such as primary school and GP.
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#### Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No
66	Is the site within 40 minute public transport journey of an employment area?	Yes

67	What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> - New residential development on this site would have a positive impact on the local economy and employment through the location of the site close to Ormskirk town centre and within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.
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#### Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
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69	What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Very Positive (Permanent)</b> - The development of this site for residential development, would overall, have a very positive impact on housing provision in the Borough.
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### Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No
71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	Residential development is located to the east and south of the site, however given the surrounding urban area it is unlikely that residents will be impacted significantly by increased emissions from vehicles accessing the site. Although this should be assessed at the planning application stage if considered appropriate
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (Permanent) The development of this site for residential development will have a positive impact on local air quality as the site is locating away from a AQMA and is likely to avoid negative impacts on sensitive receptors.
73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Suitable. The site is easily accessible from the A59 (Holborn Hill), which borders the south perimeter of the site, but would likely require a new access road into the development. May have a slight impact on traffic congestion in Ormskirk.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Unlikely. Access to M58 via Ormskirk town centre and A570- approx 10 minute drive. The A59 (Holborn Hill) has considerable capacity to accommodate increased traffic, although some impact may be felt on the route into Ormskirk via Aughton St and County Road. There are residential properties and schools nearby but development would be unlikely to have significant detrimental impacts on those.
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	No. Aughton Park rail station is 0.8 miles walk away
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	Nearby
79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral-</b> (Permanent) It is acknowledged that the impacts of vehicles travelling from the site to the primary road network could have a negative impact on the amenity of nearby residents through increased congestion on route to Ormskirk along Aughton Street and County Road. However it is considered that through the implementation of other Local Plan Policies this issue would be mitigated at the planning application stage. The site is generally well connected in terms of rail, cycle and pedestrian links as well as distance from many of the key service facilities on offer in Ormskirk.

### Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived environmental quality or character of the area?	<b>Yes- Negative.</b> The development of this site for residential development would involve the loss of a small area of Grade 2 agricultural land and would have a negative impact on the Borough's landscape character, through the development of a Green Belt site which has recently been assessed as fulfilling purpose 3 of the Green Belt by assisting in safeguarding the countryside from encroachment.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote social cohesion or inclusion in nearby communities?	<b>Yes- Positive.</b> The development of the site for residential use would ensure that new housing in the Borough is located in close proximity to community services and facilities in Ormskirk.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the economic potential of the area?	<b>Yes- Positive.</b> New residential development on this site would have a positive impact on the local economy and employment. The site is also within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.

### **Summary Conclusions and Potential Mitigation Measures**

Importantly, the recent West Lancashire Green Belt Study (May 2011) found that the site is still fulfilling purpose 3 of the Green Belt "To assist in safeguarding the countryside from encroachment" as the site is free from development and in agricultural use. The study indicates that the site is also not well contained and would result in sprawl of the urban area away from Ormskirk. In light of this, it is considered that the redevelopment of the site would have a negative impact on land resources in the Borough through the creation of a weaker Green Belt boundary. There are also likely to be negative impacts on land resources through the loss of Grade 2 agricultural land.

However, the appraisal has indicated that the social and economic benefits resulting from the development of this site for residential use would outweigh the negative environmental impacts associated with the development of a small area of Grade 2 agricultural land, particularly in the context of current development constraints in the Borough and therefore the loss of Grade 2 agricultural land, in this instance would represent exceptional circumstances.

It is considered that potential negative impacts on water resources related the site being located on a sandstone aquifer can be mitigated through appropriate water management on the site as per previous development in the western area of the Borough. It is important that mitigation ensures that the aquifer is protected from contamination and damage.

It is important that Local Plan policies in particular policies IF2-IF4 are successfully implemented at the planning application stage to ensure that the local waste water infrastructure capacity issues have been addressed.

It is recognised that this site is well screened and is relatively hidden from most views due to the sloping nature of the site and therefore any impact on landscape views are unlikely to be significant. The location of the site close to Ormskirk town centre and on the A59 means that it is considered very sustainable in terms of transport and in relation to access to community services and facilities and potential impacts on the local economy.

Beyond the land resources issues and in the context of other Green Belt sites in the Borough, this site is not considered overly sensitive to change and it is considered that the positive social and economic impacts of development would contribute towards achieving a sustainable pattern of development in the Borough.

It is recommended that other suitable sites in the Borough are allocated as "Plan B" sites before this site, given the harm to the Green Belt likely to generated by development of this site through the extension of the urban area of Aughton north-westwards into the countryside and the creation of a weaker Green Belt boundary.



## West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

### Q. No. General Site Info

1	Site Reference Number	9
2	Other Site References	Potential Plan B site
3	Site Name	Land at Alty's Farm
4	Site Address	
5	Post Code	-
6	OS Grid Reference	341316 407362
7	Site Area (ha)	16.48
8	Description of Site	This site is in active agricultural use, containing a few farm buildings at Alty's Farm
9	Description of Surrounding Area	Some residential areas can be found along the north-east and north-west of the site. The remainder of the surrounding area is agricultural.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	2006/0858 - Alty's Farm only
	Other Site Characteristics	None
12	Land Ownership Details	Private.
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	Nov-11
15	Site Appraised by	Lyndsey Regan (Approved by Alan Houghton)

### Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	None known
17	Is the site potentially available for development?	Yes
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	None known
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes, the site is accessible from Alty's Lane on the east of the site, or from Black Moss Lane in the south-western corner.
21	Does the site have any known land contamination or remediation issues?	None known
22	Does the site have any known ground instability that would limit development?	None known
23	Can adequate provision be made to supply all major utilities to the site?	Issue relating to the treatment of waste water issue due to the environmental capacity limits placed on the New Lane WWTW at Burscough. This issue effects much of Ormskirk and Burscough. Both the Council and United Utilities are aware and working together on a solution which may not be in place until towards the end of the period 2015 - 2020.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	Yes
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No

27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes

29	Should the site be taken forward for consideration in the Local Plan?	<b>Yes</b> - the only deliverability issue associated with the site relates to waste water capacity issues. However this issue is affecting the entire settlement area, not just this site and it is understood there are waste water improvements proposed during the plan period which will improve local capacity and allow for new development.
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## Sustainability Issues

### Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at the planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Trees subject to TPOs.

35	What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral (permanent)</b> - There are no sites of biodiversity value or sites that are home to protected species located in close proximity to the site, thus development of this site will have a neutral impact on biodiversity. There is potential for a slight negative impact on biodiversity if the trees subject to a TPO on the site are affected by any future development, however it is considered that this could be mitigated via appropriate planning conditions. The implementation of Policy GN3 (Design of Development) will help to ensure that new development incorporates new habitat creation where appropriate.
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### Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	None known
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Yes the site consists of mainly Grade 1 Agricultural Land
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	No
42	Is the site previously developed land?	No

43	What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative (Permanent)</b> - Development on the site would lead to a loss of Grade 1 agricultural land. This would lead to a negative impact on land resources in the Borough.
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44	Is the site located within or adjacent to a Principal Aquifer or Source Protection Zone 1 or 2?	Yes, the site is located within a Principal Bedrock Designation Aquifer which underlies the western part of the Borough. The site is located in a Source Protection Zone 3 (Total Catchment).
45	What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative (Permanent)</b> - The site lies within a principal aquifer which underlies the western part of the Borough, the development of the site therefore has the potential to have a negative impact on water resources in the Borough. New development on the site would increase the pressure on existing water resources.

#### Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	Yes. The north east of the site is located within flood zones 2 and 3. The site is adjacent to a brook.
47	What could the effects of development on this site be on the sustainability of climatic factors and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative (Permanent)</b> - Developing within flood risk areas will increase the likelihood of flooding from climate change. However the site is considered large enough to be able to sustainably locate new development away from areas of flood risk.

#### Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	Yes-east of the site is an area of County Landscape History Importance located within Ruff Lane Conservation Area. However adverse impacts on landscape views are unlikely as the site is currently screened / enclosed by residential development and a sports ground.
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	Yes. In the West Lancashire Green Belt Study (May 2011), this site was assessed as fulfilling purpose 3 of the Green Belt "To assist in safeguarding the countryside from encroachment" as the site is free from development and in agricultural use. Views of the parcel from the east are also very open and considered to be important to the setting of Ormskirk (ORM11A)
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	No- Ruff Lane Conservation Area lies approx 275m to the east of the site. The area contains a number of historic buildings, which represent significant stages in the growth of Ormskirk. It contains some of the oldest surviving buildings in the town, including 30 Listed Buildings, and 2 Listed Structures as well as abundant tree cover and mature vegetation.
52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative (Permanent)</b> - The development of this Green Belt site which has recently been assessed as fulfilling purpose 3 of the Green Belt would have a negative impact on landscape locally.

#### Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	No
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes. Ormskirk C of E Primary School
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes. Ormskirk School.

56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes. Skelmersdale & Ormskirk College
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes. Edge Hill University.
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes. Ormskirk & District General Hospital
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes. Dr Gardiner
60	Is the site within 10 minutes walk (800m) of a district or local centre?	No. Ormskirk town centre approx 14 minute (0.7 miles) walk away
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	No
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

64	What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> - New residential development on this site would have a positive impact on community equality and health as the site is located in close proximity to the local centre of Ormskirk and is therefore within 30 minutes public transport time of health, community and leisure facilities within the Borough. The site is also within required walking distances to local services such as primary school and GP.
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#### Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No
66	Is the site within 40 minute public transport journey of an employment area?	Yes

67	What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> - New residential development on this site would have a positive impact on the local economy and employment through the location of the site close to Ormskirk town centre and within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.
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#### Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
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69	What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Very Positive (Permanent)</b> - The development of this site for residential development, would overall, have a very positive impact on housing provision in the Borough.
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#### Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No
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71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	Residential development is located to the east and south of the site, however given the surrounding urban area it is unlikely that residents will be impacted significantly by increased emissions from vehicles accessing the site. Although this should be assessed at the planning application stage if considered appropriate
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (Permanent)</b> The development of this site for residential development will have a positive impact on local air quality as the site is locating away from a AQMA and is likely to avoid negative impacts on sensitive receptors.
73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	The roads around the site are narrow residential roads and may be unsuitable to accommodate increased levels of traffic, or would require improvements.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Potentially. Developing a site of this size, with existing narrow residential roads could have adverse impacts on existing residential properties, schools and the cricket club, as well as potentially increasing congestion in Ormskirk town centre. Access to the M58 would be a 10 minute drive through unclassified roads to reach the A570 or B5197 from the site.
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	Yes- Ormskirk Station approx 1200m away (approx 15 minute walk)
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	Nearby
79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative- (Permanent)</b> The impacts of vehicles travelling from the site to the primary road network could have a negative impact on the amenity of nearby residents through increased congestion on route to Ormskirk along the narrow unclassified roads. However it is considered that through the implementation of other Local Plan Policies there is potential for this issue to be addressed at the planning application stage. The site is generally well connected in terms of rail, cycle and pedestrian links as well as distance from many of the key service facilities on offer in Ormskirk.

#### Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived <u>environmental quality or character</u> of the area?	<b>Yes- Negative.</b> The development of this site for residential development would involve the loss of Grade 1 agricultural land and would have a negative impact on the Borough's landscape character, through the development of a Green Belt site which has recently been assessed as fulfilling purpose 3 of the Green Belt by assisting in safeguarding the countryside from encroachment.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote <u>social cohesion or inclusion</u> in nearby communities?	<b>Yes- Positive.</b> The development of the site for residential use would ensure that new housing in the Borough is located in close proximity to community services and facilities in Ormskirk if transport issues are resolved.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the <u>economic potential</u> of the area?	<b>Yes- Positive.</b> New residential development on this site would have a positive impact on the local economy and employment. The site is also within a 40 minutes public transport time of an employment area, this will ensure that residents are located close to employment opportunities.

### **Summary Conclusions and Potential Mitigation Measures**

The recent West Lancashire Green Belt Study (May 2011) found that the site is still fulfilling purpose 3 of the Green Belt "To assist in safeguarding the countryside from encroachment" as the site is free from development and in agricultural use. The study indicates that views of the site from the east are also very open and considered to be important to the setting of Ormskirk. In light of this, it is considered that the redevelopment of the site would have a negative impact on land resources in the Borough through the creation of a weaker Green Belt boundary. There are also likely to be negative impacts on land resources through the loss of Grade 1 agricultural land.

The site has a number of development constraints which would have to be overcome to allow for residential development on the site. The key environmental concerns relate to the impact on land resources, as outlined above and the need to overcome flood risk issues in the north of the site. The capacity of the local road network to accommodate the development of this site is a key sustainability concern and would have to be addressed at the planning application stage.

It is considered that potential negative impacts on water resources related the site being located on a sandstone aquifer can be mitigated through appropriate water management on the site as per previous development in the western area of the Borough. It is important that mitigation ensures that the aquifer is protected from contamination and damage.

It is important that Local Plan policies in particular policies IF2-IF4 are successfully implemented at the planning application stage to ensure that the local waste water infrastructure capacity issues have been addressed. It will also be important that Local Plan Policy EN2 which seeks to preserve and enhance West Lancashire's Natural Environment including landscape character is implemented to help ensure that any negative impacts are mitigated, particularly in relation to views from the east to the site.

It is recognised that this site is well enclosed and would not extend Ormskirk any further south-eastwards. The location of the site close to Ormskirk town centre means that it is considered very sustainable in terms of access to community services and facilities and potential impacts on the local economy.

In light of the above, it is recommended that other suitable sites in the Borough are allocated as "Plan B" sites before this site, given the number of development constraints that currently need addressing and the harm to the Green Belt likely to be generated by development of this site through the creation of a weaker Green Belt boundary.

**Q. No. General Site Info**

1	Site Reference Number	10
2	Other Site References	Rural employment site (DS3.4)
3	Site Name	Land Between Greaves Hall Avenue and Southport New Road, Banks
4	Site Address	Land Between Greaves Hall Avenue and Southport New Road, Banks
5	Post Code	-
6	OS Grid Reference	339389 420029
7	Site Area (ha)	2.02
8	Description of Site	Land is wooded area, with some open land with natural vegetation. Site also contains a small area of hardstanding from a former road. Trees border the south, west and north perimeters of the site.
9	Description of Surrounding Area	To the north of the site is Greaves Hall Avenue and a leisure centre. To the west and east are residential areas, and a small area of linear open space. To the south of the site is the A565 Southport New Road.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	None
	Other Site Characteristics	-
12	Land Ownership Details	Private
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	22/11/2011
15	Site Appraised by	Sam Rosillo (Approved by Alan Houghton)

**Deliverability Issues**

16	Are there any issues of land ownership that could prevent development on the site being delivered?	None known
17	Is the site potentially available for development?	Yes, potentially, although land has been safeguarded in WLRLP.
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	None known
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes, from Greaves Hall Ave.
21	Does the site have any known land contamination or remediation issues?	None known
22	Does the site have any known ground instability that would limit development?	None known
23	Can adequate provision be made to supply all major utilities to the site?	Due to the topography of the Northern Parishes and the levels of draw off at peak demand on the local mains (market garden related), frequent bursts and pressure related issues are occurring in the area and resulting in numerous customer complaints. There are no plans in UU's current or future funding plans to resolve this issue and therefore development here could be limited / restricted.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	No
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Unkown at present
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Potentially
29	Should the site be taken forward for consideration in the Local Plan?	<b>Yes</b> - the only deliverability issue associated with the site relates to the provision of major utilities.



## Sustainability Issues

### Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Yes

35	What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral</b> (permanent) - There are no sites of biodiversity value or protected species located in close proximity to the site. The impact of new development on the area of woodland/tree preservation value will need to be addressed. This will lead to a neutral impact. However, the delivery of new development on the site alongside the implementation of policy GN3 (Design of Development) will help to ensure that new habitat creation is incorporated on the site.
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### Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Very small part is Grade 1
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	No. Although there is a former road / hardstanding on the site.
42	Is the site previously developed land?	No. Although there is a former road / hardstanding on the site.

43	What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative</b> (permanent) - Development on the site would potentially lead to a loss of a small area Grade 1 agricultural land. This would lead to a slightly negative impact in terms of land resources as it is likely that this area of high grade agricultural land would be lost.
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44	Is the site located within or adjacent to a Principal Aquifer or Source Protection Zone 1 or 2?	No - although site is located within a secondary superficial deposit aquifer (predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering)
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45	What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral</b> (permanent) - Although the site does not lie on a principal aquifer or a source protection zone, new development on the site would increase the pressure on existing water resources. Issues relating to the capacity of utilities in Banks would need to be addressed in order to deliver new development on the site.
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### Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	Yes - zone 2 of the floodplain
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47	What could the effects of development on this site be on the sustainability of climatic factors and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative</b> (permanent) - The site is located within the floodplain. Therefore, development on the site would lead to an increase in new development within the floodplain.
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#### Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No.
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	No
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	No
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	No
52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - Development on the site would not affect any buildings of heritage value and would not lead to any loss in Green Belt land. This would lead to a positive impact in terms of protecting local heritage and landscape assets.

#### Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	Yes - Development on the site could potentially harm the primary school located towards the north west of the site.
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes - St Stevens C of E school is located towards the north east of the site.
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes - Southport (three secondary schools) and Tarleton High School are located within 40 minutes public transport journey time from the site.
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes -Southport College is located within 60 minutes public transport journey time from the site.
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes - Southport and Ormskirk Hospital is within 60 minutes public transport journey time from the site.
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes - there are a number of GP practices within Southport, which is located within 30 minutes public transport journey time from the site.
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes - site within 30 minutes public transport journey time of Southport
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes - site located within Banks Settlement Boundary.
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes - the Open Space Study for West Lancashire shows that there is sufficient amenity green space in and around Banks
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes - Banks Leisure centre is located in close proximity to the site.
64	What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - The site is located within close proximity to a the St Stevens C of E school and Banks Leisure Centre. Furthermore, the site is within sufficient public transport time to a range of other community services. Development on the site will need to ensure that sensitive receptors are not harmed.

### Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No, other than school and leisure centre.
66	Is the site within 40 minute public transport journey of an employment area?	Yes
67	What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent)- new development on this rural development site will have a positive impact on the local economy as it will help to provide new jobs in the area.

### Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
69	What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - New development on the site will help to provide additional jobs in Banks. This will help to provide employment opportunities for the local community. The Local Plan policies should be applied to ensure local amenity of residents are protected as part of delivering new development on the site.

### Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No
71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	Yes - residential properties are located towards the east and west of the site. There is also a school located towards the north east of the site.
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative</b> (permanent) - The site is not located within an AQMA . However, there are residential properties towards the east and west of the site and a school towards the north east. New employment development on the site (such as B2 or B8 uses) could have a negative impact on these sensitive receptors.

73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Access can be provided from Greaves Hall Ave, which should have the capacity to accommodate increased levels of traffic.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Traffic accessing the site via Greaves Hall lane may have an adverse impact on the school and leisure centre although this could likely be mitigated against through traffic calming measures or control
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	No
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	Nearby
79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - Overall, development on the site would have a positive impact on transportation locally as it is accessible from the local road network and existing bus and cycle routes. However, any potential adverse impact on the school,leisure centre and residential areas would need to be mitigated through traffic calming measures or control.

### Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived environmental quality or character of the area?	<b>Possibly - Neutral</b> Overall, the cumulative impact would be neutral. New development on the site would have a neutral impact on biodiversity and water resources and a positive impact on heritage and landscape. However, issues relating to the risk of flooding would need to be addressed in order to deliver new development on the site. Development on the site would potentially lead to a loss of a small area Grade 1 agricultural land. This would lead to a slightly negative impact in terms of land resources as it is likely that this area of high grade agricultural land would be lost.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote social cohesion or inclusion in nearby communities?	<b>Yes- Positive.</b> The site is located within close proximity to a primary school and a leisure centre and within sufficient public transport journey time to a range of other community services and facilities. The development of the site for employment purposes would ensure that new jobs would be created for the local community. Any potential negative impacts on nearby sensitive receptors would need to be addressed.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the economic potential of the area?	<b>Yes- Positive.</b> Potential new employment development on the site would have a positive impact on the local economy through providing further employment opportunities for the local population.

### **Summary Conclusions and Potential Mitigation Measures**

The site is located within the Banks settlement boundary. Provided that specific issues (set out below) are addressed, this site has the potential for employment development.

Development on the site would potentially lead to a loss of a small area Grade 1 agricultural land. This would lead to a slightly negative impact in terms of land resources as it is likely that this area of high grade agricultural land would be lost. New development on the site would increase the pressure on existing water resources. Issues relating to the capacity of utilities in the Banks area would need to be addressed in order to deliver new development. Furthermore, development on the site would lead to an increase in new development within the floodplain. This would need to be considered in locating new development on the site.

Development on the site would not affect any buildings of heritage value and would not lead to any loss in Green Belt land. This would lead to a positive impact in terms of protecting heritage and local landscape assets.

The development of the site for employment purposes will ensure that additional employment opportunities are provided for the local community, which will have a positive impact on the local economy. The site is located within close proximity or within sufficient public transport journey time to a range of other community services.

New employment development on the site could potentially have a negative impact on sensitive receptors (the school and the leisure centre) and housing located in close proximity to the site. The specific employment use of the site will need to be considered to ensure that it does not have a negative impact on these receptors and any impact would need to be mitigated.

## West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

### Q. No. General Site Info

1	Site Reference Number	11
2	Other Site References	Rural development opportunity (DE5.1.26)
3	Site Name	Greaves Hall Hospital, Banks
4	Site Address	Greaves Hall Hospital, Banks
5	Post Code	-
6	OS Grid Reference	339641 420428
7	Site Area (ha)	4.93
8	Description of Site	Site contains the former Greaves Hall Hospital and associated buildings, including a water tower, which are now in an unused and derelict condition as well as areas of hardstanding. The grounds of the site are unmaintained and likely to be overgrown.
9	Description of Surrounding Area	To the west and south of the site are residential areas, public open space, leisure centre and school. To the north/east of the site is open land with some wooded areas and land used for agriculture.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	2007/1309/OUT - mixed use development (withdrawn). 2003/0319 - mixed use development (refused). 2001/0835 - residential development (refused / dismissed).
	Other Site Characteristics	-
12	Land Ownership Details	Private
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	23/11/2011
15	Site Appraised by	Sam Rosillo (Approved by Alan Houghton)

### Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	No
17	Is the site potentially available for development?	Yes. Allocated for employment use in current WLRLP.
18	Does the planning history of the site caution against its allocation?	No.
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	None known
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes, available from Aveling Drive or Greaves Hall Ave.
21	Does the site have any known land contamination or remediation issues?	Land contains derelict buildings which would need to be removed. There is no known contamination issues on the site. Old hospital hall building has been demolished due to fire, but hardstanding remains.
22	Does the site have any known ground instability that would limit development?	None known
23	Can adequate provision be made to supply all major utilities to the site?	Due to the topography of the Northern Parishes and the levels of draw off at peak demand on the local mains (market garden related), frequent bursts and pressure related issues are occurring in the area and resulting in numerous customer complaints. There are no plans in UU's current or future funding plans to resolve this issue and therefore development here could be limited / restricted.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	Site in flood zone 3
25	Is the site within the Green Belt?	No
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes

Should the site be taken forward for consideration in the Local Plan?

**Yes** - The issues relating to the site are the presence of derelict buildings, flood risk and the potential utilities issues, which may restrict the potential for development.

## Sustainability Issues

### Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Yes
35	What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral</b> (permanent) - There are no sites of biodiversity value or protected species located in close proximity to the site. This will lead to a neutral impact. However, the delivery of new development on the site alongside the implementation of policy GN3 (Design of Development) will help to ensure that new habitat creation is incorporated on the site.

### Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	No
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	Yes. Derelict site.
42	Is the site previously developed land?	Yes.
43	What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - Development on this site would bring a previously developed and derelict site back into use. This would lead to a positive impact on land resources.

44	Is the site located within or adjacent to a Major Aquifer or Source Protection Zone 1 or 2?	No - although site is located within a secondary superficial deposit aquifer (predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering)
45	What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral</b> (permanent) - Although the site does not lie on a principal aquifer or a source protection zone, new development on the site would increase the pressure on existing water resources. Issues relating to the capacity of utilities in Banks would need to be addressed in order to deliver new development on the site.

### Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	Yes - site is located within floodzone 3
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47	What could the effects of development on this site be on the sustainability of climatic factors, energy and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative</b> (permanent) - The site is located within the floodplain. Therefore, development on the site would lead to an increase in new development within the floodplain.
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#### Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No.
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	No
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	No
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	No
52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - Development on the site would not affect any buildings of heritage value and would not lead to any loss in Green Belt land. This would lead to a positive impact in terms of protecting local heritage and landscape assets in West Lancashire.

#### Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	Yes - Development on the site could potentially harm the primary school located towards the south west of the site.
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes - St Stevens C of E school is located towards the south west of the site.
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes - Southport (three secondary schools) and Tarleton High School are located within 40 minutes public transport journey time from the site.
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes -Southport College is located within 60 minutes public transport journey time from the site.
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes - Southport and Ormskirk Hospital is within 60 minutes public transport journey time from the site.
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes - there are a number of GP practices within Southport, which is located within 30 minutes public transport journey time from the site.
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes - site within 30 minutes public transport journey time of Southport
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes - site located within Banks Settlement Boundary.
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes - the Open Space Study for West Lancashire shows that there is sufficient amenity green space in and around Banks
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes - Banks Leisure centre is located in close proximity to the site.
64	What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - The site is located within close proximity to a the St Stevens C of E school and Banks Leisure Centre. Furthermore, the site is within sufficient public transport time to a range of other community services. Development on the site will need to ensure that sensitive receptors are not harmed.



### Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No, other than school and leisure centre.
66	Is the site within 40 minute public transport journey of an employment area?	Yes
67	What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent)- New development on this key rural development site will have a positive impact on the local economy. Potential mixed use development on the site will help to stimulate the rural economy and provide new housing in the area.

### Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
69	What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - New development on this key rural development site will have a positive impact on delivering new housing in the area.

### Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No
71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	Remediation of the site may affect neighbouring schools, leisure centre and residential but would be unlikely to have significant impacts.
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative</b> (permanent) - The site is not located within an AQMA. However, there are residential properties towards the north and south of the site and a school towards the south west. New development on the site (particularly B2 or B8 employment uses) could have a negative impact on these sensitive receptors.

73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Access can be provided via Aveling Drive. Roads should be suitable to accommodate increased levels of traffic. Development of the site may increase traffic flowing through the centre of Banks and past the school and leisure centre.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Development of the site may increase the volumes of traffic flowing through the centre of Banks. Traffic accessing the site via Greaves Hall lane may have an adverse impact on the school and leisure centre although this could likely be mitigated against through traffic calming measures or control
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	No
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	Nearby
79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral</b> (permanent) - Development on the site will be accessible by a high frequency bus service, a cycle route and public footpaths. However, the potential increase in traffic flow through the centre of Banks will need to be considered as part of delivering new development on the site.

### Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived <u>environmental quality or character</u> of the area?	<b>Possibly - Neutral</b> Overall, the cumulative impact would be neutral. New development on the site would have a neutral impact on biodiversity and water resources and a positive impact on heritage and landscape. However, issues relating to the risk of flooding would need to be addressed in order to deliver new development on the site.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote <u>social cohesion or inclusion</u> in nearby communities?	<b>Yes- Positive.</b> The site is located within close proximity to a primary school and a leisure centre and within sufficient public transport journey time to a range of other community services and facilities. The development of the site for employment purposes would ensure that new jobs would be created for the local community. Potential new housing on the site would also have a positive impact in terms of increasing access to new housing in the area. Any potential negative impacts on nearby sensitive receptors would need to be addressed.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the <u>economic potential</u> of the area?	<b>Yes- Positive.</b> Potential new employment development on the site would have a positive impact on the local economy through providing further employment opportunities for the local population.

### **Summary Conclusions and Potential Mitigation Measures**

The site is located within the Banks settlement boundary. Provided that specific issues (set out below) are addressed, this site has the potential for development.

There are no significant issues relating to biodiversity on the site, although new development will need to comply with policy GN3 (Design of Development), which sets out the need to ensure that new habitat creation is incorporated as part of new development. Development of the site would have a positive impact on land resources through bringing a derelict site back into use.

The site is located within flood zone 3. There will be a need to address this issue as part of delivering new development. Furthermore, issues relating to the capacity of utilities in the Banks area would need to be addressed in order to accommodate new development in the area.

Mixed use development on the site would have a positive impact on delivering new housing and would help to boost the local economy through providing additional job opportunities for the local community. The site is located within close proximity to the St Stevens C of E school and Banks Leisure Centre. Furthermore, the site is within sufficient public transport journey time to a range of other community services. This will have a positive impact on ensuring key community facilities are accessible from the new development.

New employment development on the site could potentially have a negative impact on sensitive receptors (the school and the leisure centre) and housing located in close proximity to the site. The type of development delivered on the site will need to be considered to ensure that it does not have a negative impact on these receptors in terms of release of dust, fumes and emissions.

## West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

### Q. No. General Site Info

1	Site Reference Number	12
2	Other Site References	Rural development opportunity (DE14)
3	Site Name	East Quarry, Appley Bridge
4	Site Address	East Quarry, Appley Bridge
5	Post Code	-
6	OS Grid Reference	352531 409579
7	Site Area (ha)	14.17
8	Description of Site	Site contains a disused quarry, filled with water. Around the southern edge of the quarry are buildings that may/may not still be in use. The east of the site on Appley Lane North accommodates a number of B1/B2/B8 properties, including Northern Diver. The south-east portion of the site was the former Bullens site, which has recently been completed into a residential development of 29 houses. Most sides of the site are enclosed by trees.
9	Description of Surrounding Area	The site is in close proximity to Appley Bridge rail station (to the south) and has access from 3 main roads. To the north-east of the site there is the conservation area of Ashfield Terrace (residential). The north of the site houses further employment uses. The east and south of the site is further residential use, and the Leeds-Liverpool canal.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	2011/0571/SCR, 2011/1022/OUT - regeneration of site including residential units, hotel, restaurant/boathouse, community centre. Pending consideration 14/11/2011
	Other Site Characteristics	-
12	Land Ownership Details	Private
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	23/11/2011
15	Site Appraised by	Sam Rosillo (approved by Alan Houghton)

### Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	None known. Site likely to be in shared ownership which may create issues
17	Is the site potentially available for development?	Yes. Designated in WLRLP as opportunity site (DE14)
18	Does the planning history of the site caution against its allocation?	No.
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	Site close to residential use (south/east) and employment uses (north, west). Employment is light use. Water filled quarry may create issues for development.
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes, site accessible from Appley Lane and Mill Lane.
21	Does the site have any known land contamination or remediation issues?	Land contains a disused quarry, infilled with water. Also contains buildings that may / may not be disused and vacant.
22	Does the site have any known ground instability that would limit development?	None known but may be issues in relation to the flooded quarry and site is within Coal Authority Standing Advice Area
23	Can adequate provision be made to supply all major utilities to the site?	No Known utility issues
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	No
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes

29 Should the site be taken forward for consideration in the Local Plan? **Yes** - site potentially in shared ownership, which may create issues.

## Sustainability Issues

### Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site's of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Yes

35 What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Neutral** (permanent) - There are no sites of biodiversity value or protected species located in close proximity to the site. The impact of new development on the area of woodland/tree preservation value will need to be addressed. This will lead to a neutral impact. However, the delivery of new development on the site alongside the implementation of policy GN3 (Design of Development) will help to ensure that new habitat creation is incorporated on the site.

### Water and Land Resources

36	Is the site subject to any known stability issues?	None known. May be issues in relation to the flooded quarry.
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No.
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	All Grade 3
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	Yes. Derelict / disused quarry.
42	Is the site previously developed land?	Yes.

43 What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Negative** (permanent) - New development on the site will lead to the loss of Grade 3 agricultural land. This will have a detrimental impact on the protection of the best and most versatile agricultural land within West Lancashire. However, development of the site will bring areas within a derelict/disused quarry back into use.

44	Is the site located within or adjacent to a Major Aquifer or Source Protection Zone 1 or 2?	No - although site is located within a secondary bedrock designation aquifer (permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers)
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45 What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Neutral** (permanent) - Although the site does not lie on a principal aquifer or a source protection zone, new development on the site would increase the pressure on existing water resources.

### Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	No
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47	What could the effects of development on this site be on the sustainability of climatic factors, energy and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent)- Developing within low flood risk areas will reduce the likelihood of flooding from climate change provided mitigation is carried out.
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#### Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No.
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	No
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	No
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	Yes - The site is within 250m of Skull House, Beacon View, which is a grade II listed building.
52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - Although there is a listed building located within 250m of the site, new development is unlikely to have a significant impact. Overall, there is likely to be a positive impact on heritage and landscape assets as new development will be delivered within an existing settlement.

#### Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	No
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes - Appley Bridge All Saints C of E Primary School is located close to the site.
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes - Shevington High School is within 40 minutes public transport journey time of the site.
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes - Skelmersdale and Ormskirk College is within 60 minutes public transport journey time of the site.
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes - Ormskirk and District General Hospital is within 60 minutes public transport journey time of the site.
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes - Parbold Surgery is within 30 minutes public transport journey time of the site.
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes - Site is within 30 minutes journey time of Skelmersdale.
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes - sites is within 10 minutes walk of the local centre
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes - the Open Space Study for West Lancashire shows that there is sufficient amenity green space in and around Appley Bridge.
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes - Site is within 30 minutes journey time of Skelmersdale, which has three sports centres.

64	What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - The site is located within close proximity to a the Appley Bridge All Saints C of E School. Furthermore, the site is within sufficient public transport time to a range of other community services.
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#### Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No.
66	Is the site within 40 minute public transport journey of an employment area?	Yes

67	What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent)- New development on this rural development site will have a positive impact on the local economy as it will help to provide new jobs in the area through the development of a restaurant and a hotel.
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#### Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
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69	What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - New development on the site will deliver new housing. This will have a positive impact on the local housing provision.
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#### Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No.
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71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	No.
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72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral</b> (Permanent) - Development on the site is likely to have a neutral impact on air quality as there are no AQMAs located close to the site and there are no sensitive receptors located close to the site.
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73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Access can be provided from Appley Lane or Appley lane North. Roads should be suitable to accommodate increased levels of traffic with some implementation. Eg. Congestion currently caused on Appley Lane North by parked cars / industrial traffic.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	No, Appley Bridge has rural industries there already and development would be unlikely to have greater, significant impacts on that existing.
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	Yes
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	Nearby

What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Positive** (permanent) - Overall, development on the site would have a positive impact on transportation locally as it is accessible from the local road network and existing bus and cycle routes.

#### Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived <u>environmental quality or character</u> of the area?	<b>Possibly Neutral</b> A mixture of positive, neutral and negative impacts have been identified in relation to environmental quality and character. The main negative impact is the loss of grade 3 agricultural land.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote <u>social cohesion or inclusion</u> in nearby communities?	<b>Yes Positive</b> The site is located in close proximity to a primary school and is within sufficient public transport journey time from other community services. Local employment opportunities are also likely to be created as part of new development on the site. This will contribute towards a positive cumulative impact on social cohesion.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the <u>economic potential</u> of the area?	<b>Yes Positive</b> Local employment opportunities are also likely to be created as part of new development on the site. This will contribute towards a positive cumulative impact on the economic potential of the area.

#### Summary Conclusions and Potential Mitigation Measures

The site is located within the Appley Bridge settlement boundary. The main issue associated with the site is the presence of grade 3 agricultural land on the site. This will need to be addressed as part of delivering new development on the site.

Although there are no areas of biodiversity value located within or close to the site, the impact of new development presence of an area of woodland/tree preservation value within close proximity of the site will need to be addressed as part of delivering new development. There are no primary aquifers or source protection zones on the site, although new development will increase the pressure on existing water resources in the area. The site is in a low flood risk area, which will reduce the likelihood of flooding from climate change.

The development of the site for housing, hotel and employment uses will ensure that additional employment opportunities are provided for the local community, which will have a positive impact on the local economy. The site is located within close proximity to a primary school and is within sufficient public transport journey time to a range of other community services. This will help to ensure that key services are accessible for the end users of the site.



## West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

### Q. No. General Site Info

1	Site Reference Number	13
2	Other Site References	Rural development opportunity (DE5.2.19)
3	Site Name	Altys Brickworks, Hesketh Bank
4	Site Address	Altys Brickworks, Hesketh Bank
5	Post Code	-
6	OS Grid Reference	344925 422861
7	Site Area (ha)	18.12
8	Description of Site	Sites contains the Altys Brickworks site, comprising a number of buildings currently in use and a large area of hardstanding. The site also contains the West Lancashire Light Railway, an area of open land and small lake to the north of the site, and to the south, national nature reserve and linear park designation.
9	Description of Surrounding Area	To the north, west and south-west of the site is a residential area. The site boundary to the east is the River Douglas, whilst further east and south is open land and agricultural land.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	2004/1057 - mixed use redevelopment (refused)., 2007/0553/FUL & 2009/0435/FUL - foodstore (granted)
	Other Site Characteristics	-
12	Land Ownership Details	Private. Multiple ownership
13	Source of Site Suggestion	WLBC / Site owners
14	Date of Appraisal:	23/11/2011
15	Site Appraised by	Sam Rosillo (Approved by Alan Houghton)

### Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	Possibly. Multiple ownership. Site submitted in SHLAA which suggests owners of Altys prepared to sell / develop site.
17	Is the site potentially available for development?	Yes
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	Land to the north and south of the Altys site is designated as green space in the Replacement Local Plan. Some flood risk from R.Douglas. Surrounding residential area would suggest against heavy industry.
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes, accessible from Station Road. Existing private access road onto the Altys site.
21	Does the site have any known land contamination or remediation issues?	Former brickworks, contains existing buildings and hardstandings which would need to be removed before any development
22	Does the site have any known ground instability that would limit development?	None known.
23	Can adequate provision be made to supply all major utilities to the site?	Due to the topography of the Northern Parishes and the levels of draw off at peak demand on the local mains (market garden related), frequent bursts and pressure related issues are occurring in the area and resulting in numerous customer complaints. There are no plans in UU's current or future funding plans to resolve this issue and therefore development here could be limited / restricted.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	No
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes
29	Should the site be taken forward for consideration in the Local Plan?	Yes - Issues relating to utilities provision, multiple ownership and potential flood risk existing on the site.

## Sustainability Issues

### Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	Yes - Ribble Estuary SSSI is located within 1km of the site.
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Yes

What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Neutral** (permanent) - There will be a neutral impact on local biodiversity as part of new development on this site. However, the potential impact of new development on the area of woodland/tree preservation value and the Ribble Estuary SSSI will need to be considered as part of delivering new development on the site. The delivery of new development on the site alongside the implementation of policy GN3 (Design of Development) will help to ensure that new habitat creation is incorporated on the site.

### Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	No
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	No. Site still in use.
42	Is the site previously developed land?	Yes, in relation to Altys. North and south parts of site unlikely to be developed as they are currently designated as green space within the replacement local

What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Positive** (permanent) - New development on the central part of the site would represent the re-use of developed land. This will have a positive impact on delivering effective use of land resources.

44	Is the site located within or adjacent to a principal Aquifer or Source Protection Zone 1 or 2?	No - although site is located within a secondary superficial deposit aquifer (predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering)
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What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Neutral** (permanent) - Although the site does not lie on a principal aquifer or a source protection zone, new development on the site would increase the pressure on existing water resources. Issues relating to the capacity of utilities in Hesketh Bank would need to be addressed in order to deliver new development on the site.

### Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	Yes. Eastern part of the site is at risk of flooding from the River Douglas (floodzone 2).
47	What could the effects of development on this site be on the sustainability of climatic factors, energy and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative</b> (permanent) - The site is located within the floodplain. However, development could be directed away from the areas that are at risk from flooding.

#### Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No.
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	Yes - site located close to an area of local landscape importance.
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	No
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	Yes - three listed buildings are located on Beconsall Lane towards the north of the site.
52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - Re-development of the site would represent re-use of previously developed land. New development on the site should help to ensure that the area of local landscape importance on the outskirts of the site and the areas of greenspace towards the north and south of the site are protected.

#### Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	No
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes - Tarleton Community Primary School is located towards the south of the site.
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes - Tarleton High School is located towards the south of the site.
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes - Southport College is located within 60 minutes public transport journey time from the site.
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes - Southport and Ormskirk Hospital is within 60 minutes public transport journey time from the site.
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes - there are a number of GP practices within Southport, which is located within 30 minutes public transport journey time from the site.
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes - the site is located within 30 minutes public transport journey time of Southport
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes - the site is located in close proximity to Hesketh Bank local centre
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes - the Open Space Study for West Lancashire shows that there is sufficient amenity green space in and around Hesketh Bank
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes - the site is within 40 minutes of Banks Leisure Centre. The 3G all weather football pitches are also located in close proximity to the site.

64	What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - The site is located within close proximity to a primary and secondary school. Furthermore, the site is within sufficient public transport time to a range of other community services.
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#### Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	Potentially the West Lancashire Light Railway, the River Douglas and the proposed linear park (tourism).
66	Is the site within 40 minute public transport journey of an employment area?	Yes

67	What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent/temporary) - Development of this site is likely to lead to a positive impact on the local economy. The time-frame across which this impact will occur is dependent upon the type of development that is delivered on the site.
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#### Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
69	What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - If new housing is delivered on the site then there will be a positive impact on the local housing provision.

#### Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No.
71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	No.
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral</b> (Permanent) - Development on the site is likely to have a neutral impact on air quality as there are no AQMAs located close to the site and there are no sensitive receptors located close to the site.

73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Road network in Hesketh Bank already suffers badly from congestion and heavy levels of HGV traffic. Dependent on size and type of development as to whether problems would worsen.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Potentially. Road network in Hesketh Bank already suffers badly from congestion and heavy levels of HGV traffic. Dependent on size and type of development as to whether problems would worsen. Traffic has to go through Hesketh Bank and Tarleton centres, including retail and schools which could create adverse impacts.
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	No
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	Yes

What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Negative (Permanent)** - New development on the site is likely to have a negative impact on the local road network, which already suffers from congestion issues. These will need to be addressed as part of delivering new development on the site.

#### Cumulative Impacts

80 Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived environmental quality or character of the area?	<b>Possibly Neutral</b> A mixture of impacts have been identified for the site, which in combination lead to an overall neutral impact. There will be a need to direct new development on the site away from the area within floodzone 2, located towards the east of the site. Issues relating to the capacity of utilities in Hesketh Bank would also need to be addressed in order to deliver new development on the site. New development on the site should help to ensure that the area of local landscape importance on the outskirts of the site and the areas of greenspace towards the north and south of the site are protected.
81 Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote social cohesion or inclusion in nearby communities?	<b>Yes Positive</b> The site is located in close proximity to a primary and secondary school and is within sufficient public transport journey time from other community services. Local employment opportunities are also likely to be created as part of new development on the site. This will contribute towards a positive cumulative impact on social cohesion.
82 Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the economic potential of the area?	<b>Yes Positive</b> Local employment opportunities are also likely to be created as part of new development on the site. This will have a positive cumulative impact on the economic potential of the area.

#### Summary Conclusions and Potential Mitigation Measures

The site is located within Hesketh Bank. Land to the north and south of the Altys site is protected leisure and environmental land. Therefore, the central part of the site has the most potential to accommodate new development on the site. The site is surrounded by residential areas, which would suggest that heavy industrial uses on the site would be inappropriate.

The Ribble Estuary SSSI and areas of woodland/tree preservation value are located in close proximity to the site. It will be important that new development addresses the need to protect these designations. There are issues relating to the capacity of existing utilities infrastructure in the area, which would also need to be addressed as part of delivering new development on the site. An area of the site towards the eastern boundary is at risk of flooding, so development should be directed away from this part of the site.

Development of the central part of the site would represent re-use of previously developed land. New development should ensure that heritage and landscape assets located around the site are protected as part new development. New development on the site should also help to ensure that the areas of greenspace towards the north and south of the site are protected.

The development of the site will ensure that additional employment opportunities are provided for the local community, which will have a positive impact on the local economy. The temporal nature of this positive effect will be dependent upon the type of development on the site. Employment development will have a permanent impact, whereas housing development would only create temporary construction jobs.

The site is located within close proximity to a primary and a secondary school and is within sufficient public transport journey time to a range of other community services. This will help to ensure that key services are accessible for the end users of the site.

## West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

### Q. No. General Site Info

1	Site Reference Number	14
2	Other Site References	Rural development opportunity (DE5.2.13)
3	Site Name	Tarleton Mill, Tarleton
4	Site Address	Tarleton Mill, Tarleton
5	Post Code	-
6	OS Grid Reference	345545 420925
7	Site Area (ha)	3.71
8	Description of Site	Site contains Tarleton Mill, a former mill. Part of the mill is still being used for storage (B8), however, most of the site remains unused. Site includes satellite buildings and carparking / hardstanding.
9	Description of Surrounding Area	Site is bordered to the east by the River Douglas, acting as a natural boundary to the site. To the west is residential use, to the north and south is designated protected land (DS4) being used for horticulture / agriculture. A small caravan park lies to the immediate south of the site.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	2009/0598/OUT - mixed use development comprising employment space, 70 dwellings and POS. Pending decision 14/11/2011
	Other Site Characteristics	-
12	Land Ownership Details	Private.
13	Source of Site Suggestion	WLBC / Site owners.
14	Date of Appraisal:	23/11/2011
15	Site Appraised by	Sam Rosillo (Approved by Alan Houghton)

### Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	No. Site owners want to redevelop site.
17	Is the site potentially available for development?	Yes
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	Residential land and safeguarded land used for horticulture, but should not prevent light industry / office / residential / mixed use scheme from being undertaken.
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes, from Plox Brow, although the road is narrow and serves the mill and residential properties only.
21	Does the site have any known land contamination or remediation issues?	None known. Mill building would likely be redeveloped or converted.
22	Does the site have any known ground instability that would limit development?	None known.
23	Can adequate provision be made to supply all major utilities to the site?	Due to the topography of the Northern Parishes and the levels of draw off at peak demand on the local mains (market garden related), frequent bursts and pressure related issues are occurring in the area and resulting in numerous customer complaints. There are no plans in UU's current or future funding plans to resolve this issue and therefore development here could be limited / restricted.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	No
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No.
27	Is there interest in site for development?	Yes.
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes
29	Should the site be taken forward for consideration in the Local Plan?	Yes - Issues relating to utilities provision and potential flood risk existing on the site.

## Sustainability Issues

### Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site's of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Yes

What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Neutral** (permanent) - There will be a neutral impact on local biodiversity as part of new development on this site. However, the potential impact of new development on the area of woodland/tree preservation value will need to be considered as part of delivering new development on the site. The delivery of new development on the site alongside the implementation of policy GN3 (Design of Development) will help to ensure that new habitat creation is incorporated on the site.

### Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Mainly Grade 3
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	No. Part of site still in use. Former mill building is not derelict. No contamination.
42	Is the site previously developed land?	Yes

What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Negative** (permanent) - New development on the site will lead to the loss of Grade 3 agricultural land. This will have a detrimental impact on the protection of the best and most versatile agricultural land within West Lancashire. However, development on part of the site will bring previously developed land back into use.

44	Is the site located within or adjacent to a Major Aquifer or Source Protection Zone 1 or 2?	No - although site is located within a secondary superficial deposit aquifer (predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering).
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What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Neutral** (permanent) - Although the site does not lie on a principal aquifer or a source protection zone, new development on the site would increase the pressure on existing water resources. Issues relating to the capacity of utilities in Tarleton would need to be addressed in order to deliver new development on the site.

### Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	Yes - the north western part of the site falls within flood zone 2
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47	What could the effects of development on this site be on the sustainability of climatic factors, energy and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative (permanent)</b> - The site is located within the floodplain. However, development could be directed away from the areas that are at risk from flooding.
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#### Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No.
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	Yes - site located within the Northern Mosses landscape area.
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	No.
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	Yes - there are a four grade II listed buildings located in close proximity to the site.

52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (permanent)</b> - Re-development of part of the site would represent re-use of previously developed land. New development on the site should address the need to protect the heritage and landscape assets in close proximity to the site.
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#### Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	Yes - Tarleton High School is located in close proximity to the site.
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes - Tarleton Community Primary School is located in close proximity to the site.
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes - Tarleton Community Primary School is located in close proximity to the site.
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes - Southport College is located within 60 minutes public transport journey time from the site.
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes - Southport and Ormskirk Hospital is within 60 minutes public transport journey time from the site.
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes - there are a number of GP practices within Southport, which is located within 30 minutes public transport journey time from the site.
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes - the site is located within 30 minutes public transport journey time of Southport
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes - the site is located in close proximity to Tarleton local centre
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes - the Open Space Study for West Lancashire shows that there is sufficient amenity green space in and around Tarleton Hesketh Bank
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes - the site is within 40 minutes public transport journey time of Banks Leisure Centre.

64	What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive (permanent)</b> - The site is located within close proximity to a primary and secondary school. Furthermore, the site is within sufficient public transport time to a range of other community services. Development on the site may have an impact on the nearby secondary school.
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### Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	River Douglas and linear park (tourism)
66	Is the site within 40 minute public transport journey of an employment area?	Yes
67	What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - Development of this site is likely to lead to a positive impact on the local economy. The outstanding application on the site incorporates employment related development.

### Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
69	What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - The outstanding application on the site incorporates 70 new dwellings. Delivery of this new development will have a positive impact on the local housing provision.

### Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No
71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	Possibly River Douglas, linear park (tourism).
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative</b> (permanent) - B2/B8 employment development on the site could potentially have a negative impact on the River Douglas.

73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Tarleton Mill is served by Plox Brow, which is a small road designed only for access to the mill and residential properties. Road could accommodate moderate levels of development, but may struggle with significant level of development.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Tarleton Mill is served by Plox Brow, which is a small road designed only for access to the mill and residential properties. Road could accommodate moderate levels of development, but may struggle with significant level of development. Traffic would be routed through Tarleton, down Coe lane, Gorse Lane or Church Road onto the A59. This may have an impact on schools and Tarleton retail centre.
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	No
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	No

79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative</b> (Permanent) - New development on the site is likely to have a negative impact on the local road network, which already suffers from congestion issues. These will need to be addressed as part of delivering new development on the site.
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### Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived <u>environmental quality or character</u> of the area?	<b>Yes Negative</b> The cumulative impact of the proposed new development on the site is likely to be negative. The main issues relating to the site include the loss of Grade 3 agricultural land, pressure on water resources, flooding and a potential decrease in air quality.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote <u>social cohesion</u> or inclusion in nearby communities?	<b>Yes Positive</b> The site is located in close proximity to a primary and secondary school and is within sufficient public transport journey time from other community services. Local employment opportunities are also likely to be created as part of new development on the site. This will contribute towards a positive cumulative impact on social cohesion.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the <u>economic potential</u> of the area?	<b>Yes Positive</b> Local employment opportunities are also likely to be created as part of new development on the site. This will have a positive cumulative impact on the economic potential of the area.

### Summary Conclusions and Potential Mitigation Measures

The site is located within Tarleton. Although the delivery of new development on the site will have a positive impact on enhancing the economic potential and social cohesion in the area, there are a number of issues relating to environmental quality and character which will need to be addressed.

The site is mainly classed as grade 3 agricultural land. Development on the site will lead to the loss of this land. However, an area of the site is classed as previously developed land and bringing this back into use represents the sustainable use of land resources. New development on the site will lead to pressure on water resources and issues relating to utilities infrastructure in Tarleton will need to be addressed.

The eastern part of the site is located in flood zone 2. Development should be directed away from this part of the site. New development on the site is likely to have a negative impact on the local road network, which already suffers from congestion issues. These issues will need to be addressed.

The site is in close proximity to a primary and a secondary school and is within a sufficient public transport journey time from a number of other community services and facilities. This will ensure that key services and facilities are accessible to people inhabiting the site. Employment uses are likely to be delivered as part of new development on the site. This will have a positive impact on boosting the local economy in the area.

## West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

### Q. No. General Site Info

1	Site Reference Number	15
2	Other Site References	Housing Allocations
3	Site Name	Grove Farm, Ormskirk
4	Site Address	Grove Farm, Ormskirk
5	Post Code	-
6	OS Grid Reference	342175 409212
7	Site Area (ha)	8.72
8	Description of Site	The parcel contains some farm buildings/houses associated with the site. The site is agricultural land that does not appear to be in active use. Site borders the A59. Site on gateway of Ormskirk. A railway line extends along the eastern boundary of the site, elevated above the site by way of an embankment.
9	Description of Surrounding Area	Parcel is surrounded by agricultural use to the north and south east. To the west is the main road and a residential area. To the south of the parcel is another residential area.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	None
	Other Site Characteristics	-
12	Land Ownership Details	Private
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	24/11/2011
15	Site Appraised by	Sam Rosillo (Approved by Alan Houghton)

### Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	No. The parcel borders residential areas to the west and south. No conflicting uses.
17	Is the site potentially available for development?	Yes
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	None known
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes, site accessible from A59 (High Lane).
21	Does the site have any known land contamination or remediation issues?	None known
22	Does the site have any known ground instability that would limit development?	None known
23	Can adequate provision be made to supply all major utilities to the site?	Issue relating to the treatment of waste water issue due to the environmental capacity limits placed on the New Lane WWTW at Burscough. This issue affects much of Ormskirk and Burscough. Both the Council and United Utilities are aware and working together on a solution which may not be in place until towards the end of the period 2015 - 2020.
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	Yes
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes
29	Should the site be taken forward for consideration in the Local Plan?	Yes - no specific deliverability issues associated with the site other than it is located within the Green Belt.

## Sustainability Issues

### Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	Yes - The site is within 5km of Martin Mere (an International Wildlife Site) and a Local Nature Conservation site.
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	No
35	What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral</b> (permanent) - Potential new development on the site should consider its proximity to Martin Mere (an International Wildlife Site) and the Local Nature Conservation site.

### Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No, the parcel is flat. Railway embankment found on the eastern edge of the site.
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Mainly Grade 1
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	No
42	Is the site previously developed land?	No, farmland. The parcel contains farm buildings/houses.
43	What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative</b> (permanent) - Development on the site would potentially lead to a loss of Grade 1 agricultural land. This would lead to a negative impact in terms of land resources.

44	Is the site located within or adjacent to a Major Aquifer or Source Protection Zone 1 or 2?	Yes - site is located on source protection zone 2 and the principal bedrock aquifer.
45	What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral</b> (permanent) -The southern part of the site is located on source protection zone 2 and the whole of the site is located on a principal bedrock aquifer. There will be a need to consider incorporating measures to ensure there is no negative impact on the source protection zone as part of delivering new development on the site.

### Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	No
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47	What could the effects of development on this site be on the sustainability of climatic factors, energy and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - Developing within low flood risk areas will reduce the likelihood of flooding from climate change.
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#### Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No.
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	Yes - the site is located close to an area of local landscape importance.
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	This parcel was assessed as no longer fulfilling the purposes of the Green Belt within the Green Belt Study (ORM.01)
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	Yes - the site is located in close proximity to a grade II listed building.

52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral</b> (permanent) - New development on the site will need to take into consideration the proximity of the area of local landscape importance and the listed building. Although the site is within the Green Belt, the parcel of land was assessed as no longer fulfilling the purposes of the Green Belt within the West Lancashire Green Belt Study.
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#### Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	No data
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes - St Annes Catholic Primary School
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes - St Bede's Catholic High School
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes - Skelmersdale and Ormskirk College
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes - Ormskirk & District General Hospital
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes - Dr Corke & Lewis
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes - Ormskirk Town Centre
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes - Ormskirk Town Centre
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes - on foot
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

64	What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Very Positive</b> (permanent)- The sites is located within Ormskirk settlement boundary, which has a range of community services and facilities. This will ensure that people inhabiting the new site will have good access to a number of facilities.
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### Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No
66	Is the site within 40 minute public transport journey of an employment area?	Yes

67	What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - Development on the site will have a positive impact on ensuring new housing is delivered in an area where job opportunities will be accessible.
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### Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
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69	What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Very Positive</b> (permanent) - The site is allocated for residential development in the Local Plan. Therefore, development on the site will have very positive impact on contributing towards housing provision in the Ormskirk area.
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### Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No
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71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	Remediation of the site may affect neighbouring schools, leisure centre and residential but would be unlikely to have significant impacts.
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72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral</b> (Permanent) - Development on the site is likely to have a neutral impact on air quality as there are no AQMAs located close to the site. The proximity of sensitive receptors will need to be considered in relation to remediation of the site.
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73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	A59 is main road between Ormskirk and Burscough, that runs along the western boundary of the site. High Lane is a major trunk road, whilst capacity issues are not known it is likely that extra capacity in the network exists.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	Development of site may increase traffic congestion in Ormskirk. May have minor increase on sensitive receptors around area. Green links could be made into the urban area of Ormskirk to the south which could provide safe access to sensitive uses such as schools.
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	Yes
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	No

79	What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative</b> (Permanent) - New development on the site is likely to have a negative impact on the local road network, through an increase in traffic congestion within Ormskirk. This issue will need to be addressed as part of delivering new development on the site.
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### Cumulative Impacts



80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived <u>environmental quality or character</u> of the area?	<b>Possibly Neutral</b> Development on the site would have a mixture of positive, neutral and negative impacts on environmental quality in the area. The site is located in close proximity to Martin Mere and a Local Nature Conservation site and the southern border of the site falls within source protection zone 2. The site is also located on a principal aquifer. New development would need to be delivered whilst ensuring that there was no significant detrimental impact on these designations.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote <u>social cohesion or inclusion</u> in nearby communities?	<b>Yes Very Positive</b> The site is located within Ormskirk settlement boundary, which has a range of community services and facilities. This will ensure that people inhabiting the new site will have good access to a number of facilities.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the <u>economic potential</u> of the area?	<b>Yes Positive</b> The site is located within Ormskirk Settlement Boundary. Therefore, employment opportunities available within Ormskirk will be accessible to people inhabiting potential new housing development.

### **Summary Conclusions and Potential Mitigation Measures**

The location close to the urban area of Ormskirk and the size of this site means that it has great potential for residential development. The recent West Lancashire Green Belt Study (May 2011) found that the site was no longer fulfilling its Green Belt purpose.

In terms of delivering new development on the site, a number of issues would need to be addressed. The site is located in close proximity to Martin Mere (an International Wildlife Site), a local nature conservation site and a listed building. The need to protect these assets would need to be considered. The site is also located within the groundwater source protection zone 2 and on a principal aquifer. There would be a need to ensure new development does not have a detrimental impact on these assets.

The capacity of existing water utilities infrastructure is also an issue that would need to be addressed as part of delivering new development on the site. A large part of the site is classified as Grade 1 agricultural land. The loss of this land will have a negative impact on the preservation of land resources in West Lancashire.

There are no air quality issues associated with the site. However, new development on the site is likely to have a negative impact on the local road network, through an increase in traffic congestion within Ormskirk. This issue will need to be addressed as part of delivering new development on the site.

Development of the site will have a very positive impact on improving the provision of housing available in Ormskirk. The location of new development would also ensure that key community facilities and services would be accessible to people inhabiting the new site.

The site is within close proximity to Ormskirk town centre, which would ensure job opportunities are accessible to people inhabiting the area.

## West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

### Q. No. General Site Info

1	Site Reference Number	16
2	Other Site References	Housing Allocations (WLRLP DS3.1 Safeguarded land)
3	Site Name	Land at Firwood Road, Lathom/Skelmersdale
4	Site Address	Land at Firwood Road, Lathom/Skelmersdale
5	Post Code	-
6	OS Grid Reference	346240 406702
7	Site Area (ha)	22.43
8	Description of Site	Site is on the western side of Skelmersdale, and parcel includes agricultural fields, trees and hedgerows, residential properties, residential gardens, buildings, vacant brownfield land, existing roads.
9	Description of Surrounding Area	Site has residential areas to the east and immediate south. To the north is the XL employment area. Remaining surrounding area is agricultural land.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	Relate to existing properties only.
	Other Site Characteristics	-
12	Land Ownership Details	Private. Multiple ownership
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	24/11/2011
15	Site Appraised by	Sam Rosillo (Approved by Alan Houghton)

### Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	Site under multiple ownership.
17	Is the site potentially available for development?	Yes. Safeguarded land in WLRLP.
18	Does the planning history of the site caution against its allocation?	No
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	Employment area (B1, B2, B8 uses) to north / north-east of the site but should not impact on the deliverability of the site.
20	Is the site directly accessible from the highway network or could it reasonably become so?	Site accessible from A577 (east, south), Firwood Road (west) and Old Engine Lane (north), Slate Lane (far north). However Firwood Road and Old Engine Lane are narrow rural roads.
21	Does the site have any known land contamination or remediation issues?	None known
22	Does the site have any known ground instability that would limit development?	None known, but site within or adjacent to Coal Authority Referral Area
23	Can adequate provision be made to supply all major utilities to the site?	No known utility issues
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No data
25	Is the site within the Green Belt?	No
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes

Should the site be taken forward for consideration in the Local Plan?

Yes - Only deliverability issue is the multiple ownership of the site.

## Sustainability Issues

### Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Yes

What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Neutral** (permanent) - There will be a neutral impact on local biodiversity as part of new development on this site. However, the potential impact of new development on the area of woodland/tree preservation value will need to be considered as part of delivering new development on the site. The delivery of new development on the site alongside the implementation of policy GN3 (Design of Development) will help to ensure that new habitat creation is incorporated on the site.

### Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Mainly Grade 1
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	Part of site appears to contain derelict / unused brownfield land (buildings and hardstanding). Majority of site is greenfield / agricultural land.
42	Is the site previously developed land?	Part of site contains residential properties and buildings. Majority of site area is undeveloped.

What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Negative** (permanent) - Although the development of the site would involve the re-use of an area of derelict/unused brownfield land, a significant area of grade 1 agricultural land would be removed. This does not demonstrate the most efficient use of land resources.

44	Is the site located within or adjacent to a Major Aquifer or Source Protection Zone 1 or 2?	No - although site is located within a secondary superficial deposit aquifer (predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering) and a secondary bedrock aquifer (permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers).
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What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Neutral** (permanent) - Although the site does not lie on a principal aquifer or a source protection zone, new development on the site would increase the pressure on existing water resources.

### Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	No
47	What could the effects of development on this site be on the sustainability of climatic factors, energy and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent)- Developing within low flood risk areas will reduce the likelihood of flooding from climate change.

#### Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No.
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	No
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	No
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	Yes - there is 1 grade II listed building located in close proximity to the site.
52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - Re-development of part of the site would represent re-use of previously developed land. New development on the site should address the need to protect the heritage asset in close proximity to the site.

#### Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	Yes - There are existing houses present on the site.
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes - St Richards Primary School
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes - West Lancashire Community High School
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes - West Lancashire College
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes - Ormskirk and District General Hospital
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes - numerous GPs within Skelmersdale
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes - Skelmersdale Town Centre
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

64	What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Very Positive</b> (permanent)- The sites is located within Skelmersdale settlement boundary, which has a range of community services and facilities. This will ensure that people inhabiting the new site will have good access to a number of facilities.
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#### Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No.
66	Is the site within 40 minute public transport journey of an employment area?	Yes
67	What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - The site is located within Skelmersdale Settlement Boundary and lies adjacent to an employment area. Therefore, employment opportunities available within Skelmersdale will be accessible to people inhabiting potential new housing development.

#### Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
69	What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Very Positive</b> (permanent) - The site is allocated for residential development in the Local Plan. Therefore, development on the site will have very positive impact on contributing towards housing provision in the Skelmersdale area.

#### Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No.
71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	Development on site would need to consider employment uses to the north of the site.
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Negative</b> (permanent) - There is the potential for new housing development on the site to be adversely affected by the existing employment use adjacent to the site through dust and fumes emissions. This will need to be considered as part of delivering new development on the site.

73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	A577 should be easily be able to accommodate increased levels of traffic to/from the site. Old Engine Lane and Firwood Road would be unsuitable for increased levels without widening and improving of roads.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	New town design of Skelmersdale means that traffic flows easily and development on this site would be unlikely to cause adverse impacts on local area.
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	No
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	Yes

What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Positive** (permanent) - The site is accessible to Skelmersdale town centre, which would ensure that key services and facilities would be accessible to the local community. However, issues relating to the local transport infrastructure would need to be addressed as part of delivering new development on the site.

#### Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived <u>environmental quality or character</u> of the area?	<b>Possibly Neutral</b> A mixture of impacts have been identified in relation to environmental quality. Overall, the cumulative impact would be neutral. The main negative impact relates to redevelopment of grade 1 agricultural land, which would be required as part of delivering new development on the site. Furthermore, new housing located on the site could potentially be adversely impacted by existing employment uses located towards the north of the site.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote <u>social cohesion or inclusion</u> in nearby communities?	<b>Yes Very Positive</b> The site is located within Skelmersdale settlement boundary, which has a range of community services and facilities. This will ensure that people inhabiting the new site will have good access to a number of facilities.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the <u>economic potential</u> of the area?	<b>Yes Positive</b> The site is located within Skelmersdale Settlement Boundary and lies adjacent to an employment area. Therefore, employment opportunities available within Skelmersdale will be accessible to people inhabiting potential new housing development.

#### Summary Conclusions and Potential Mitigation Measures

The site is located within the Skelmersdale settlement boundary. Provided that specific issues (set out below) are addressed, this site has the potential for housing development.

Although there is an area of brownfield land located on the site that would be reused, development on the site would lead to a loss in grade 1 agricultural land. This does not represent the most efficient use of land resources. The site has very good access to a range of services and facilities. However, issues relating to the local transport infrastructure would need to be addressed in order to support the delivery of new housing on the site.

There are a number of existing houses located throughout the site. There would be a need to take this into consideration in terms of taking the site forward.

Development of the site will have a very positive impact on improving the provision of housing available in Skelmersdale. The location of new development would also ensure that key community facilities and services would be accessible to people inhabiting the new site.

The site is located adjacent to an existing employment area. Coupled with the site's location within the Skelmersdale Settlement Boundary, the site is accessible to Skelmersdale town centre and job opportunities in this area. There is potential for the air quality of the site to be adversely impacted by emissions from the neighbouring employment area. This would need to be considered as part of delivering new development on the site.

## West Lancashire Local Plan Site Appraisal Pro Forma (including SA / SEA)

### Q. No. General Site Info

1	Site Reference Number	17
2	Other Site References	Housing Allocations (WLRLP allocated as DE5.1.8 employment, DS3.2 safeguarded, DE2 Whalleys, EN8 green space)
3	Site Name	Whalleys / Cobbs Clough Road, Skelmersdale
4	Site Address	Whalleys / Cobbs Clough Road, Skelmersdale
5	Post Code	-
6	OS Grid Reference	348281 408192
7	Site Area (ha)	33.64
8	Description of Site	Site is to north of Skelmersdale and is allocated land in the WLRLP. Site is greenfield, open land containing some trees. Whalleys Road dissects the site whilst the site is enclosed by the boundaries of Cobbs Clough Road, Cobbs Brow Lane, Beacon Lane and Whalleys Road.
9	Description of Surrounding Area	Site has residential areas to the south, and agricultural land to the north, east and west.
10	Brief Site History	-
11	Historical / Current / Outstanding Planning Applications / Permissions / Allocations	1998/0216 - residential development (refused)
	Other Site Characteristics	-
12	Land Ownership Details	Private
13	Source of Site Suggestion	WLBC
14	Date of Appraisal:	24/11/2011
15	Site Appraised by	Sam Rosillo (Approved by Alan Houghton)

### Deliverability Issues

16	Are there any issues of land ownership that could prevent development on the site being delivered?	No.
17	Is the site potentially available for development?	Yes. Safeguarded and allocated land in WLRLP.
18	Does the planning history of the site caution against its allocation?	No.
19	Are there any potential land use conflicts with nearby sites that could prevent development on the site being delivered?	No.
20	Is the site directly accessible from the highway network or could it reasonably become so?	Yes, accessible from Cobbs Clough Road, Cobbs Brow Lane, Whalleys Road, Beacon Lane.
21	Does the site have any known land contamination or remediation issues?	None known
22	Does the site have any known ground instability that would limit development?	None known, but site within or adjacent to Coal Authority Referral Area
23	Can adequate provision be made to supply all major utilities to the site?	No known utility Issues
24	Is the site within Functional Floodplain (Flood Zone 3b)?	No
25	Is the site within the Green Belt?	No
26	Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?	No
27	Is there interest in site for development?	Yes
28	Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?	Yes

29 Should the site be taken forward for consideration in the Local Plan? **Yes** - There are no significant deliverability issues associated with the site.



## Sustainability Issues

### Biodiversity

30	Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?	No
31	Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?	No
32	Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?	No
33	Is the site known to be home to protected species and / or habitats?	Unknown. This will require further investigation at planning application stage.
34	Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?	Yes

What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Neutral** (permanent) - There will be a neutral impact on local biodiversity as part of new development on this site. However, the potential impact of new development on the area of woodland/tree preservation value will need to be considered as part of delivering new development on the site. The delivery of new development on the site alongside the implementation of policy GN3 (Design of Development) will help to ensure that new habitat creation is incorporated on the site.

### Water and Land Resources

36	Is the site subject to any known stability issues?	None known
37	Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?	No
38	Does the site have any adverse gradients on it?	No
39	Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?	Very small part is Grade 3
40	Is the site an active mineral working site?	No
41	Is the site contaminated or derelict land?	No.
42	Is the site previously developed land?	No, other than one residential property and its associated buildings in the northern part of the site.

What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Negative** (permanent) - Development on the site would potentially lead to a loss of a small area of Grade 3 agricultural land. This would lead to a negative impact in terms of land resources.

44	Is the site located within or adjacent to a Major Aquifer or Source Protection Zone 1 or 2?	No - although site is located within a secondary bedrock aquifer (permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers).
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What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

**Neutral** (permanent) - Although the site does not lie on a principal aquifer or a source protection zone, new development on the site would increase the pressure on existing water resources.

### Climatic Factors and Flooding

46	Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?	No
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47	What could the effects of development on this site be on the sustainability of climatic factors, energy and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent)- Developing within low flood risk areas will reduce the likelihood of flooding from climate change.
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#### Heritage and Landscape

48	Is the site located within or in proximity to (within 5km of) and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?	No.
49	Is the site located within or in proximity to (within 1km of) any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?	Yes - the site is within close proximity to the Ormskirk, Burscough and Lathom natural area
50	Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt designation?	No
51	Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?	No

52	What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - Development on the site would not affect any buildings of heritage value and would not lead to any loss in Green Belt land. This would lead to a positive impact in terms of protecting local heritage and landscape assets. However, the area designated for its local landscape importance would need to be protected as part of delivering new development on the site.
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#### Social Equality and Community Services

53	Will development of site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?	Yes - St James' Primary School is located close to the site.
54	Is the site within 30 minutes public transport journey of a Primary School?	Yes - St James' Primary School is located close to the site.
55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes - West Lancashire Community High School
56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes - West Lancashire College
57	Is the site within 60 minutes public transport journey of a Hospital?	Yes - Ormskirk and District General Hospital
58	Is the site within 30 minutes public transport journey of a GP Practice?	Yes - numerous GPs within Skelmersdale
59	Is the site within 30 minutes public transport journey of a Major Centre?	Yes - Skelmersdale Town Centre
60	Is the site within 10 minutes walk (800m) of a district or local centre?	Yes
61	Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?	Yes
62	Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?	Yes
63	Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports Facility?	Yes

64	What could the effects of development on this site be on the sustainability of community health and equality, leisure and education locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Very Positive</b> (permanent)- The sites is located within Skelmersdale settlement boundary, which has a range of community services and facilities. This will ensure that people inhabiting the new site will have good access to a number of facilities.
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#### Local Economy and Employment

65	Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?	No
66	Is the site within 40 minute public transport journey of an employment area?	Yes
67	What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Positive</b> (permanent) - Development on the site will have a positive impact on ensuring new housing is delivered in an area where job opportunities will be accessible.

#### Housing

68	Is the site within 250m of residential dwellings (including individual houses)?	Yes
69	What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Very Positive</b> (permanent) - The site is allocated for residential development in the Local Plan. Therefore, development on the site will have very positive impact on contributing towards housing provision in the Skelmersdale area.

#### Transportation and Air Quality

70	Is the site located with in or adjacent to an existing Air Quality Management Area (AQMA)?	No
71	Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site? (such as B2 and B8 employment)	No. unlikely as site to be developed for housing.
72	What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?	<b>Neutral</b> (Permanent) - Development on the site is likely to have a neutral impact on air quality as there are no AQMAs located close to the site. Although a primary school is located in close proximity to the site, the development of housing is unlikely to lead to significant air emissions.

73	How suitable is the road network to accommodate the increased levels of traffic to and from the site?	Surrounding roads should be able to easily accommodate increased levels of traffic. Design of roundabout exits pre-empt development on this site.
74	Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?	New town design of Skelmersdale means that traffic flows easily and development on this site would be unlikely to cause adverse impacts on local area.
75	Is the site within 800m of an existing or proposed Cycle Route?	Yes
76	Is the site within 800m of a bus stop for a high frequency bus service?	Yes
77	Is the site within 1200m of a Rail Station?	No
78	Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?	Yes

What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

79

**Positive** (permanent) - Development on the site would ensure that services and facilities located in Skelmersdale would be accessible to people inhabiting the new development. Furthermore, the primary road infrastructure is already in place to support new development on the site.

#### Cumulative Impacts

80	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, have an adverse impact on the perceived <u>environmental quality or character</u> of the area?	<b>Possibly Neutral</b> Development on the site would have a mixture of positive, neutral and negative impacts on environmental quality in the area. However, The main issue with the site is that there is a small part allocated as Grade 3 agricultural land.
81	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote <u>social cohesion or inclusion</u> in nearby communities?	<b>Yes Very Positive</b> The sites is located within Skelmersdale settlement boundary, which has a range of community services and facilities. This will ensure that people inhabiting the new site will have good access to a number of facilities.
82	Will locating a new development on this site, including in conjunction with other existing and proposed development in the vicinity, be likely to inhibit or to promote the <u>economic potential</u> of the area?	<b>Yes Positive</b> The site is located within Skelmersdale Settlement Boundary. Therefore, employment opportunities available within Skelmersdale will be accessible to people inhabiting potential new housing development.

#### Summary Conclusions and Potential Mitigation Measures

The site is located within the Skelmersdale settlement boundary. The main issue with the site is that there is a small part allocated as Grade 3 agricultural land.

There are no significant areas of biodiversity value located on the site. However, the potential impact of new development on the area of woodland/tree preservation value will need to be considered as part of delivering new development on the site. Development of the site would not lead to any loss in Green Belt land and is within a low flood risk area, which will reduce the likelihood of flooding from climate change.

There are no air quality issues associated with the site and the primary road network is in place to support new development on the site.

Development of the site will have a very positive impact on improving the provision of housing available in Skelmersdale. The location of new development would also ensure that key community facilities and services would be accessible to people inhabiting the new site. Furthermore, the site is within close proximity to Skelmersdale town centre, which would ensure job opportunities are accessible to people inhabiting the area.



# West Lancashire Borough Council Local Plan Site Appraisal Pro Forma (including SA/SEA)

Guidance Note  
November 2011

Prepared for  
**West Lancashire Borough Council**

## Revision Schedule

### Guidance Note November 2011

Rev	Date	Details	Prepared by	Reviewed by	Approved by
01	November 2011	Draft	<b>Lyndsey Regan</b> Planner  <b>Sam Rosillo</b> Planner	<b>Anita Longworth</b> Principal Planner	<b>Anita Longworth</b> Principal Planner

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# 1 Site Appraisal Pro Forma

## 1.1 West Lancashire Site Appraisal Pro Forma

- 1.1.1 West Lancashire Borough Council (WLBC) is currently preparing its Local Plan. URS Scott Wilson have developed a site appraisal pro forma which can be completed for each potential site being considered for allocation in the Local Plan. In this way, West Lancashire can ensure that all the sites put forward are evaluated on a consistent basis.
- 1.1.2 The pro forma includes a range of sustainability criteria which test the performance of the site in relation to economic, social and environmental objectives set out in the wider Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the West Lancashire Local Development Framework. The pro forma also includes deliverability criteria which explore the likelihood of the site being realistically brought into use. This document introduces the pro forma and provides guidance on how it has been completed.

## 1.2 Structure to the Pro Forma

- 1.2.1 The pro forma is divided into five sections:
- General Site Information – provides basic information on the site including site name, reference number, size etc.
  - Deliverability Issues – criteria for testing the likelihood of the site realistically being brought into use.
  - Sustainability Issues – criteria for testing the performance of the site in relation to a number of sustainability issues. These sustainability issues are based on the Sustainability Appraisal Framework set out in the LDF Scoping Report (updated in 2009) and include: Biodiversity; Water and Land Resources; Climatic Factors and Flooding; Heritage and Landscape; Social Equality and Community Services; Local Economy and Employment; Housing and Transportation and Air Quality.
  - Cumulative Impacts – criteria for testing the impact of locating a new development on each site. This is measured by examining the sites impact in conjunction with other existing and proposed development in its vicinity.

## 1.3 Assumptions and Limitations in the Pro Forma

- 1.3.1 In arriving at the final pro forma, and in completing a pro forma for any given site, a series of assumptions have been made and certain limitations recognised. These are factors that need to be considered in reviewing the appraisals as a whole.
- 1.3.2 A key issue in preparing a series of site appraisals such as these is that, however much the pro forma is structured to facilitate objective answers, there is an element of subjectivity, especially where sustainability plays such a central role in the appraisal. Ultimately, many of the criteria involve issues that are not fixed or are difficult to predict and these rely on an individual's professional judgement, informed by their experience and knowledge of the subject.

- 1.3.3 For example, in appraising the social or economic impacts of a site there is a great deal of uncertainty because there are so many other factors affecting social and economic trends. Similarly, while the presence of sensitive environmental receptors can be determined for certain, the precise impact of a specific use of a site on them can be uncertain because there are a range of other factors that can influence the situation, all with their own variables.
- 1.3.4 To partially address these limitations, some of the questions in the pro forma (either explicitly in the question or in the guidance below on how to answer the question) utilise a set distance from the site being surveyed within which it is assumed a sensitive receptor could potentially be affected by development on the site, though the certainty of the likelihood of this affect may vary, especially between different types of development. This does not discount the fact that receptors outside the threshold may be affected, but the likelihood is significantly lower. Unfortunately, there is little in the way of national or regional guidance from relevant bodies indicating what such thresholds should be for different sensitive receptors. Therefore, in the main, the thresholds have been established on the basis of previous experience and on locally set standards from other policies.

## 2 Completing the Pro Forma

### 2.1 Introduction

- 2.1.1 This section provides guidance on how to accurately complete each section of the pro forma and, where appropriate, sets out the rationale for the criteria. The majority of the questions within the pro forma ask for a yes or no answer and for any comments and detail to support the answer.
- 2.1.2 Wherever possible, a Yes or No answer should be given to try and guide conclusions on likely effects, but where there is complete uncertainty (for example where there is not enough information to answer the question), an answer of “Possibly” may be used together with explanatory comments. It is crucial that, as well as the yes / no answer, comments providing detail behind the answer are given, to help readers of the pro forma understand the justification and reasoning.

### 2.2 General Site Introduction

#### **Question 1: Site Reference Number and Question 2: Other Site References**

- 2.2.1 WLBC will give each site a unique reference number for the Site Appraisal process. Any other references given to the site in other documents (e.g. the old Local Plan, the SHLAA or the Employment Land Review) should also be recorded to aid communication between documents.

#### **Question 3: Site Name**

- 2.2.2 WLBC will provide a Site Name for each site. If no local name for the site exists or is obvious, it should be given a name reflecting its location – e.g. ‘Corner of Church Street and Market Street’.

#### **Question 4 and 5: Site Address and Post Code**

- 2.2.3 WLBC will provide the address for each site and its post code.

#### **Question 6: OS Grid Reference**

- 2.2.4 WLBC will provide an OS grid reference for each site if available.

#### **Question 7: Size (ha)**

- 2.2.5 WLBC will record the size of the site in hectares.

#### **Question 8: Description of Site**

- 2.2.6 WLBC will provide a broad description of the site in general including existing land-use, condition of any buildings, contamination, infilling etc and also any specific features on the site (e.g. culverts). Information for individual sites if available should be obtained from the Development Control team.

#### **Question 9: Description of Surrounding Area**

- 2.2.7 WLBC will provide a broad description of the land uses surrounding the site.

### Question 10: Brief Site History

- 2.2.8 WLBC will provide a description of what the past uses of the site have been. Provide information of the most recent planning application only, if the information is available electronically.

### Question 11: Historical/ Current/ Outstanding Planning Applications / Permissions / Allocations

- 2.2.9 WLBC will carry out a search of any historical, current or outstanding planning applications / permissions that the site has been subject. A search of any previous allocations for the site in previous development plans should also be carried out.

### Other Site Characteristics

- 2.2.10 WLBC will provide any other characteristics that cannot be classified under any of the previous headings. This should include any cross-border issues if the site is close to the Borough Boundary.

### Question 12: Land Ownership Details

- 2.2.11 WLBC will provide details of any land ownership associated with the site.

### Question 13: Source of Site Suggestion

- 2.2.12 WLBC will record the organisation / individual(s) who proposed the site for consideration, where appropriate.

### Question 14: Date of Appraisal

- 2.2.13 Record the date on which the appraisal was undertaken. Record the dates of any subsequent updates, revisions etc.

### Question 15: Site Appraised by

- 2.2.14 Record the name, position and organisation of the person(s) undertaking the appraisal.

## 2.3 Deliverability Issues

### Question 16: Are there any issues of land ownership that could prevent development on the site being delivered?

- 2.3.1 **Answer yes or no.** Refer to any of the land ownership details stated in the previous section that suggest there may be an issue with landowners releasing land for development (e.g. multiple ownerships, ransom strips, etc.). Unrealistic assumptions should be avoided in relation to the prospects for the development of sites that have a particular ownership constraint that cannot be readily freed, other than through the use of compulsory purchase powers.

### Question 17: Is the site potentially available for development?

- 2.3.2 **Answer yes or no.** Reference should be made to whether the site will potentially be available for development, particularly whether existing uses will restrict any potential future development of the site.

**Question 18: Does the planning history of the site caution against its allocation?**

- 2.3.3 **Answer yes or no.** Record details. Sites with a history of planning enforcement against any particular uses could be reasonably excluded.

**Question 19: Are there any potential land use conflicts with nearby sites that could prevent development on site being delivered?**

- 2.3.4 **Answer yes or no.** In testing the suitability of sites, the compatibility with existing and likely proposed development in the vicinity of the location should be considered.

**Question 20: Is the site directly accessible from the highway network or could it reasonably become so?**

- 2.3.5 **Answer yes or no.** Record details of the nature / classification of the relevant roads and any potential problems (e.g. in terms of lack of road capacity or existing congestion). In practice, sites should be excluded if they are known to have inadequate local access which cannot reasonably be improved to a high standard. Note that when discussing the road hierarchy, reference should be made to the primary and secondary road network and it would be helpful to have approximate driving distances to the nearest major A-road and motorway junction. Site access may also be addressed in this question in terms of whether the site actually has access to the road network and its quality. In addition, factors relating to the suitability of the road network and the extent to which access would require reliance on local roads should be considered.

**Question 21: Does the site have any known land contamination or remediation issues?**

- 2.3.6 **Answer yes, no or possibly – needs investigation.** If yes, details of the contamination and state of dereliction should be recorded. It may be that this question is often given the answer 'Possibly – needs testing' because details of land contamination, or whether the site is officially classed as derelict within the NLUD Register of Derelict Sites, may not be available and should be researched at a later stage if the site is taken forward. However, if a site is vacant and appears as though it has been disused for a number of years was formerly used for industrial or similar purposes, this should be noted in the pro forma, as this may indicate the likely possibility of contamination.

**Question 22: Does the site have any known ground instability that would limit development?**

- 2.3.7 **Answer yes, no or possibly – needs investigation.** When completing the pro forma, in many cases, such detailed information will not be available on a site-by-site basis but where it is, it should be assessed for its effect on the potential of the site for development. Locations, and / or the environs of locations, that are liable to be affected by land instability will limit the potential for development.

**Question 23: Can adequate provision be made to supply all major utilities to the site?**

- 2.3.8 **Answer yes, no or possibly – needs investigation.** Identify whether all major utilities on the site can be supplied, where such information is available.

**Question 24: Is the site within the Functional Floodplain (Flood Zone 3b)?**

- 2.3.9 **Answer yes or no.** At this stage, the answer to this question is not expected to go into the detail of a site-specific flood risk assessment, merely establish whether site is in the area of most severe flood risk.

**Question 25: Is the site within the Green Belt?**

- 2.3.10 **Answer yes or no.** A site being in, or adjacent to, the Green Belt does not necessarily automatically rule out development on that site, as some uses are compatible with objectives of the Green Belt and, even where a use may not be compatible with these objectives, any local exception sites, major development sites (as defined by PPG2, Annex C) or previously developed land may enable the re-use of that site. However, it is still a limitation to many types of development. Where Strategic Gaps are relevant, they should also be highlighted where a site is within or adjacent to a Strategic Gap.

**Question 26: Would development of the site affect any flight paths associated with airports / airfields that may prevent development from taking place?**

- 2.3.11 **Answer yes or no.** As part of the aerodrome safeguarding procedure (ODPM Circular 1/2003) local planning authorities are required to consult aerodrome operators on proposed developments likely to attract birds.
- 2.3.12 Reference should be made as to whether development of the site would affect any flight paths associated with airports / airfields. The primary aim is to guard against new or increased hazards caused by development. Where birds congregate in large numbers, they can provide a hazard to aircraft at locations close to aerodromes or low flying areas. In answering this question, proximity to the nearest aerodrome / airport should be given.

**Question 27: Is there interest in site for development?**

- 2.3.13 **Answer yes or no.** Record any interest in the site that currently exists from developers.

**Question 28: Is there likely potential for the site to be delivered for new development in the lifetime of the Local Plan?**

- 2.3.14 **Answer yes or no.** Record an indication of whether the site can be delivered for new development in the lifetime of the Local Plan (by March 2027).

**Question 29: Should the site be taken forward for consideration in the Local Plan?**

- 2.3.15 **Answer yes or no.** If the site is not being taken forward, then the reasons should be recorded here. All sites not rejected at this stage will pass forward for further consideration in the next

section of the pro forma. Any key deliverability issues arising, which may have a bearing on the site's potential allocation but did not prevent it from being taken forward should be recorded.

## 2.4 Sustainability Issues

### **Biodiversity**

**Question 30: Is the site within 5km of and / or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR sites)?**

- 2.4.1 **Answer yes or no.** Potential impacts on internationally designated sites (a Special Protection Area under the 'Bird Directive', a Special Area of Conservation under the 'Habitats Directive' or a RAMSAR site under the Ramsar Convention on Wetlands) should be considered carefully.

**Question 31: Is the site within 1km of and / or likely to impact on a Site(s) of Special Scientific Interest (SSSI)?**

- 2.4.2 **Answer yes or no.** Potential impacts on a Site(s) of Special Scientific Interest (SSSI) should be carefully considered. Any reasonably anticipatable impacts arising from development of the site on SSSIs within 1km should also be flagged up (e.g. the potential impact of pollutant emissions from an industrial use).
- 2.4.3 According to Planning Policy Statement 9: Biodiversity and Geological Conservation, where a proposed development on land within or outside a SSSI is likely to have an adverse effect on an SSSI (either individually or in combination with other developments), planning permission should not normally be granted.

**Question 32: Is the site in within 100m of areas designated to be of local nature conservation importance (e.g. Sites of Biological Importance and Local Nature Reserves)?**

- 2.4.4 **Answer yes or no.** The topography of the site should also be considered as this could mean that impacts travel further for some uses (e.g. pollutant emissions from an industrial use). Areas designated to be of local nature conservation importance are typically Sites of Biological Interest (SBI) or Local Nature Reserves (LNR).

**Question 33: Is the site known to be home to protected species and / or habitats?**

- 2.4.5 **Answer yes, no or possibly – needs investigation.** In many cases, such detailed information will not be available on a site-by-site basis but where it is, it should be provided to consider what effect the development of the potential site will have on protected species and / or habitats. Any site taken forward for development requires detailed ecological surveys on a site-specific basis, but this may not be provided until a planning application is prepared.
- 2.4.6 According to PPS9, through policies in plans, local authorities should also conserve other important natural habitat types that have been identified in the Countryside and Rights of Way Act 2000 Section 74 as being of principal importance for the conservation of biodiversity in England and identify opportunities to enhance and add to them. According to PPS9, many individual wildlife species receive statutory protection under a range of legislative provisions.



Other species have been identified as requiring conservation action as species of principal importance for the conservation of biodiversity in England. Local authorities should take measures to protect the habitats of these species from further decline through policies in local development documents. Planning authorities should ensure that these species are protected from the adverse effects of development, where appropriate, by using planning conditions or obligations. Planning authorities should refuse permission where harm to the species or their habitats would result unless the need for, and benefits of, the development clearly outweigh that harm.

**Question 34: Is the site within 100m of woodlands, including ancient woodlands, or trees with Tree Preservation Orders?**

2.4.7 **Answer yes or no.** If yes details should be provided.

**Question 35: What could the effects of development on this site be on the sustainability of biodiversity locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?**

2.4.8 **Very Positive / Positive / Neutral / No Effect / Negative / Very Negative.** Taking into consideration all the answers above in relation to biodiversity, URS Scott Wilson will consider the effects that development on this site would have on the sustainability of biodiversity locally and in the wider borough and sub-regionally. This should consider the short, medium and long term effects and whether these will be temporary or permanent. Any key sustainability issues relating to biodiversity that would have a bearing on the site's potential allocation should be noted.

**Water and Land Resources**

**Question 36: Is the site subject to any known stability issues?**

2.4.9 **Answer yes, no or possibly – needs investigation.** The answer to this question will be the same as Question 22, but it is worth reiterating it here to ensure it is taken account of in reaching a view on the sustainability of the site for development in light of its impacts on soil and land resources.

**Question 37: Is the site identified for its geological or geomorphological importance (e.g. Local Geological Sites)?**

2.4.10 **Answer yes or no.** Sites that are of geological or geomorphological importance within West Lancashire including Local Geological Sites (LGS).

**Question 38: Does the site have any adverse gradients on it?**

2.4.11 **Answer yes or no.** Any areas within the site with steep gradients should be recorded as these could potentially have an impact on the deliverability of development on the site.

**Question 39: Is the site located on the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification)?**

2.4.12 **Answer yes or no.** According to PPS7, the presence of the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification) should be

taken into account alongside other sustainability considerations when determining planning applications. Where significant development of agricultural land is unavoidable, local planning authorities should seek to use areas of poorer quality land (grades 3b, 4 and 5) in preference to that of a higher quality, except where this would be inconsistent with other sustainability considerations.

#### Question 40: Is the site an active mineral working site?

- 2.4.13 **Answer yes or no.** If yes, details of the mineral working should be recorded.

#### Question 41: Is the site contaminated or derelict land?

- 2.4.14 **Answer yes, no or possibly – needs investigation.** The answer to this question will be the same as Question 21, but it is worth reiterating it here to ensure it is taken account of in reaching a view on the sustainability of the site for development in light of its impacts on soil and land resources.

#### Question 42: Is the site previously developed land?

- 2.4.15 **Answer ‘Yes – previously developed land’ or ‘No – Greenfield land’.** In deciding which sites should be identified, priority should be given to the re-use of previously developed land. Previously developed land<sup>1</sup> is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed-surface infrastructure. The definition covers the curtilage of the development.

#### Question 43: What could the effects of development on this site be on the sustainability of land resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?

- 2.4.16 **Very Positive / Positive / Neutral / No Effect / Negative / Very Negative.** Taking into consideration all the questions in relation to soil and land resources, URS Scott Wilson will consider the effects that development on this site would have on the sustainability of land resources locally and in the wider borough and sub-regionally. This should consider the short, medium and long term effects and whether these will be temporary or permanent. Any key sustainability issues relating to land resources that would have a bearing on the site's potential allocation should be noted.

#### Question 44: Is the site located within or adjacent to a Major Aquifer or Source Protection Zone 1 or 2?

- 2.4.17 **Answer yes or no.** The Environment Agency has identified Major Aquifers and Source Protection Zones (SPZs) for groundwater sources such as wells, boreholes and springs used for public drinking water supply. SPZs show the risk of contamination from any activities that might cause pollution in the area. According to the Agency, the closer the activity, the greater the risk. The Agency identifies four zones including Zone 1 – inner protection zone – and Zone 2 – outer

<sup>1</sup> ‘Planning Policy Statement 3 (PPS3): Housing’ (p.26, Annex B) defines previously-developed land. The definition includes defence buildings, land used for mineral extraction and waste disposal sites where provision for restoration has not been made through development control procedures. It excludes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds, and allotments).

protection zone – which will be considered here. It is important that any use proposed on each site does not have a detrimental impact on a major aquifer or a source protection zone.

**Question 45: What could the effects of development on this site be on the sustainability of water quality and resources locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?**

- 2.4.18 **Very Positive / Positive / Neutral / No Effect / Negative / Very Negative.** Taking into consideration all the questions in relation to water quality and resources, URS Scott Wilson will consider the effects that development on this site would have on the sustainability of water quality and resources locally and in the wider borough and sub-regionally. This should consider the short, medium and long term effects and whether these will be temporary or permanent. Any key sustainability issues relating to water quality and resources that would have a bearing on the site's potential allocation should be noted.

### **Climatic Factors and Flooding**

**Question 46: Is the site within zones 2 or 3 of the floodplain or in an area with a history of groundwater or surface water flooding?**

- 2.4.19 **Answer yes or no or possibly – needs investigation.** At this stage, the answer to this question is not expected to go into the detail of a site-specific flood risk assessment, merely highlight where they may be a risk of flooding which should be investigated further at a later stage should the site be taken forward. However, the Flood Zone that the site is in should be noted as well as any other flood risk issues (e.g. any risk, or history of, groundwater or surface water flooding associated with the site).

**Question 47: What could the effects of development on this site be on the sustainability of climatic factors, energy and flooding locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?**

- 2.4.20 **Very Positive / Positive / Neutral / No Effect / Negative / Very Negative.** Taking into consideration all the questions in relation to climatic factors, energy and flooding, URS Scott Wilson will consider the effects that development on this site would have on the sustainability of climatic factors, energy and flooding locally and in the wider borough and sub-regionally. This should consider the short, medium and long term effects and whether these will be temporary or permanent. Any key sustainability issues relating to climatic factors, energy and flooding that would have a bearing on the site's potential allocation should be noted.

### **Heritage and Landscape**

**Question 48: Is the site located within, or in proximity to (within 5km of), and / or likely to impact on an Area of Outstanding Natural Beauty (AONB) or Heritage Coast?**

- 2.4.21 **Answer yes or no.** For the purposes of completing the pro forma, proximity will be taken to mean that the site is within 5km of an AONB or Heritage Coast. Any reasonably anticipatable impacts arising from the uses proposed on the site on AONB or Heritage Coast within 5km should also be flagged up.

**Question 49: Is the site located within, or in proximity to (within 1km of), any area designated for its local landscape importance or is it likely to have adverse impacts on the landscape?**

- 2.4.22 **Answer yes or no.** Proximity in the context of this question is meant to highlight where the site is close enough to an area of local landscape importance that development on the site that could possibly harm the character of the area of local landscape importance should be identified.

**Question 50: Is the site in the Green Belt? If so, would development on this site cause harm to the objectives of Green Belt Designation?**

- 2.4.23 **Answer yes or no.** The answer to this question will be the same as Question 25, but it is worth reiterating it here to ensure it is taken account of in reaching a view on the sustainability of the site for development in light of its impacts on heritage and landscape.

**Question 51: Is the site in proximity to (within 250m of) a site or building with a nationally recognised heritage designation (Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Historic Battlefields and Registered Parks and Gardens)?**

- 2.4.24 **Answer yes or no.** Proximity in the context of this question is meant to highlight where the site is close enough to an area, site or building with a nationally recognised heritage designation. Development on the site that could possibly harm the setting and character of a nationally recognised heritage designation should be identified.

**Question 52: What could the effects of development on this site be on the sustainability of heritage and landscape locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?**

- 2.4.25 **Very Positive / Positive / Neutral / No Effect / Negative / Very Negative.** Taking into consideration all the questions in relation to heritage and landscape, UIRS Scott Wilson will consider the effects that development on this site would have on the sustainability of heritage and landscape locally and in the wider borough and sub-regionally. This should consider the short, medium and long term effects and whether these will be temporary or permanent. Any key sustainability issues relating to heritage and flooding that would have a bearing on the site's potential allocation should be noted.

## **Social Equality and Community Services**

**Question 53: Will development of the site harm any nearby sensitive community receptors, existing or proposed (e.g. schools, hospitals and public / outdoor recreation uses)?**

- 2.4.26 **Answer yes or no.** This question identifies what adverse impacts the development of a site may have on any nearby sensitive community receptors, both existing and proposed. Answers should identify any impacts relating to dust, fumes, air emissions, odours, vermin and birds, noise and vibration and litter.

**Question 54: Is the site within 30 minutes public transport journey of a Primary School?**

2.4.27 **Answer yes or no.** If yes, state the distance and any other potentially relevant information.

**Question 55: Is the site within 40 minutes public transport journey of a Secondary School?**

2.4.28 **Answer yes or no.** If yes, state the distance and any other potentially relevant information.

**Question 56: Is the site within 60 minutes public transport journey of a Further Education Institution?**

2.4.29 **Answer yes or no.** If yes, state the distance and any other potentially relevant information.

**Question 57: Is the site within 60 minutes public transport journey of a Hospital?**

2.4.30 **Answer yes or no.** If yes, state the distance and any other potentially relevant information.

**Question 58: Is the site within 30 minutes public transport journey of a GP Practice?**

2.4.31 **Answer yes or no.** If yes, state the distance and any other potentially relevant information.

**Question 59: Is the site within 30 minutes public transport journey of Town Centre?**

2.4.32 **Answer yes or no.** If yes, state the distance and any other potentially relevant information.

**Question 60: Is the site within 10 minutes walk (800m) of a Large Village Centre?**

2.4.33 **Answer yes or no.** If yes, state the distance and any other potentially relevant information.

**Question 61: Is the site within 15 minutes walk (1200m) of a Public Open Space of at least 5ha in size?**

2.4.34 **Answer yes or no.** If yes, state the distance and any other potentially relevant information.

**Question 62: Is the site within 10 minutes walk (800m) of a natural green space (e.g. Local Nature Reserve) of at least 2ha in size?**

2.4.35 **Answer yes or no.** If yes, state the distance and any other potentially relevant information.

**Question 63: Is the site within 40 minutes public transport journey of a Leisure / Recreation / Sports facility?**

2.4.36 **Answer yes or no.** If yes, state the distance and any other potentially relevant information.

**Question 64: What could the effects of development on this site be on the sustainability of community health and equality, leisure and education**

**locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?**

- 2.4.37 **Very Positive / Positive / Neutral / No Effect / Negative / Very Negative.** Taking into consideration all the questions in relation to community health and equality, leisure and education, URS Scott Wilson will consider the effects that development on this site would have on the sustainability of community health and equality, leisure and education locally and in the wider borough and sub-regionally. This should consider the short, medium and long term effects and whether these will be temporary or permanent. Any key sustainability issues relating to community health and equality, leisure and education that would have a bearing on the site's potential allocation should be noted.

### **Local Economy and Employment**

**Question 65: Is the site within 250m of any sensitive commercial receptors, existing or proposed (e.g. sensitive business uses and tourist / visitor attractions)?**

- 2.4.38 **Answer yes or no.** If yes, state the distance and any other potentially relevant information (e.g. what the receptor is).

**Question 66: Is the site within 40 minutes public transport journey of an employment area?**

- 2.4.39 **Answer yes or no.** If yes, state the distance and any other potentially relevant information.

**Question 67: What could the effects of development on this site be on the sustainability of the local economy and employment locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?**

- 2.4.40 **Very Positive / Positive / Neutral / No Effect / Negative / Very Negative.** Taking into consideration all the questions in relation to local economy and employment, URS Scott Wilson will consider the effects that development on this site would have on the sustainability of local economy and employment locally and in the wider borough and sub-regionally. This should consider the short, medium and long term effects and whether these will be temporary or permanent. Any key sustainability issues relating to local economy and employment that would have a bearing on the site's potential allocation should be noted.

### **Housing**

**Question 68: Is the site within 250m of any residential dwellings (including individual houses)?**

- 2.4.41 **Answer yes or no.** If yes, state the distance and any other potentially relevant information (e.g. broad number of houses). In answering this question, state the amount of residential dwellings within 250m, including the scale/density of the housing (below 30 dph, medium 30-50 dph or high 50+dph).

**Question 69: What could the effects of development on this site be on the sustainability of housing provision locally and in the wider Borough and**



**sub-region in the short, medium and long-term and will the effects be temporary or permanent?**

- 2.4.42 **Very Positive / Positive / Neutral / No Effect / Negative / Very Negative.** Taking into consideration all the questions in relation to housing provision, URS Scott Wilson will consider the effects that development on this site would have on the sustainability of housing provision locally and in the wider borough and sub-regionally. This should consider the short, medium and long term effects and whether these will be temporary or permanent. Any key sustainability issues relating to housing provision that would have a bearing on the site's potential allocation should be noted.

**Air Quality and Transportation**

**Question 70: Is the site located within or adjacent to an existing Air Quality Management Area (AQMA)?**

- 2.4.43 **Answer yes or no.** The cumulative impact that the development of a site can have on air quality together with other existing local sources of air emissions is an important factor. Therefore, a site's proximity to an AQMA should be recorded.

**Question 71: Are there any sensitive receptors nearby (e.g. residential, community facilities) that may be impacted by dust, fumes and emissions (i.e. local air quality issues) caused by the development and end-use of the site?**

- 2.4.44 **Answer yes or no.** Dust, fumes and emissions would be a particular issue where the site is developed for B2 (General Industry) and B8 (Storage and Distribution) employment uses. Identify the potential impact that the development and end-use of the site (particularly B2 and B8 employment uses) would have on sensitive receptors.

**Question 72: What could the effects of development on this site be on the sustainability of air quality locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?**

- 2.4.45 **Very Positive / Positive / Neutral / No Effect / Negative / Very Negative.** Taking into consideration all the questions in relation to air quality, URS Scott Wilson will consider the effects that development on this site would have on the sustainability of air quality locally and in the wider borough and sub-regionally. This should consider the short, medium and long term effects and whether these will be temporary or permanent. Any key sustainability issues relating to air quality that would have a bearing on the site's potential allocation should be noted.

**Question 73: How suitable is the road network to accommodate the increased levels of traffic to and from the site?**

- 2.4.46 **Answer yes or no.** The answer to this question will be the same as Question 20, but it is worth reiterating it here to ensure it is taken account of in reaching a view on the sustainability of the site for development in light of its impacts on transportation.



**Question 74: Would the likely amount of traffic flowing from the site to the Primary Road Network cause adverse impacts on amenity of sensitive receptors on the route (residential, schools etc.)?**

- 2.4.47 **Answer yes or no.** In answering this question, a distinction needs to be made as to what the sensitive uses that traffic passes through are and what adverse impacts are likely to occur. There is also a need to consider the impacts of traffic once it reaches the primary road network if the nearest main A-road is actually quite narrow or congested, as may be the case in some areas of West Lancashire. In this situation, the sensitive uses that the congested / narrow A-road passes through before reaching a larger A-road or a motorway should be considered, as these uses could also be affected by an increase in traffic caused by the development of the site.

**Question 75: Is the site within 800m of an existing or proposed cycle route?**

- 2.4.48 **Answer yes or no.** If yes, state the distance and any other potentially relevant information. (e.g. whether routes are existing or proposed).

**Question 76: Is the site within 800m of a bus stop?**

- 2.4.49 **Answer yes or no.** If yes, state the distance and any other potentially relevant information (e.g. how frequent the bus services are, how many bus stops or bus services are accessible).

**Question 77: Is the site within 1200m of a Rail Station?**

- 2.4.50 **Answer yes or no.** If yes, state the distance and any other potentially relevant information.

**Question 78: Does the site have public footpaths, rights of way or any other type of footpath on it or near to it?**

- 2.4.51 **Answer yes or no.** While the question relates mainly to those public footpaths and rights of way that are on the site, any in the immediate vicinity of the site should be highlighted as well.

**Question 79: What could the effects of development on this site be on the sustainability of transportation locally and in the wider Borough and sub-region in the short, medium and long-term and will the effects be temporary or permanent?**

- 2.4.52 **Very Positive / Positive / Neutral / No Effect / Negative / Very Negative.** Taking into consideration all the questions in relation to transportation, URS Scott Wilson will consider the effects that development on this site would have on the sustainability of transportation locally and in the wider borough and sub-regionally. This should consider the short, medium and long term effects and whether these will be temporary or permanent. Any key sustainability issues relating to transportation that would have a bearing on the site's potential allocation should be noted.

## 2.5 Cumulative Impacts

**Questions 80 to 82: Will locating a new development on the site, including in conjunction with other existing and proposed development in the vicinity:**

- Have an adverse impact on the perceived environmental quality or character of the area?
- Be likely to improve or increase access to social infrastructure or increase the burden on existing infrastructure and facilities.
- Be likely to inhibit or to promote the economic potential of the area?

- 2.5.1 This relates to Questions 80 to 82. Scott Wilson will answer **yes, no or possibly** as well as **Very Positive / Positive / Neutral / No Effect / Negative / Very Negative** to consider what the impact will be.
- 2.5.2 For Question 80, from the data thus far gathered for a site in the pro forma, a good general impression of the environmental quality and character of the area surrounding the site should have been gained. Based on this evidence, a judgement is required in this question as to whether the development of the site will adversely impact the way the environmental quality or character of the area is perceived (as well as whether it will actually affect environmental quality or character, bearing in mind the fact that different uses will have different levels of impact and will impact in different ways) or whether it will actually enhance local environmental quality and character.
- 2.5.3 By way of example, if the site is located in a low-end industrial estate the environmental quality and character is likely to already be low and so the impact of most types of development is unlikely to be great or adverse and may, in the case of a higher-end uses, actually slightly improve the environmental quality and character. However, if the site is located within a residential area, the environmental quality and character will likely be high in the first place and so many uses of the site may well have an adverse impact on this quality and character.
- 2.5.4 With regards to Question 81, the way that the use of site impacts on social infrastructure will vary depending on what type of use is developed. For example a new residential development could place a burden on exiting community facilities such as schools and recreational facilities (although this will assessed at the planning application stage regarding developer contributions).
- 2.5.5 Question 82 addresses the economic impact of a new development. This also links back to perceived environmental quality because, if an area is perceived to be of poor environmental character because of a particular use, it can inhibit the economic potential of that area. However, depending on the type of use and the existing environmental quality of an area, a high quality use can actually boost the local economy through the provision of local jobs and by improving the environmental character of the area.
- 2.5.6 The impacts appraised in Questions 80 and 82 can often have a similar effect but while Question 83 considers the effect on residential communities and their services, Question 82 considers the impact on business communities, particularly any located in the vicinity of the site. Therefore,

while the environmental impact for a site will remain consistent, the impact on social cohesion / inclusion and economic potential may differ depending on what land-uses surround the site.

## 2.6 Summary Conclusions and Potential Mitigation Measures

- 2.6.1 **Record conclusions.** Provide a summary of the general merits of the site for accommodating new development. Highlight particular issues of relevance to the site that have been identified in the preceding questions. These issues can be both negative and positive.
- 2.6.2 If any of the constraints identified in the appraisal can be effectively guarded against then the relevant mitigation measures should be recorded here. For example, planning conditions could be used in respect of transport modes, the hours of operation where these may have an impact on neighbouring land use, landscaping, plant and buildings, the timescale of the operations, and impacts such as noise, vibrations, odour, and dust from certain phases of the development such as demolition and construction.



Habitat Regulations Assessment and  
Appropriate Assessment  
**West Lancashire Borough Council**  
**Local Plan Preferred Options**

Issue 4  
November 2011

Prepared for



## Revision Schedule

**HRA/AA Report**  
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November 2011

Rev	Date	Details	Prepared by	Reviewed by	Approved by
01	18 Feb 2011	Issue 1	<b>Leila Payne</b> Ecologist/EIA Specialist	<b>Gail Quartly-Bishop</b> Principal Ecologist	<b>James Riley</b> Principal Ecologist
02	8 March 2011	Issue 2	<b>Leila Payne</b> Ecologist/EIA Specialist	<b>Gail Quartly-Bishop</b> Principal Ecologist	<b>James Riley</b> Principal Ecologist
03	25 Nov 2011	Revised policies	<b>Gail Quartly-Bishop</b> Principal Ecologist	<b>James Riley</b> Principal Ecologist	<b>Steve Muddiman</b> Associate
04	29 Nov 2011	Revised following client comment	<b>Gail Quartly-Bishop</b> Principal Ecologist	<b>Steve Muddiman</b> Associate	<b>Steve Muddiman</b> Associate

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# 1 Introduction

## 1.1 Habitat Regulations Assessment

- 1.1.1 The Habitats Directive applies the precautionary principle to Natura 2000 Sites (Special Areas of Conservation, SACs, and Special Protection Areas, SPAs; as a matter of UK Government policy, Ramsar Sites<sup>1</sup> are given equivalent status). Collectively, such sites are referred to as “European sites”. The need for Appropriate Assessment (AA) is set out within Article 6 of the EC Habitats Directive 1992, and interpreted into British law by the Conservation of Habitats and Species Regulations 2010 (Box 1). The ultimate aim of the Directive is to “*maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest*” (Habitats Directive, Article 2(2)). This aim relates to habitats and species, not the Sites themselves, although the Sites have a significant role in delivering favourable conservation status.

### Box 1. The legislative basis for Appropriate Assessment

#### Habitats Directive 1992

*“Any plan or project not directly connected with or necessary to the management of the European site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the European site in view of the European site’s conservation objectives.”*

Article 6 (3)

#### Conservation of Habitats and Species Regulations 2010

*“A competent authority, before deciding to ... give any consent for a plan or project which is likely to have a significant effect on a European site ... shall make an appropriate assessment of the implications for the European site in view of that European sites conservation objectives ... The authority shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site”.*

- 1.1.2 URS/Scott Wilson has been appointed by West Lancashire Borough Council (“the Council”) to assist in undertaking a Habitat Regulations Assessment (HRA) of the potential effects of the Local Development Framework (LDF) Local Plan, on the Natura 2000 network and Ramsar Sites (herein collectively referred to as ‘European sites’).
- 1.1.3 The LDF will supersede the current Unitary Development Plan. The current Unitary Development Plan was adopted in 2001 and is saved until the LDF Development Plan Documents (DPDs) come into effect. The Council’s aim is to adopt the Local Plan in 2012.

<sup>1</sup> Wetlands of International Importance designated under the Ramsar Convention 1979

- 1.1.4 This document is a combined HRA Screening and AA Report of the Local Plan Preferred Options. Earlier HRA work associated with the Issues and Options (September 2009) is reported elsewhere<sup>2</sup>.
- 1.1.5 Chapter 2 of this report explains the process by which the HRA Screening and AA has been carried out. Chapter 3 explores the relevant pathways of impact resulting from the scale of development that will be delivered in West Lancashire. Chapters 4 to 15 provide a screening exercise and, where policies have been screened in, the AA for the Local Plan. This is organised on the basis of one Chapter per European site, except where multiple European sites overlap in a particular geographic area (e.g. Ribble & Alt Estuaries SPA and Ramsar Sites). Each Chapter begins with a consideration of the interest features and ecological condition of the European site and environmental process essential to maintain Site integrity. A brief assessment of the Local Plan in respect of each European site (both in isolation and in combination with other projects and plans) is then carried out. The conclusion of the HRA Screening and AA is then summarised in Chapter 16.

## 1.2 West Lancashire Local Plan

- 1.2.1 The purpose of the West Lancashire Local Plan (herein referred to as the 'Local Plan') is to contribute to the delivery of sustainable development within West Lancashire. This is to be achieved through setting out the vision, objectives and strategic approach for the spatial development of the borough until 2027. The Local Plan will therefore provide the over-arching policy for the West Lancashire LDF (Local Development Framework), and serves as the first Development Plan Document (DPD) of the LDF.
- 1.2.2 The West Lancashire LDF is the name given to the collection of planning documents that will replace the current West Lancashire Replacement Local Plan (2001-2016). It will ensure new homes, jobs and services required by communities are located in the most sustainable places, and provide the framework for delivering the necessary infrastructure, facilities and other development to make this possible. Introduced by the Planning and Compulsory Purchase Act 2004, the new LDF system is built on the principles of:
- Sustainable development;
  - Addressing climate change;
  - Spatial planning;
  - High quality design;
  - Good accessibility; and
  - Community involvement.
- 1.2.3 This HRA Screening and AA is of the Preferred Options that the Council wish to pursue in the Local Plan. It has been updated taking into account emerging evidence, changing regional and national planning policy and the views expressed by the public and stakeholders on the strategic options. It essentially sets out a proposed (and preferred) way forward for the Local Plan in terms

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<sup>2</sup> West Lancashire Borough Council (2009) Local Development Framework Habitat Regulations Assessment for the Local Plan Options (September 2009)

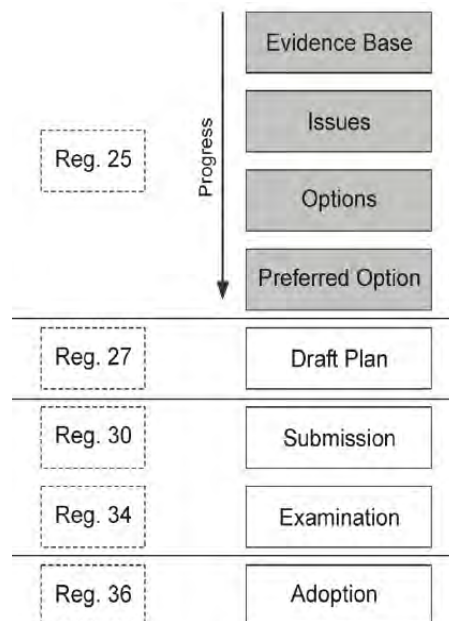
of what areas policy should cover and what policy in those areas will seek to achieve. These Preferred Options have emerged following previous consultations on issues facing the borough (January 2009) and on options for addressing those issues through spatial planning and sustainable development (September 2009).

1.2.4 Within the LDF, alongside the Local Plan, two further Development Plan Documents will be prepared:

- a Development Management Policies DPD which will provide more detailed policies on specific policy areas to help assess planning applications; and
- a Site Allocations DPD which will address Site-specific issues and allocations for specific types of development across the borough and will be prepared following adoption of the Local Plan.

1.2.5 Following consultation of the Local Plan Preferred Options, alongside further changes to national planning policy and further evidence base that emerges, the Preferred Option will be used to prepare a Publication Draft version of the Local Plan for a final round of public consultation prior to submitting the Local Plan to the Secretary of State for an Examination in Public. Box 2 indicates the current stage of the Local Plan progress.

### Box 2: West Lancashire Local Plan Progress



1.2.6 Appendix 1 of this report provides a key spatial diagram which illustrates the locations of Key Areas of the Local Plan, with particular relevance to Policy SP1 (A Sustainable Development Framework for West Lancashire). Appendix 2 lists the West Lancashire Preferred Option Local Plan Policies, providing a summary description of each policy.

- 1.2.7 The key aspects of the Local Plan that are subject to HRA screening and AA in this report are listed below. Relevant Local Plan policy numbers are in brackets.
- Provision of 4,500 new dwellings (net) over the lifetime of the Local Plan (CS1, RS2) - there are two options for this spatial distribution which comprise the dispersal of Green Belt Housing Development or the inclusion of the Burscough Strategic Development Site (SP3)
  - Provision of 87 hectares of new employment land (CS1, SP3, EC1)
  - Provision of infrastructure including water supply/ treatment and social infrastructure (community services/ facilities) (CS1, IF3), energy supply (CS1, EN1) and green infrastructure (EN3), and developers' contribution to this (IF4)
  - Enhancement and regeneration of Skelmersdale as a town centre regional development site, the focus of borough-wide housing and employment land provision (CS1, SP2)
  - Development of land to the west of Burscough as a strategic development site including up to 600 new residential houses, 10ha new employment land, and a decentralised renewable energy facility (SP3)
  - Expansion of Edge Hill university in Ormskirk including up to 10ha of greenbelt land (EC4)
  - Promotion and enhancement of tourism within the borough as part of the development of the rural economy (EC2) and green infrastructure (EN3)
  - Provision for Gypsies Travellers and Travelling Showpeople (Policy RS4)
  - Renewable energy development including district heating networks, small to medium renewable energy projects, and large scale grid connection wind energy development and off shore energy (SP1; EN1), including within Burscough (SP3) and as part of the development of rural economy (EC2)
- 1.2.8 It is important to note the projected demographic population shift in the borough, which has a growing, ageing population. In 2007, the population of the borough was estimated at almost 110,000. The population of the borough is projected to increase by approximately 7% during the lifetime of the Local Plan, equating to an additional approximate 7,500 residents<sup>3</sup>. Approximately one-quarter of residents are currently of retirement age. By 2031, this proportion is projected to have risen to around one-third of residents, whilst over the same period, the proportion of people aged 15-59 will have dropped from 59% of the population to less than 50%.
- 1.2.9 There are variations in the population age structure between settlements. In general, the rural areas of West Lancashire are more attractive to people of middle or retirement age, whilst Skelmersdale has a younger, more varied population structure. One key aim of the Local Plan is to the delivery of services, provision of an adequate labour force and a suitable balanced housing stock that takes account of the ageing population.

<sup>3</sup> Approximate figures based on Spatial Portrait and Key Issues for West Lancashire, in the Local Plan Preferred Options Report (August 2010)



## 2 Methodology

### 2.1 Introduction

- 2.1.1 This section sets out our approach and methodology for undertaking the HRA Screening and AA. Habitat Regulations Assessment itself operates independently from the planning policy system, being a legal requirement of a Statutory Instrument. Therefore, there is no direct relationship to PPS12 and the 'Test of Soundness'. The HRA process we have adopted has been designed to ensure that the HRA is: a) compliant; b) accepted by key stakeholders including Natural England; c) has clear recommendations that can be used by the Council to develop their plan; and d) has a clear record of the process undertaken, providing the necessary evidence base for the plan.

### 2.2 A Proportionate Assessment

- 2.2.1 Project-related HRA often requires bespoke survey work and novel data generation in order to accurately determine the significance of adverse effects, that is, to look beyond the risk of an effect to a justified prediction of the actual likely effect and to the development of avoidance or mitigation measures.

- 2.2.2 However, the draft CLG guidance<sup>4</sup> makes it clear that when implementing HRA of land-use plans, the Appropriate Assessment (AA) should be undertaken at a level of detail that is appropriate and proportional to the level of detail provided within the plan itself:

*"The comprehensiveness of the [Appropriate] assessment work undertaken should be proportionate to the geographical scope of the option and the nature and extent of any effects identified. An AA need not be done in any more detail, or using more resources, than is useful for its purpose. It would be inappropriate and impracticable to assess the effects [of a strategic land use plan] in the degree of detail that would normally be required for the Environmental Impact Assessment (EIA) of a project."*

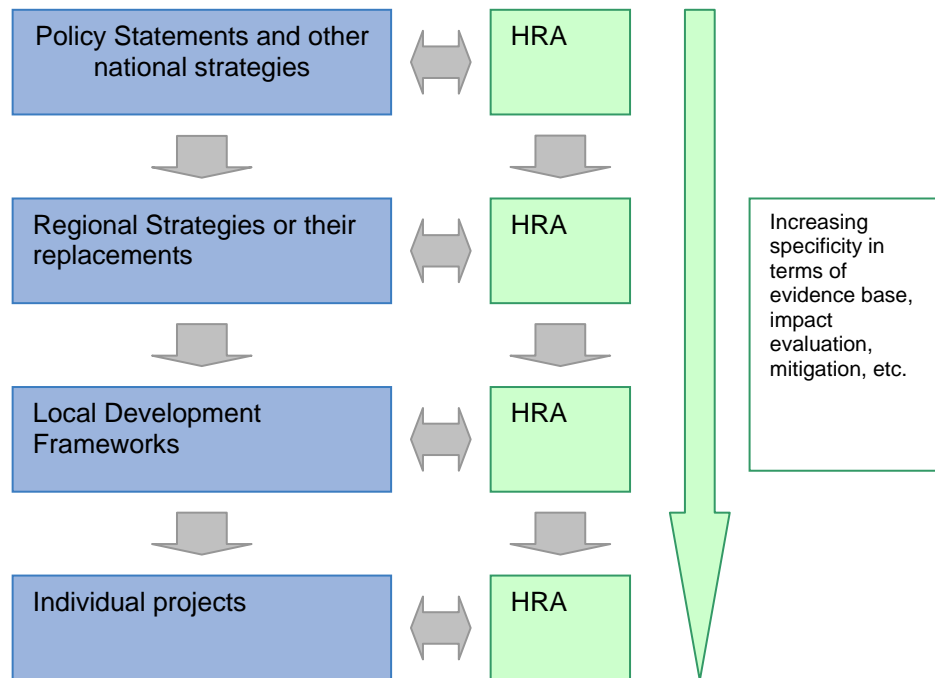
- 2.2.3 In other words, there is a tacit acceptance that appropriate assessment can be tiered and that all impacts are not necessarily appropriate for consideration to the same degree of detail at all levels (Figure 1).

- 2.2.4 For an LDF, the level of detail concerning the developments that will be delivered is usually insufficient to make a highly detailed assessment of significance of effects. For example, precise and full determination of the impacts and significant effects of a new settlement will require extensive details concerning the design of the town, including layout of greenspace and type of development to be delivered in particular locations, yet these data will not be decided until subsequent stages.

- 2.2.5 The most robust and defensible approach to the absence of fine grain detail at this level is to make use of the precautionary principle. In other words, the plan is never given the benefit of the doubt; it must be assumed that a policy/ measure is likely to have an impact leading to a significant adverse effect upon a European site unless it can be clearly established otherwise.

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<sup>4</sup> CLG (2006) Planning for the Protection of European sites, Consultation Paper

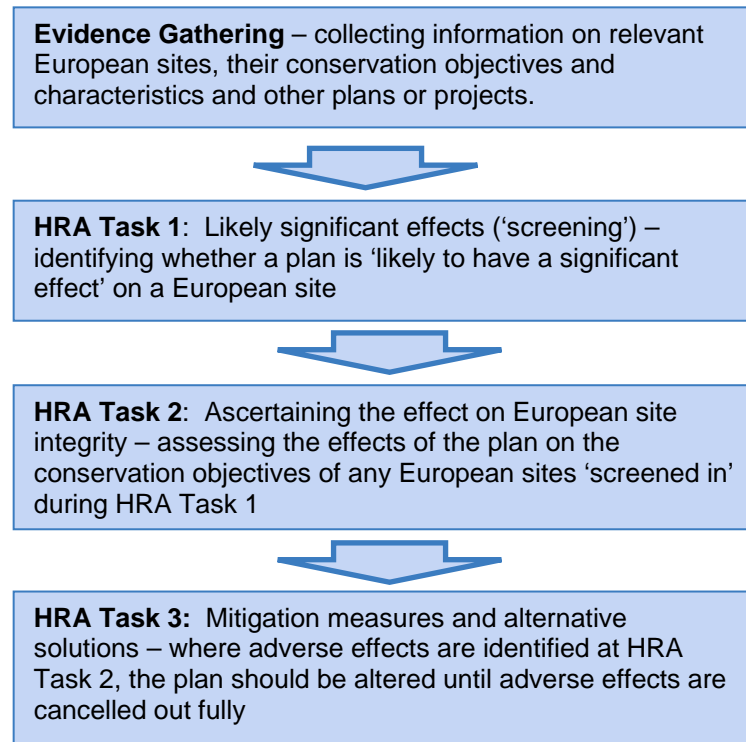


**Figure 1: Tiering in HRA of Land Use Plans**

## 2.3 The Process of HRA

- 2.3.1 The HRA is being carried out in the continuing absence of formal Government guidance. CLG released a consultation paper on AA of Plans in 2006<sup>5</sup>. As yet, no further formal guidance has emerged.
- 2.3.2 Figure 2 below outlines the stages of HRA according to current draft CLG guidance. The stages are essentially iterative, being revisited as necessary in response to more detailed information, recommendations and any relevant changes to the plan until no significant adverse effects remain.
- 2.3.3 In practice, we and other practitioners have discovered that this broad outline requires some amendment in order to feed into a developing land use plan such as a Local Plan. The following process has been adopted for carrying out the subsequent stages of the HRA.

<sup>5</sup> CLG (2006) Planning for the Protection of European sites, Consultation Paper



**Figure 2: Four-Stage Approach to Habitat Regulations Assessment**

## 2.4 Stage Two: Likely Significant Effect Test (Screening)

- 2.4.1 The first stage of any Habitat Regulations Assessment is a Likely Significant Effect test - essentially a high-level risk assessment to decide whether the full subsequent stage known as Appropriate Assessment is required. The essential question is:

*"Is the Plan, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European sites?"*

- 2.4.2 The objective is to 'screen out' those plans and projects (or site allocations/ policies) that can, without any detailed appraisal, be said to be unlikely to result in significant adverse effects upon European sites, usually because there is no mechanism or pathway for an adverse interaction with European sites. In addition, European sites may be screened out where there is no mechanism or pathway for an adverse effect from any element of a plan or project.

- 2.4.3 Habitat Regulations Assessment Screening was undertaken by the Council<sup>6</sup> on the Local Plan Options (September 2009). The Local Plan was screened in with respect to likely significant effects on the European sites.
- 2.4.4 The HRA Screening of the Local Plan Preferred Options considers those European sites listed below in Table 1. The HRA Screening is documented in the following sections of the report in a tabular format (consisting of one table per European site, with aspects of the Local Plan down the side and potential impacts across the top). The reasons for screening European sites ‘in’ or ‘out’ of subsequent Appropriate Assessment are also documented.

## 2.5 Appropriate Assessment and Mitigation

- 2.5.1 With regard to those European sites where it was considered not possible to ‘screen out’ the Local Plan without detailed appraisal, it was necessary to progress to the later ‘Appropriate Assessment’ stage to explore the adverse effects and devise mitigation.
- 2.5.2 The steps involved are detailed in Box 2.

### **Box 2. The steps involved in the Appropriate Assessment exercise undertaken for the West Lancashire Local Plan**

1. Explore the reasons for the European designation of these European sites.
2. Explore the environmental conditions required to maintain the integrity of the selected European sites and become familiar with the current trends in these environmental processes.
3. Gain a full understanding of the plan and its policies and consider each policy within the context of the environmental processes – would the policy lead to an impact on any identified process?
4. Decide whether the identified impact will lead to an adverse effect on the integrity of the European site.
5. Identify other plans and projects that might affect these European sites in combination with the Plan and decide whether there any adverse effects that might not result from the Plan in isolation will do so “in combination”.
6. Develop measures to avoid the effect entirely, or if not possible, to mitigate the impact sufficiently that its effect on the European site is rendered effectively inconsequential.

- 2.5.3 In evaluating significance, URS Scott Wilson has relied on our professional judgement as well as stakeholder consultation. We believe that we are in an excellent position to provide such judgement given our previous experience in undertaking HRA of plans in the East, South East and North West of England, at RSS, LDF and Area Action Plan levels.

<sup>6</sup> West Lancashire Borough Council (2009) Local Development Framework Habitat Regulations Assessment for the Local Plan Options (September 2009)

2.5.4 The level of detail concerning developments that will be permitted under land use plans will never be sufficient to make a detailed quantification of adverse effects. Therefore, we have again taken a precautionary approach (in the absence of more precise data) assuming as the default position that if an adverse effect cannot be confidently ruled out, avoidance or mitigation measures must be provided. This is in line with CLG guidance that the level of detail of the assessment, whilst meeting the relevant requirements of the Habitats Regulations, should be 'appropriate' to the level of plan or project that it addresses (see Figure 2 for a summary of this 'tiering' of assessment).

2.5.5 When undertaking this part of the assessment, it is essential to bear in mind the principal intention behind the legislation i.e. to ensure that those projects or plans which in themselves have minor impacts are not simply dismissed on that basis, but are evaluated for any cumulative contribution they may make to an overall significant effect. In practice, in combination assessment is therefore of greatest relevance when the plan would otherwise be screened out because its individual contribution is inconsequential.

## 2.6 Consultation with Statutory Bodies

2.6.1 In accordance with best practice, URS/Scott Wilson has engaged in early consultation with statutory bodies. Issue 1 of this HRA/AA report was sent to Natural England and Environment Agency for preliminary comments prior to the official consultation period of the Local Plan Preferred Option. Their preliminary comments are included in Appendix 3, and have been addressed in this revised document, Issue 2 of the HRA/AA report.

## 2.7 Physical scope of the HRA

2.7.1 The physical scope of the HRA is as shown in Table 1. The location of these European sites is illustrated in Figures 3 and 4.

**Table 1: Physical scope of the HRA**

European site	Reason for inclusion
Martin Mere SPA and Ramsar site	Located within the West Lancashire Borough Local Plan Area.
Ribble and Alt Estuaries SPA/ Ramsar site	Located partly within the West Lancashire Borough Local Plan Area.
Sefton Coast SAC	Located within 50m of the Borough Local Plan Area, occupying the same geographical area as parts of the Ribble and Alt Estuaries SPA/Ramsar

European site	Reason for inclusion
Mersey Narrows & North Wirral Foreshore pRamsar and pSPA	Located within Merseyside, with closest point approximately 7km from West Lancashire Borough Local Plan Area, with hydraulic connections to the Ribble and Alt Estuaries SPA/Ramsar (within West Lancashire Borough Local Plan Area) and currently subject to recreational pressures.
Liverpool Bay SPA	Located immediately adjacent to Mersey Estuary with hydraulic connections to Ribble and Alt Estuaries SPA/Ramsar (within West Lancashire Borough Local Plan Area).
Dee Estuary SAC, SPA & Ramsar site	The SAC is located 10km south of West Lancashire Borough Local Plan Area; the SPA/Ramsar is located 20m south of West Lancashire Borough Local Plan Area. There are hydraulic connections to the Ribble and Alt Estuaries SPA/Ramsar (within West Lancashire Borough Local Plan Area)
Mersey Estuary SPA/Ramsar	Located approximately 15km south of West Lancashire Borough Local Plan Area
Morecambe Bay SPA and Ramsar	Located approximately 15km north of the West Lancashire Borough Local Plan Area (Morecambe Bay SAC is located approximately 25km north of the Local Plan Area, so is not included)
River Dee & Bala Lake SAC	Identified as a source of potable water for West Lancashire
River Eden SAC	Haweswater reservoir (to which the River is hydrologically connected) is the main potable water supply for West Lancashire, and is likely to form part of the future water supply for Merseyside and West Cheshire.

2.7.2 No other pathways to other European sites have been identified.

2.7.3 Consideration has been given to including the following European sites but we are currently minded to scope them out:

- **Manchester Mosses SAC** – Located 15km east of the West Lancashire Borough Local Plan Area immediately adjacent to the M62. No realistic pathway has been identified

2.7.4 All baseline data relating to these European sites including interest features and vulnerabilities presented in subsequent sections of this Report is taken from Joint Nature Conservancy Council website (JNCC) unless otherwise stated.

## 2.8 The 'in combination' scope

- 2.8.1 It is a requirement of the Regulations that the impacts and effects of any land use plan being assessed are not considered in isolation but in combination with other plans and projects that may also be affecting the European site(s) in question. The other plans and projects that URS/Scott Wilson have considered are:

### **Core Strategies of Local Authorities Adjacent to West Lancashire**

- Chorley LDF Local Plan
- South Ribble LDF Local Plan
- Fylde LDF Local Plan
- Sefton LDF Local Plan
- Knowsley LDF Local Plan
- St Helens LDF Local Plan
- Wigan LDF Local Plan

### **Core Strategies of Local Authorities adjacent to the European sites**

- Liverpool LDF Local Plan
- Blackburn with Darwen Local Plan
- Blackpool LDF Local Plan
- Preston City LDF Local Plan
- Ribble Valley LDF Local Plan

### **Other Relevant Plans, Policies and Projects**

- Liverpool City Region Renewable Energy Capacity Study<sup>7</sup>
- North West England & North Wales Shoreline Management Plan 2
- Gwynt y Mor Offshore Windfarm Project
- Thornton to Switch Island Link Road
- Crosby Water Centre, Seaforth Terminal and possible visitor centres at Formby/Marshside
- Lancashire Minerals and Waste Local Plan 2009-2021
- Lancashire Local Transport Plan 2 (2006-2010) (and forthcoming Joint Lancashire Local Transport Plan 2011 -2021 in collaboration with Blackpool and Blackburn with Darwen)

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<sup>7</sup> Arup (2010) Liverpool City Regional Renewable Energy Study, completed on behalf of MEAS



- Lancashire Climate Change Strategy (2009-2010)
- Lancashire Economic Strategy
- Ribble Coast and Wetlands Regional Park (2020)<sup>8</sup>

2.8.2 Blackpool International Airport is the fastest growing airport in the UK and is undergoing a multimillion pound refurbishment and modernisation to create new infrastructure, passenger facilities, new air routes, and car parking. This work has already seen a tenfold increase in passengers from 70,000 in 2002 to 700,000 in 2010, aiming to increase to 6 million passengers by 2014<sup>9</sup>. Limited information available on Blackpool airport website and also in Chapter 5 of Fylde Local Plan which supports airport expansion within defined geographic limits indicates there is an intention to improve their facilities and take on additional routes which implies additional traffic.

2.8.3 In practice, in combination assessment is of greatest relevance when the plan would otherwise be screened out because its individual contribution is inconsequential. For the purposes of this assessment, we have determined that, due to the nature of the identified impacts, the key other plans and projects relate to the additional housing and commercial/industrial allocations proposed for other Lancashire authorities over the lifetime of the Local Plan.

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<sup>8</sup> [http://www.ribblecoastandwetlands.com/aboutus\\_vision](http://www.ribblecoastandwetlands.com/aboutus_vision)

<sup>9</sup> <http://www.blackpool.gov.uk/Services/M-R/RegenerationProjects/> [Accessed 08/09/10]

**Table 7. Indicative forecast distribution of regional housing within Boroughs within adjacent to West Lancashire<sup>10</sup>**

<b>Local Authority</b>	<b>Annual housing average</b>	<b>Total housing from 2003-2021</b>
<b>South West Lancashire</b>		
West Lancashire	300	5,4000
Sefton	500	9,000
<b>Greater Preston</b>		
Chorley	714	7,500
Preston	507	9,120
South Ribble	417	7,500
<b>Central East Lancashire</b>		
Blackburn and Darwen	489	8,800
Hyndburn	189	3,400
Ribble Valley	161	2,900
<b>Fylde Peninsula</b>		
Wyre	206	3,700
Blackpool	444	8,000
Fylde	306	5,500
<b>Northern Manchester</b>		
Wigan	978	17,900
<b>Merseyside</b>		
St Helens	570	10,260
Liverpool	1950	35,100

2.8.4 With regard to the specific issue of water resources (water abstraction as a pathway is described in Chapter 3), the long distance transfer pathways that exist for the supply of water to the Lancashire area and the fact that these same pathways or water sources also supply (or will supply more of) parts of Merseyside, Greater Manchester, West Cumbria, Cheshire means that development across a much broader area is required for the consideration of water resource impacts 'in combination', as follows:

- Joint Merseyside area – 80,460 homes to be delivered across the joint Merseyside area including Liverpool, Knowsley, Halton, St Helens, Wirral and Sefton;
- Greater Manchester area – 185,800 homes to be delivered across Manchester, Salford, Oldham, Rochdale, Tameside, Stockport, Trafford, Congleton, Macclesfield, Bolton, Bury and Wigan between 2003 and 2021;
- West Cumbria – 11,640 homes to be delivered across Allerdale, Barrow-in-Furness and Copeland between 2003 and 2021; and
- Cheshire – 31,800 homes to be delivered across Crewe & Nantwich, Chester, Ellesmere Port & Neston and Vale Royal between 2003 and 2021, over half (17,955) within Cheshire West

<sup>10</sup> North West of England Plan Regional Spatial Strategy to 2021. This plan has been revoked following election of the Coalition Government in May 2010, but provides an indication of the housing provision that LPAs have been working towards in development of Core Strategies to this date.

and Chester; and a further 17,955 homes are to be provided in Cheshire West and Chester by 2021.

- 2.8.5 It should be noted that, while the broad potential impacts of these other projects and plans will be considered, we do not propose carrying out HRA on each of these plans – we will however draw upon existing HRA that have been carried out for surrounding regions and plans.

## 3 Pathways of Impact

### 3.1 Introduction

- 3.1.1 In carrying out an HRA it is important to avoid confining oneself to effectively arbitrary boundaries (such as Local Authority boundaries) but to use an understanding of the various ways in which land use plans can impact on European sites to follow the pathways along which development can be connected with European sites, in some cases many kilometres distant. Briefly defined, pathways are routes by which a change in activity associated with a development can lead to an effect upon a European site. It is also important to bear in mind CLG guidance which states that the AA should be 'proportionate to the geographical scope of the [plan policy]' and that '*an AA need not be done in any more detail, or using more resources, than is useful for its purpose*' (CLG, 2006, p.611).
- 3.1.2 The following indirect pathways of impact are considered relevant to the Habitat Regulations Assessment of the Local Plan.

### 3.2 Disturbance

- 3.2.1 Habitat Regulation Assessments of Core Strategies tend to focus on recreational sources of disturbance as a result of new residents or an increasingly ageing population with more leisure time available. In the case of West Lancashire, future demographics have been predicted by CLG<sup>11</sup>. The population of West Lancashire is predicted to rise from 110,200 in 2008 to 114,200 in 2033. The largest increase change will be seen in the proportion of the population who are aged 60+, with a significant increase in the proportion aged 75+. This is the section of the population with the greatest amount of leisure time.
- 3.2.2 While this is a key factor, other sources of disturbance are also considered. Of relevance to the West Lancashire Local Plan, the potential for disturbance has been identified through policies relating to provision of land for gypsies, travellers and travelling showpeople, increases in commercial development and road transport adjacent to sensitive European sites, and disturbance from the development of onshore wind farms. Other sources of disturbance associated with increases in shipping and aircraft movement are not considered relevant to the policies presented in the West Lancashire Local Plan.

#### **Mechanical/abrasive damage and nutrient enrichment**

- 3.2.3 Most types of terrestrial European site can be affected by trampling, which in turn causes soil compaction and erosion. Walkers with dogs contribute to pressure on European sites through nutrient enrichment via dog fouling and also have potential to cause greater disturbance to fauna as dogs are less likely to keep to marked footpaths and also tend to move in a more erratic manner. Motorcycle scrambling and off-road vehicle use can cause serious erosion, as well as disturbance to sensitive species. Boats can also cause some mechanical damage to intertidal habitats through grounding.

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<sup>11</sup> Department for Communities and Local Government. 2006. *Planning for the Protection of European sites: Appropriate Assessment*. <http://www.communities.gov.uk/index.asp?id=1502244>

<sup>12</sup> *Pers comms* Helen Rafferty West Lancashire Borough Council (20<sup>th</sup> August 2010)

3.2.4 There have been several papers published that empirically demonstrate that damage to vegetation in woodlands and other habitats can be caused by vehicles, walkers, horses and cyclists:

- Wilson & Seney (1994)<sup>13</sup> examined the degree of track erosion caused by hikers, motorcycles, horses and cyclists from 108 plots along tracks in the Gallatin National Forest, Montana. Although the results proved difficult to interpret, it was concluded that horses and hikers disturbed more sediment on wet tracks, and therefore caused more erosion, than motorcycles and bicycles.
- Cole et al (1995a, b)<sup>14</sup> conducted experimental off-track trampling in 18 closed forest, dwarf scrub and meadow and grassland communities (each tramped between 0 and 500 times) over five mountain regions in the US. Vegetation cover was assessed two weeks and one year after trampling, and an inverse relationship with trampling intensity was discovered, although this relationship was weaker after one year than two weeks indicating some recovery of the vegetation. Differences in plant morphological characteristics were found to explain more variation in response between different vegetation types than soil and topographic factors. Low-growing, mat-forming grasses regained their cover best after two weeks and were considered most resistant to trampling, while tall forbs (non-woody vascular plants other than grasses, sedges, rushes and ferns) were considered least resistant. Cover of hemicryptophytes and geophytes (plants with buds below the soil surface) was heavily reduced after two weeks, but had recovered well after one year and as such these were considered most resilient to trampling. Chamaephytes (plants with buds above the soil surface) were least resilient to trampling. It was concluded that these would be the least tolerant of a regular cycle of disturbance.
- Cole (1995c)<sup>15</sup> conducted a follow-up study (in 4 vegetation types) in which shoe type (trainers or walking boots) and trampler weight were varied. Although immediate damage was greater with walking boots, there was no significant difference after one year. Heavier trampers caused a greater reduction in vegetation height than lighter trampers, but there was no difference in effect on cover.
- Cole & Spildie (1998)<sup>16</sup> experimentally compared the effects of off-track trampling by hiker and horse (at two intensities – 25 and 150 passes) in two woodland vegetation types (one with an erect forb understory and one with a low shrub understory). Horse traffic was found to cause the largest reduction in vegetation cover. The forb-dominated vegetation suffered greatest disturbance, but recovered rapidly. Higher trampling intensities caused more disturbance.

<sup>13</sup> Wilson, J.P. & J.P. Seney. 1994. Erosional impact of hikers, horses, motorcycles and off road bicycles on mountain trails in Montana. *Mountain Research and Development* 14:77-88

<sup>14</sup> Cole, D.N. 1995a. Experimental trampling of vegetation. I. Relationship between trampling intensity and vegetation response. *Journal of Applied Ecology* 32: 203-214

Cole, D.N. 1995b. Experimental trampling of vegetation. II. Predictors of resistance and resilience. *Journal of Applied Ecology* 32: 215-224

<sup>15</sup> Cole, D.N. 1995c. Recreational trampling experiments: effects of trampler weight and shoe type. Research Note INT-RN-425. U.S. Forest Service, Intermountain Research Station, Utah.

<sup>16</sup> Cole, D.N., Spildie, D.R. 1998. Hiker, horse and llama trampling effects on native vegetation in Montana, USA. *Journal of Environmental Management* 53: 61-71

- 3.2.5 The total volume of dog faeces deposited on European sites can be surprisingly large. For example, at Burnham Beeches SAC, over one year, Barnard<sup>17</sup> estimated the total amounts of urine and faeces from dogs as 30,000 litres and 60 tonnes respectively. The specific impact on this SAC has not been quantified from local studies; however, the fact that habitats for which the SAC is designated appear to already be subject to excessive nitrogen deposition<sup>18</sup>, suggests that any additional source of nutrient enrichment (including uncollected dog faeces) will make a cumulative contribution to overall enrichment. In European sites that are heavily used by dog walkers, degradation of valuable habitat types near car parks, entrance points and tracks can be seen that is attributable to nutrient enrichment. Such enrichment is visible near the main car parks around Chobham Common NNR in Surrey, for example, where heathland is lost and coarse grasses predominates. Any such contribution must then be considered within the context of other recreational sources of impact on European sites.

### **Recreational disturbance of wildlife**

- 3.2.6 Animals for which internationally important European sites are designated comprise birds, natterjack toad and great crested newts.

#### **Natterjack Toad and Great Crested Newt**

- 3.2.7 Great crested newt and natterjack toad are relatively unaffected by noise and visual activity associated with recreation by comparison with bird species. Both of these amphibians may, however, be disturbed by trampling (discussed in 'Mechanical/Abrasive' subsection above). Natterjack toads, a qualifying species for the Ribble and Alt Estuaries SPA/ Ramsar site, could be sensitive to direct disturbance/trampling during the spring/summer months when toadlets leave breeding ponds. The breeding ponds are generally fenced off to protect them, but access to surrounding habitats is largely unrestricted except at Ainsdale NNR, which operates a permit system for visitors wishing to explore beyond the waymarked footpaths. Great crested newt (which is a qualifying species for Sefton Coast SAC) could be subject to similar disturbances.

#### **Breeding Birds**

- 3.2.8 Concern regarding the effects of disturbance on birds stems from the fact that they are expending energy unnecessarily and the time they spend responding to disturbance is time that is not spent feeding<sup>19</sup>. Disturbance therefore risks increasing energetic output while reducing energetic input, which can adversely affect the condition and ultimately survival of the birds. In addition, displacement of birds from one feeding site to others can increase the pressure on the resources available within the remaining sites, as they have to sustain a greater number of birds<sup>20</sup>. Moreover, the more time a breeding bird spends disturbed from its nest, the more its eggs are likely to cool and the more vulnerable they, or any nestlings, are to predators.

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<sup>17</sup> Barnard, A. (2003) Getting the Facts - Dog Walking and Visitor Number Surveys at Burnham Beeches and their Implications for the Management Process. Countryside Recreation, 11, 16 - 19

<sup>18</sup> UK Air Pollution Information System. [www.apis.ac.uk](http://www.apis.ac.uk)

<sup>19</sup> Riddington, R. *et al.* 1996. The impact of disturbance on the behaviour and energy budgets of Brent geese. *Bird Study* 43:269-279

<sup>20</sup> Gill, J.A., Sutherland, W.J. & Norris, K. 1998. The consequences of human disturbance for estuarine birds. *RSPB Conservation Review* 12: 67-72

## Wintering Birds

3.2.9 The potential for disturbance may be less in winter than in summer, in that there are often a smaller number of recreational users. In addition, the consequences of disturbance at a population level may be reduced because birds are not breeding. However, winter activity can still cause important disturbance, especially as birds are particularly vulnerable at this time of year due to food shortages. Several empirical studies have, through correlative analysis, demonstrated that out-of-season recreational activity can result in quantifiable disturbance:

- Tuite et al<sup>21</sup> found that during periods of high recreational activity, bird numbers at Llangorse Lake decreased by 30% as the morning progressed, matching the increase in recreational activity towards midday. During periods of low recreational activity, however, no change in numbers was observed as the morning progressed. In addition, all species were found to spend less time in their 'preferred zones' (the areas of the lake used most in the absence of recreational activity) as recreational intensity increased.
- Underhill et al<sup>22</sup> counted waterfowl and all disturbance events on 54 water bodies within the South West London Water Bodies Special Protection Area and clearly correlated disturbance with a decrease in bird numbers at weekends in smaller sites and with the movement of birds within larger sites from disturbed to less disturbed areas.
- Evans & Warrington<sup>23</sup> found that on Sundays total water bird numbers (including shoveler and gadwall) were 19% higher on Stocker's Lake LNR in Hertfordshire, and attributed this to observed greater recreational activity on surrounding water bodies at weekends relative to week days. However, in this study, recreational activity was not quantified in detail, nor were individual recreational activities evaluated separately.
- Tuite et al<sup>24</sup> used a large (379 site), long-term (10-year) dataset (September – March species counts) to correlate seasonal changes in wildfowl abundance with the presence of various recreational activities. They found that shoveler was one of the most sensitive species to disturbance. The greatest impact on winter wildfowl numbers was associated with sailing/windsurfing and rowing.
- More recent research has established that human activity including recreational activity can be linked to disturbance of wintering waterfowl populations<sup>25 26</sup>.

## Other activities causing disturbance

3.2.10 Human activity can affect birds either directly (e.g. through causing them to flee) or indirectly (e.g. through damaging their habitat). The most obvious direct effect is that of immediate mortality

<sup>21</sup> Tuite, C. H., Owen, M. & Paynter, D. 1983. Interaction between wildfowl and recreation at Llangorse Lake and Talybont Reservoir, South Wales. *Wildfowl* 34: 48-63

<sup>22</sup> Underhill, M.C. et al. 1993. *Use of Waterbodies in South West London by Waterfowl. An Investigation of the Factors Affecting Distribution, Abundance and Community Structure.* Report to Thames Water Utilities Ltd. and English Nature. Wetlands Advisory Service, Slimbridge

<sup>23</sup> Evans, D.M. & Warrington, S. 1997. The effects of recreational disturbance on wintering waterbirds on a mature gravel pitlake near London. *International Journal of Environmental Studies* 53: 167-182

<sup>24</sup> Tuite, C.H., Hanson, P.R. & Owen, M. 1984. Some ecological factors affecting winter wildfowl distribution on inland waters in England and Wales and the influence of water-based recreation. *Journal of Applied Ecology* 21: 41-62

<sup>25</sup> Footprint Ecology. 2010. Recreational Disturbance to Birds on the Humber Estuary

<sup>26</sup> Footprint Ecology, Jonathan Cox Associates & Bournemouth University. 2010. Solent disturbance and mitigation project – various reports.



such as death by shooting, but human activity can also lead to behavioural changes (e.g. alterations in feeding behaviour, avoidance of certain areas etc.) and physiological changes (e.g. an increase in heart rate) that, although less noticeable, may ultimately result in major population-level effects by altering the balance between immigration/birth and emigration/death<sup>27</sup>.

- 3.2.11 The degree of impact that varying levels of noise will have on different species of bird is poorly understood except that a number of studies have found that an increase in traffic levels on roads does lead to a reduction in the bird abundance within adjacent hedgerows - Reijnen et al (1995) examined the distribution of 43 passerine species (i.e. 'songbirds'), of which 60% had a lower density closer to the roadside than further away. By controlling vehicle usage they also found that the density generally was lower along busier roads than quieter roads<sup>28</sup>.
- 3.2.12 Activities other than recreation may also lead to disturbance of wildlife; for example, noise and visual disturbance from ports and airports, and disturbance from wind farms. Disturbance and displacement from feeding and roosting areas has been demonstrated with regard to wintering geese<sup>29</sup>, curlew and hen harriers<sup>30</sup>.
- 3.2.13 The sensitivity of wildlife to the noise of roads and aircraft varies greatly from species to species. However road and airport/aircraft noise can cause some wildlife – notably a range of grassland and woodland birds - to avoid areas near them, reducing the density of those animal populations<sup>31</sup>. Elsewhere, reduced breeding success has been recorded.
- 3.2.14 Animals can also be disturbed by the movement of ships. For instance, a DTI study of birds of the North West coast noted that: "Divers and scoters were absent from the mouths of some busier estuaries, notably the Mersey... Both species are known to be susceptible to disturbance from boats, and their relative scarcity in these areas... may in part reflect the volume of boat traffic in these areas"<sup>32</sup>. There is no port within the Ribble Estuary (historically Preston Port is likely to have caused such a disturbance, but this closed in 1981), however the Merseyside Ports are operational, and the policies supporting greater freight by shipping (e.g. as contained within the Joint Merseyside Core Strategies, but not West Lancashire Local Plan) are likely to result in an increase use of those ports.
- 3.2.15 Disturbing activities are on a continuum. The most disturbing activities are likely to be those that involve irregular, infrequent, unpredictable loud noise events, movement or vibration of long duration. Birds are least likely to be disturbed by activities that involve regular, frequent, predictable, quiet patterns of sound or movement or minimal vibration. The further any activity is from the birds, the less likely it is to result in disturbance.
- 3.2.16 The factors that influence a species response to a disturbance are numerous, but the three key factors are species sensitivity, proximity of disturbance sources and timing/duration of the potentially disturbing activity.

<sup>27</sup> Riley, J. 2003. Review of Recreational Disturbance Research on Selected Wildlife in Scotland. Scottish Natural Heritage.

<sup>28</sup> Reijnen, R. et al. 1995. The effects of car traffic on breeding bird populations in woodland. III. Reduction of density in relation to the proximity of main roads. *Journal of Applied Ecology* 32: 187-202

<sup>29</sup> Langston, R.H.W & Pullan, J.D. (2003). Effects of Wind Farms on Birds: Nature and Environment No. 139. Council of Europe.

<sup>30</sup> Madders, M. & Whitfield, D.P. 2006. Upland raptors and the assessment of wind farm impacts. *Ibis* 148 (Suppl. 1), 43-56.

<sup>31</sup> Kaseloo, P. A. and K. O. Tyson. 2004. Synthesis of Noise Effects on Wildlife Populations. FHWA Report.

<sup>32</sup> DTI (2006). Aerial Surveys of Waterbirds in Strategic Wind Farm Areas: 2004/05 Final Report

- 3.2.17 The distance at which a species takes flight when approached by a disturbing stimulus is known as the 'tolerance distance' (also called the 'escape flight distance') and differs between species to the same stimulus and within a species to different stimuli. These are given in Table 2, which compiles 'tolerance distances' from across the literature. It is reasonable to assume from this that disturbance is unlikely to be experienced more than a few hundred metres from the birds in question.

**Table 2 - Tolerance distances of 21 water bird species to various forms of recreational disturbance, as described in the literature. All distances are in metres. Single figures are mean distances; when means are not published, ranges are given. <sup>1</sup> Tydeman (1978), <sup>2</sup> Keller (1989), <sup>3</sup> Van der Meer (1985), <sup>4</sup> Wolff et al (1982), <sup>5</sup> Blankestijn et al (1986).<sup>33</sup>**

Species	Type of disturbance		
	Rowing boats/kayak	Sailing boats	Walking
Little grebe		60 – 100 <sup>1</sup>	
Great crested grebe	50 – 100 <sup>2</sup>	20 – 400 <sup>1</sup>	
Mute swan		3 – 30 <sup>1</sup>	
Teal		0 – 400 <sup>1</sup>	
Mallard		10 – 100 <sup>1</sup>	
Shoveler		200 – 400 <sup>1</sup>	
Pochard		60 – 400 <sup>1</sup>	
Tufted duck		60 – 400 <sup>1</sup>	
Goldeneye		100 – 400 <sup>1</sup>	
Smew		0 – 400 <sup>1</sup>	
Moorhen		100 – 400 <sup>1</sup>	
Coot		5 – 50 <sup>1</sup>	
Curlew			211 <sup>3</sup> ; 339 <sup>4</sup> ; 213 <sup>5</sup>
Shelduck			148 <sup>3</sup> ; 250 <sup>4</sup>
Grey plover			124 <sup>3</sup>
Ringed plover			121 <sup>3</sup>
Bar-tailed godwit			107 <sup>3</sup> ; 219 <sup>4</sup>
Brent goose			105 <sup>3</sup>

<sup>33</sup> Tydeman, C.F. 1978. *Gravel Pits as conservation areas for breeding bird communities*. PhD thesis. Bedford College  
 Keller, V. 1989. Variations in the response of Great Crested Grebes *Podiceps cristatus* to human disturbance - a sign of adaptation? *Biological Conservation* 49:31-45  
 Van der Meer, J. 1985. *De verstoring van vogels op de slikken van de Oosterschelde*. Report 85.09 Deltadienst Milieu en Inrichting, Middelburg. 37 pp.  
 Wolf, W.J., Reijnders, P.J.H. & Smit, C.J. 1982. The effects of recreation on the Wadden Sea ecosystem: many questions but few answers. In: G. Luck & H. Michaelis (Eds.), *Schriftenreihe M.E.L.F., Reihe A: Agnew. Wissensch* 275: 85-107  
 Blankestijn, S. et al. 1986. *Seizoensverbreiding in de recreatie en verstoring van Wulp en Scholkester op hoogwatervluchplaatsen op Terschelling*. Report Projectgroep Wadden, L.H. Wageningen. 261pp.

Species	Type of disturbance		
	Rowing boats/kayak	Sailing boats	Walking
Oystercatcher			85 <sup>3</sup> ; 136 <sup>4</sup> ; 82 <sup>5</sup>
Dunlin			71 <sup>3</sup> ; 163 <sup>2</sup>

### 3.3 Atmospheric pollution

3.3.1 The main pollutants of concern for European sites are oxides of nitrogen (NO<sub>x</sub>), ammonia (NH<sub>3</sub>) and sulphur dioxide (SO<sub>2</sub>). NO<sub>x</sub> can have a directly toxic effect upon vegetation. In addition, greater NO<sub>x</sub> or ammonia concentrations within the atmosphere will lead to greater rates of nitrogen deposition to soils. An increase in the deposition of nitrogen from the atmosphere to soils is generally regarded to lead to an increase in soil fertility, which can have a serious deleterious effect on the quality of semi-natural, nitrogen-limited terrestrial habitats.

**Table 3. Main sources and effects of air pollutants on habitats and species**

Pollutant	Source	Effects on habitats and species
Acid deposition	SO <sub>2</sub> , NO <sub>x</sub> and ammonia all contribute to acid deposition. Although future trends in S emissions and subsequent deposition to terrestrial and aquatic ecosystems will continue to decline, it is likely that increased N emissions may cancel out any gains produced by reduced S levels.	Can affect habitats and species through both dry and wet deposition (acid rain). Some European sites will be more at risk than others depending on soil type, bedrock geology, weathering rate and buffering capacity.
Ammonia (NH <sub>3</sub> )	Ammonia is released following decomposition and volatilisation of animal wastes. It is a naturally occurring trace gas, but levels have increased considerably with expansion in numbers of agricultural livestock. Ammonia reacts with acid pollutants such as the products of SO <sub>2</sub> and NO <sub>x</sub> emissions to produce fine ammonium (NH <sub>4</sub> <sup>+</sup> )- containing aerosol, which may be transferred much longer distances (can therefore be a significant trans-boundary issue.)	Adverse effects are as a result of nitrogen deposition leading to eutrophication. As emissions mostly occur at ground level in the rural environment and NH <sub>3</sub> is rapidly deposited, some of the most acute problems of NH <sub>3</sub> deposition are for small relict nature reserves located in intensive agricultural landscapes.
Nitrogen oxides NO <sub>x</sub>	Nitrogen oxides are mostly produced in combustion processes. About one quarter of the UK's emissions are from power stations, one-half from motor vehicles, and the rest from other industrial and domestic combustion processes.	Deposition of nitrogen compounds (nitrates (NO <sub>3</sub> ), nitrogen dioxide (NO <sub>2</sub> ) and nitric acid (HNO <sub>3</sub> )) can lead to both soil and freshwater acidification. In addition, NO <sub>x</sub> can cause eutrophication of soils and water. This alters the species composition of plant communities and can eliminate sensitive species.

Pollutant	Source	Effects on habitats and species
Nitrogen (N) deposition	The pollutants that contribute to nitrogen deposition derive mainly from NO <sub>x</sub> and NH <sub>3</sub> emissions. These pollutants cause acidification (see also acid deposition) as well as eutrophication.	Species-rich plant communities with relatively high proportions of slow-growing perennial species and bryophytes are most at risk from N eutrophication, due to its promotion of competitive and invasive species which can respond readily to elevated levels of N. N deposition can also increase the risk of damage from abiotic factors, e.g. drought and frost.
Ozone (O <sub>3</sub> )	A secondary pollutant generated by photochemical reactions from NO <sub>x</sub> and volatile organic compounds (VOCs). These are mainly released by the combustion of fossil fuels. The increase in combustion of fossil fuels in the UK has led to a large increase in background ozone concentration, leading to an increased number of days when levels across the region are above 40ppb. Reducing ozone pollution is believed to require action at international level to reduce levels of the precursors that form ozone.	Concentrations of O <sub>3</sub> above 40 ppb can be toxic to humans and wildlife, and can affect buildings. Increased ozone concentrations may lead to a reduction in growth of agricultural crops, decreased forest production and altered species composition in semi-natural plant communities.
Sulphur Dioxide SO <sub>2</sub>	Main sources of SO <sub>2</sub> emissions are electricity generation, industry and domestic fuel combustion. May also arise from shipping and increased atmospheric concentrations in busy ports. Total SO <sub>2</sub> emissions have decreased substantially in the UK since the 1980s.	Wet and dry deposition of SO <sub>2</sub> acidifies soils and freshwater, and alters the species composition of plant and associated animal communities. The significance of impacts depends on levels of deposition and the buffering capacity of soils.

3.3.2 Sulphur dioxide emissions are overwhelmingly influenced by the output of power stations and industrial processes that require the combustion of coal and oil, as well (particularly on a local scale) as shipping.

3.3.3 Ammonia emissions are dominated by agriculture, with some chemical processes also making notable contributions. As such, it is unlikely that material increases in SO<sub>2</sub> or NH<sub>3</sub> emissions will be associated with Local Development Frameworks. NO<sub>x</sub> emissions, however, are dominated by the output of vehicle exhausts (more than half of all emissions). Within a 'typical' housing development, by far the largest contribution to NO<sub>x</sub> (92%) will be made by the associated road traffic. Other sources, although relevant, are of minor importance (8%) in comparison<sup>34</sup>. Emissions of NO<sub>x</sub> could therefore be reasonably expected to increase as a result of greater vehicle use as an indirect effect of the LDF.

3.3.4 According to the World Health Organisation, the critical NO<sub>x</sub> concentration (critical threshold) for the protection of vegetation is 30 µgm<sup>-3</sup>; the threshold for sulphur dioxide is 20 µgm<sup>-3</sup>. In addition,

<sup>34</sup> Proportions calculated based upon data presented in Dore CJ et al. 2005. UK Emissions of Air Pollutants 1970 – 2003. UK National Atmospheric Emissions Inventory. <http://www.airquality.co.uk/archive/index.php>

ecological studies have determined 'critical loads'<sup>35</sup> of atmospheric nitrogen deposition (that is, NO<sub>x</sub> combined with ammonia NH<sub>3</sub>).

3.3.5 The National Expert Group on Transboundary Air Pollution (2001)<sup>36</sup> concluded that:

- In 1997, critical loads for acidification were exceeded in 71% of UK ecosystems. This was expected to decline to 47% by 2010.
- Reductions in SO<sub>2</sub> concentrations over the last three decades have virtually eliminated the direct impact of sulphur on vegetation.
- By 2010, deposited nitrogen was expected to be the major contributor to acidification, replacing the reductions in SO<sub>2</sub>.
- Current nitrogen deposition is probably already changing species composition in many nutrient-poor habitats, and these changes may not readily be reversed.
- The effects of nitrogen deposition are likely to remain significant beyond 2010.
- Current ozone concentrations threaten crops and forest production nationally. The effects of ozone deposition are likely to remain significant beyond 2010.
- Reduced inputs of acidity and nitrogen from the atmosphere may provide the conditions in which chemical and biological recovery from previous air pollution impacts can begin, but the timescales of these processes are very long relative to the timescales of reductions in emissions.

3.3.6 Grice et al<sup>37 38</sup> do, however, suggest that air quality in the UK will improve significantly over the next 15 years, due primarily to reduced emissions from road transport and power stations.

### Local air pollution

3.3.7 According to the Department of Transport's Transport Analysis Guidance, *"Beyond 200m, the contribution of vehicle emissions from the roadside to local pollution levels is not significant"*<sup>39</sup>.

3.3.8 This is therefore the distance that has been used throughout this HRA in order to determine whether European sites are likely to be significantly affected by traffic generated by development under the Local Plan. Such a distance threshold cannot currently be applied to shipping emissions and we must therefore restrict ourselves to assuming that the presence of a pathway indicates a possible issue.

<sup>35</sup> The critical load is the rate of deposition beyond which research indicates that adverse effects can reasonably be expected to occur

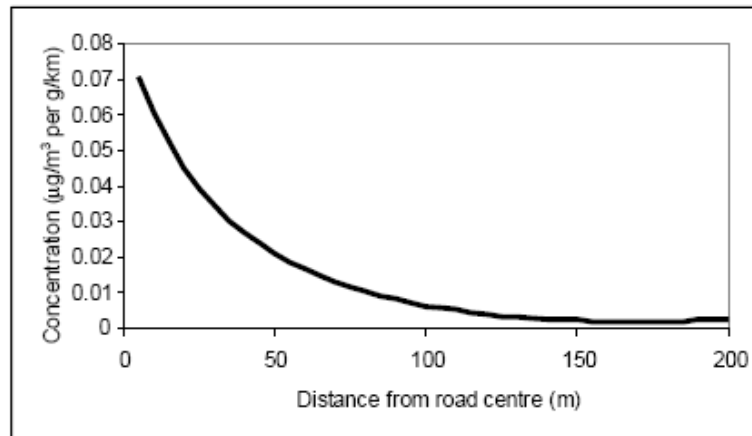
<sup>36</sup> National Expert Group on Transboundary Air Pollution (2001) Transboundary Air Pollution: Acidification, Eutrophication and Ground-Level Ozone in the UK.

<sup>37</sup> Grice, S., T. Bush, J. Stedman, K. Vincent, A. Kent, J. Targa and M. Hobson (2006) Baseline Projections of Air Quality in the UK for the 2006 Review of the Air Quality Strategy, report to the Department for Environment, Food and Rural Affairs, Welsh Assembly Government, the Scottish Executive and the Department of the Environment for Northern Ireland.

<sup>38</sup> Grice, S., J. Stedman, T. Murrells and M. Hobson (2007) Updated Projections of Air Quality in the UK for Base Case and Additional Measures for the Air Quality Strategy for England, Scotland, Wales and Northern Ireland 2007, report to the Department for Environment, Food and Rural Affairs, Welsh Assembly Government, the Scottish Executive and the Department of the Environment for Northern Ireland.

<sup>39</sup> [www.webtag.org.uk/archive/feb04/pdf/feb04-333.pdf](http://www.webtag.org.uk/archive/feb04/pdf/feb04-333.pdf)

**Figure 5. Traffic contribution to concentrations of pollutants at different distances from a road (Source: DfT)**



### Diffuse air pollution

- 3.3.9 In addition to the contribution to local air quality issues, development can also contribute cumulatively to an overall change in background air quality across an entire region (although individual developments and plans are – with the exception of large point sources such as power stations – likely to make very small individual contributions). In July 2006, when this issue was raised by Runnymede District Council in the South East, Natural England advised that their Local Development Framework ‘can only be concerned with locally emitted and short range locally acting pollutants’<sup>40</sup> as this is the only scale which falls within a local authority remit. It is understood that this guidance was not intended to set a precedent, but it inevitably does so since (as far as we are aware) it is the only formal guidance that has been issued to a Local Authority from any Natural England office on this issue.
- 3.3.10 In the light of this and our own knowledge and experience, it is considered reasonable to conclude that it must be the responsibility of higher-tier plans to set a policy framework for addressing the cumulative diffuse pan-authority air quality impacts, partly because such impacts stem from the overall quantum of development within a region (over which individual districts have little control), and since this issue can only practically be addressed at the highest pan-authority level. Diffuse air quality issues will not therefore be considered further within this HRA.

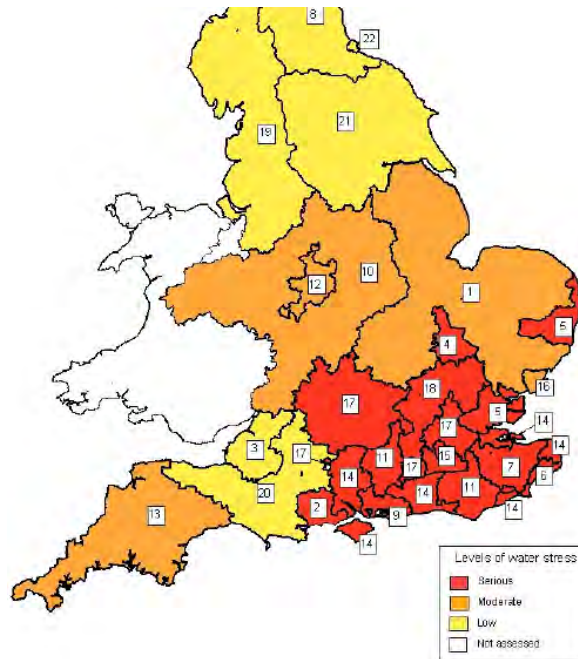
## 3.4 Water resources

- 3.4.1 The North West UK is generally an area of low water stress (see Figure 6).

<sup>40</sup> English Nature (16 May 2006) letter to Runnymede Borough Council, ‘Conservation (Natural Habitats &c.) Regulations 1994, Runnymede Borough Council Local Development Framework’.



**Figure 6. Areas of water stress within England. It can be seen from this map that Lancashire is classified as being an area of low water stress (coded yellow).<sup>41</sup>**



- 3.4.2 Initial investigation indicates that West Lancashire lies within United Utilities' Integrated Resource Zone, which serves 6.5 million people in south Cumbria, Lancashire, Greater Manchester, Merseyside and most of Cheshire. The Integrated Zone is supplied with around 1800 megalitres per day (Ml/d) of drinking water, of which about 500 Ml/d comes from water sources in Wales, about 600 Ml/d comes from sources in Cumbria, and the rest from sources in other parts of north-west England. This constitutes a large integrated supply network that enables substantial flexibility in distributing supplies within the zone.
- 3.4.3 Consultation with West Lancashire Council<sup>42</sup> and reference to the United Utilities Water Resources Management Plan (2009)<sup>43</sup> indicates that supply in the borough comes predominantly from the River Dee Estuary to the south and boreholes in Southport for the majority of the rest, with some of the eastern settlements taking supply from Rivington and Wigan.
- 3.4.4 The River Dee is a Special Area of Conservation and flows into the Dee Estuary, which is also designated as an SAC as well as an SPA (and pSPA extension) and Ramsar site. Four water companies abstract from sources that affect the River Dee: United Utilities, Dee Valley Water, Welsh Water and Severn Trent Water. Excessive abstraction from the Dee could therefore result in sufficient drawdown of water to damage the interest features of the River Dee and Bala Lake SAC (through desiccation, fish entrainment or a deterioration in water quality due to the lower

<sup>41</sup> Figure adapted from Environment Agency. 2007. Identifying Areas of Water Stress. <http://publications.environment-agency.gov.uk/pdf/GEHO0107BLUT-e-e.pdf>

<sup>42</sup> Pers comms Helen Rafferty, West Lancashire Borough Council 20<sup>th</sup> August 2010

<sup>43</sup> <http://www.unitedutilities.com/Documents/WRMPMainReport.pdf>



proportion of freshwater to sediment) and in turn reduce freshwater flows into the Dee Estuary to such a degree as to damage the interest features of that European site through an increase in salinity. These European sites have therefore been considered.

- 3.4.5 Expenditure in United Utilities' spending cycle (AMP 5) includes the upgrade of the Southport boreholes to reduce the reliance within West Lancashire on the Dee supply. European sites that have been identified as hydraulically connected to the Southport boreholes comprise Sefton Coast SAC, Ribble and Alt Estuaries SPA/Ramsar and Martin Mere SPA/Ramsar.
- 3.4.6 In addition, the construction of the West East Link Main within the Integrated Resource Zone will further aid flexibility of water supply and break the traditional division in which Greater Manchester received water from Cumbria and Merseyside received water from the River Dee and Lake Vyrnwy. The West East Link Main is due to become operational in April 2011. It is understood that Merseyside, West Cheshire, and potentially West Lancashire will obtain a greater proportion of their water supply from Lake District sources as a result of the new link main. This is likely to involve Haweswater and Thirlmere as principal reservoirs. Haweswater is within the catchment of the River Eden SAC and thus we have also included consideration of in combination drawdown and reduced flow impacts on this designated European site in this report arising from increases in water abstraction pressures.

## 3.5 Water quality

- 3.5.1 The Wastewater Treatment Works (WwTW) that serve West Lancashire generally discharge into individual local watercourses that comprise the Ribble and Alt Estuary Catchments, principally the River Douglas and its tributary the River Tawd:
- New Lane WwTW at Burscough discharges to Bow House Sluice, which has hydraulic connections to Martin Mere SPA/Ramsar;
  - Hoscarr WwTW near Parbold discharges to the River Douglas;
  - Hill House WWTW at Great Altcar discharges to the River Alt<sup>44</sup>.
- 3.5.2 Appendix 4 indicates the River Douglas catchment. WwTW deal with sewage as well as industrial discharge and other foul water flows. This has obvious potential water quality considerations relating to the Martin Mere SPA/Ramsar, Ribble and Alt Estuaries SPA/Ramsar and, through hydraulic connections, Liverpool Bay SPA.
- 3.5.3 Increased amounts of housing or business development can lead to reduced water quality of rivers and estuarine environments. Sewage and industrial effluent discharges can contribute to increased nutrients on European sites leading to unfavourable conditions. In addition, diffuse pollution, partly from urban run-off, has been identified during an Environment Agency Review of Consents process as being a major factor in causing unfavourable condition of European sites.
- 3.5.4 The quality of the water that feeds European sites is an important determinant of the nature of their habitats and the species they support. Poor water quality can have a range of environmental impacts:

<sup>44</sup> Pers comms Helen Rafferty, West Lancashire Borough Council 20<sup>th</sup> August 2010

- At high levels, toxic chemicals and metals can result in immediate death of aquatic life, and can have detrimental effects even at lower levels, including increased vulnerability to disease and changes in wildlife behaviour. Eutrophication, the enrichment of plant nutrients in water, increases plant growth and consequently results in oxygen depletion. Algal blooms, which commonly result from eutrophication, increase turbidity and decrease light penetration. The decomposition of organic wastes that often accompanies eutrophication deoxygenates water further, augmenting the oxygen depleting effects of eutrophication. In the marine environment, nitrogen is the limiting plant nutrient and so eutrophication is associated with discharges containing available nitrogen; in the freshwater environment, phosphorus is usually a principal cause of eutrophication;
- Some pesticides, industrial chemicals, and components of sewage effluent are suspected to interfere with the functioning of the endocrine system, possibly having negative effects on the reproduction and development of aquatic life, and subsequently bird life;
- Increased discharge of treated sewage effluent can result both in greater scour (as a result of greater flow volumes) and in high levels of macroalgal growth, which can smother the mudflats of value to SPA birds.

3.5.5 For wastewater treatment works close to capacity, further development may increase the risk of effluent escape into aquatic environments. In many urban areas, sewage treatment and surface water drainage systems are combined, and therefore a predicted increase in flood and storm events could increase pollution risk.

3.5.6 However, it is also important to note that the situation is not always simple – for European sites designated for waterfowl, a WwTW discharge can actually be a useful source of food and birds will often congregate around the outfall. In addition, while nutrient enrichment does cause considerable problems on the south coast (particularly in the Solent) due to the resulting abundance of smothering macroalgae, it is not necessarily a problem in other areas where the macroalgae are broken up by tidal wave action and where colder and more turbid water limit the build-up in the first place.

3.5.7 Nonetheless, at this screening stage, water quality impacts are considered to be an issue that requires investigation.

## 3.6 Coastal squeeze and Loss of Supporting Habitat

### Coastal Squeeze

3.6.1 Rising sea levels can be expected to cause intertidal habitats (principally saltmarsh, sand dunes and intertidal mudflats) to migrate landwards. However, in built-up areas, such landward retreat is often rendered impossible due the presence of sea walls and other flood defences. In addition, development frequently takes place immediately behind the sea wall, so that the flood defences cannot be moved landwards to accommodate managed retreat of threatened habitats. The net result is that the quantity of saltmarsh, sand dunes and mudflat adjacent to built-up areas will progressively decrease as sea levels rise. This process is known as 'coastal squeeze'. In areas where sediment availability is reduced, the 'squeeze' also includes an increasingly steep beach profile and foreshortening of the seaward zones.

- 3.6.2 Intertidal habitat loss is mainly occurring in the south and east of the UK, particularly between the Humber and Severn. North-west England (including the Ribble Estuary), south Wales, the Solent in Hampshire, the southeast around the Thames Estuary and large parts of East Anglia are also affected, but to a lesser degree.
- 3.6.3 Defra's current national assessment is that the creation of an annual average of at least 100 ha of intertidal habitat associated with European sites in England that are subject to coastal squeeze is likely to be required to protect the overall coherence of the Natura 2000 network, together with any more specifically identified measures to replace losses of terrestrial and supra-tidal habitats,. This assessment takes account of intertidal habitat loss from European sites in England that is caused by a combination of all flood risk management structures and sea level rise. The assessment will be kept under review, taking account of the certainty of any adverse effects and monitoring of the actual impacts of plans and projects<sup>16</sup>.
- 3.6.4 Coastal squeeze cannot be assessed in detail until actual site allocations exist, but it can be at least broadly considered with respect to the Ribble and Alt Estuaries SPA/Ramsar located partly within the Local Plan area.

### Loss of Supporting Habitat

- 3.6.5 Qualifying bird species of SPA/Ramsar sites may use land outside of the designated boundary as supporting habitat. This may comprise either adjacent land, or discrete areas of semi natural habitat or agricultural land within the borough. Consultation with the County Bird Recorder for West Lancashire<sup>45</sup> identified that much the agricultural land within the borough supports pink-footed geese (*Anser brachyrhynchus*) and whooper swan (*Cygnus cygnus*) which are qualifying bird species for Martin Mere SPA/Ramsar and Ribble and Alt Estuary SPA/Ramsar.
- With respect to pink-footed geese, the species has moved from the traditional saltmarsh habitat to feed inland on farmland since the late 1800s. In recent decades, birds have fed on agricultural crops, such as fertilised grassland and cereals. Local feeding studies have demonstrated seasonal changes in the diet of pink-footed geese apparently responding to, and in part driven by, seasonal changes in the habitats available<sup>46</sup>. It should be noted that pink-footed geese have been accused of reducing crop yields and puddling soils. In autumn when they feed on fields containing post-harvest root crops, such as potatoes and waste sugar beet, they do no harm to crop yields, but during mid-winter and spring they graze on growing cereals and come into direct competition with livestock for the spring growth of grass leys.
  - With respect to whooper swan, they traditionally wintered on lakes, estuaries, marshes and floodplains, where they fed on aquatic vegetation, but use of agricultural land has become far more frequent since the 1960s. Waterbodies remain important as roost sites, but the swans now feed mainly on farmland (on pasture, cereal stubble and root crops) during the winter months<sup>47</sup>.

<sup>16</sup> Defra. 2005. Coastal Squeeze – Implications for Flood Management.

<http://www.defra.gov.uk/enviro/fcd/policy/csqueeze.pdf>

<sup>45</sup> Pers Comms Steve White (West Lancashire County Bird Recorder), 1<sup>st</sup> February 2011 [swhite@lancswt.org.uk](mailto:swhite@lancswt.org.uk) 0151 9203769

<sup>46</sup> <http://www.wwt.org.uk/research/monitoring/species/pinkfoot.asp>

<sup>47</sup> <http://www.wwt.org.uk/whooper/whooper-swans>

- 3.6.6 Key areas for these species within the borough vary on an annual basis depending on agricultural practices. Appendix 6 includes a summary map showing important populations of sensitive wintering birds in Lancashire<sup>48</sup>. One area in particular, Simonswood Moss in the south of the borough was identified as consistently supporting roosting pink-footed geese in internationally important numbers - the five-year mean peak count of geese at Simonswood Moss for the period 2005/06 to 2009/10 is 6300, compared with a threshold for international importance of 2700<sup>49</sup>.

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<sup>48</sup> RSPB (2008) Wind Turbines, Sensitive Bird Populations and Peat Soils: A Spatial Planning Guide for on-shore wind farm development in Lancashire, Cheshire, Greater Manchester and Merseyside.

<sup>49</sup> Source: WD Forshaw, annual surveys of grey geese in Lancashire

## 4 Martin Mere SPA and Ramsar

### 4.1 Introduction

- 4.1.1 Martin Mere SPA and Ramsar (119.89 ha) is located north of Ormskirk in West Lancashire, North West England. The outstanding importance of Martin Mere is its large and diverse wintering, passage and breeding bird community.
- 4.1.2 It occupies part of a former lake and mire that extended over some 1,300 ha of the Lancashire Coastal Plain during the 17th century. In 1972 the Wildfowl and Wetlands Trust purchased 147 hectares of the former Holcrofts Farm, consisting mainly of rough damp pasture, with the primary aim of providing grazing and roosting opportunities for wildfowl. Since acquisition, the rough grazed pastures have been transformed by means of positive management into a wildfowl refuge of international importance. Areas of open water with associated muddy margins have been created, whilst maintaining seasonally flooded marsh and reed swamp habitats via water level control. In September 2002, an additional 63 hectares of land were purchased on the southernmost part of the refuge at Woodend Farm, with the aid of the Heritage Lottery Fund, to restore arable land to a variety of wetland habitats including seasonally flooded grassland, reedbed, wet woodland and open water habitats.
- 4.1.3 The complex now comprises open water, seasonally flooded marsh and damp, neutral hay meadows overlying deep peat. It includes a wildfowl refuge of international importance, with a large and diverse wintering, passage and breeding bird community. In particular, there are significant wintering populations of Bewick's swan (*Cygnus columbianus bewickii*), whooper swan (*Cygnus cygnus*), pink-footed geese (*Anser brachyrhynchus*) and pintail (*Anas acuta*). There is considerable movement of wintering birds between this site and the nearby Ribble and Alt Estuaries SPA/Ramsar.

### 4.2 Reasons for Designation

- 4.2.1 This site qualifies for SPA under Article 4.1 of the Directive (79/409/EEC) by supporting populations of European importance of the following over wintering birds listed on Annex I of the Directive:
- Bewick's swan, 449 individuals representing at least 6.4% of the wintering population in Great Britain (5 year peak mean 1991/2 - 1995/6)
  - Whooper swan 621 individuals representing at least 11.3% of the wintering population in Great Britain (5 year peak mean 1991/2 - 1995/6)
- 4.2.2 This site also qualifies under Article 4.2 of the Directive (79/409/EEC) by supporting populations of European importance of the following over wintering migratory species:
- Pink-footed geese, 25,779 individuals representing at least 11.5% of the wintering Eastern Greenland/Iceland/UK population (5 year peak mean 1991/2 - 1995/6)
  - Pintail 978 individuals representing at least 1.6% of the wintering North Western Europe population (5 year peak mean 1991/2 - 1995/6)

4.2.3 The assemblage of birds present makes the site a wetland of international importance. The area qualifies under Article 4.2 of the Directive (79/409/EEC) by regularly supporting at least 20,000 waterfowl. Over winter, the area regularly supports 46,196 individual waterfowl (5 year peak mean 1991/2 - 1995/6) including: pochard (*Aythya farina*), mallard (*Anas platyrhynchos*), teal (*Anas crecca*), wigeon (*Anas penelope*), pintail, pink-footed geese, whooper swan, and Bewick's swan.

4.2.4 It is additionally designated as a Ramsar European site in accordance with Criterion 5 (UN, 2005) for supporting up to 25,306 waterfowl (5-year peak mean 1998/99 – 2002/03) in winter, and in accordance with Criterion 6 for supporting internationally important populations of pink-footed geese, Bewick's swan, whooper swan, Eurasian wigeon and northern pintail.

### 4.3 Historic Trends and Existing Pressures

4.3.1 Since the site's designation as a Wetland of International Importance under the Ramsar Convention and as a Special Protection Area in 1985, there has been a gradual increase in the usage of the mere by wildfowl and wading birds as a direct consequence of positive management. The site is geared towards attracting visitors, with a number of hides from which the Mere and its birds may be viewed. In addition to the wild species for which it is designated, the site holds a collection of about 1,500 captive birds of 125 species from around the world, as well as a number of other visitor attractions. This is because the site is a Wildfowl and Wetlands Trust reserve.

4.3.2 The environmental pressures experienced by Martin Mere in terms of its bird community are likely to be those common to all reedbed and wetland habitats as set out in Lancashire BAP:

- Direct loss of characteristic species as a result of nutrient enrichment from agricultural fertilisers and run-off;
- Loss of reedbed due to weakening of stems through poor growth conditions;
- Natural succession to woodland;
- Changes in farming practice; grazing management is largely dependent upon cattle from surrounding farms;
- Reduced water level caused by surface and ground water abstractions or agricultural drainage, which causes the habitat to dry out and begin succession towards 'alder/willow carr woodland, hastening the overall process of succession towards broadleaved woodland';
- Removal of reeds and other vegetation from whole stretches of watercourses (e.g. neighbouring the site) through routine management of ditches and riverbanks (in some instances);
- Erosion of reedbeds due to increased recreational use of waterbodies and waterways (notably canals) including the site and immediate environs;
- Habitat loss or degradation due to the isolation of reedbeds as a result of losses elsewhere, in turn due to the above or other factors.

4.3.3 In addition, the following site-specific pressures have been documented:

- Invasive plant species: Regular herbicide control of trifid burr marigold is necessary in order to prevent this plant from invading lake/ scrape margins to the detriment of bird populations;
- Water quality problems: water levels on the Mere are controlled to maintain optimum levels throughout the winter period, then lowered progressively in summer to expose marginal mud and the underlying damp pastures and maintain a mosaic of shallow pools. Ditches are regularly cut and dredged and all areas of pasture are positively managed under a Countryside Stewardship Scheme. Nutrients brought in with the water supply from the surrounding arable farmland and inadequate sewage treatment adds considerably to the large deposits of guano from wintering waterfowl. This results in the site being highly eutrophic with extremely poor water quality conditions. The Wildfowl and Wetlands Trust have started to address this issue with the creation of reedbed water filtration systems and a series of settlement lagoons helps to reduce suspended solids of effluent water arising from waterfowl areas;
- Due to the eutrophication described above, the site is also at risk of waterborne disease that could affect wildfowl, although no such outbreaks have been recorded.

## 4.4 Nature Conservation Objectives

### 4.4.1 The main nature conservation objectives are:

- to prevent a significant reduction in numbers of all qualifying species of over-wintering birds from a reference level;
- to prevent significant damage to (or decrease in the extent) of habitat, the hydrology or the landscape features from a reference level; and
- to maintain the presence and abundance of aquatic plants and freshwater invertebrates, whereby the populations do not deviate significantly from a reference level.

## 4.5 Key Potential Pressures from West Lancashire

### 4.5.1 Martin Mere SPA/ Ramsar is located within the centre of the West Lancashire Local Plan Area. Development within West Lancashire could lead to effects on Martin Mere SPA and Ramsar European site through the following pathways:

- Direct or indirect harm or disturbance to any Birds Directive Annex I species that, for any reason such as breeding or feeding, spend time both within Martin Mere and other areas of supporting habitat within West Lancashire (or otherwise separate populations that interbreed) through changes in land use (e.g. greater recreational use of supporting habitat, rural development, pressures of gypsies, travellers and travelling showpeople);
- Loss of such areas of supporting habitat (e.g. due to development on agricultural land as yet unquantified);
- Disturbance to birds from increased recreational pressure within Martin Mere due to a rise in population within the borough (in particular a rise in the retired portion of the population with greater leisure time);



- Development of wind turbines within the borough resulting in disturbance to flight paths, or direct strike to qualifying bird species;
- A rise in population and industry within the borough, with associated greater discharge to associated watercourses resulting in pollution and eutrophication, exacerbating existing pressures (e.g. New Lane Burscough treatment works discharge to Bow House Sluice, which links to Martin Mere);
- A rise in population and industry within the borough will result in a greater pressure on water abstraction. Expenditure in United Utilities spending cycle (AMP 5) includes the upgrade of the Southport boreholes to reduce the reliance on the Dee supply. There is insufficient evidence to discount the potential that a greater abstraction of groundwater in Southport may affect water levels within Martin Mere;
- A rise in population resulting in a greater net use of motorised vehicles resulting in air pollution pressures and atmospheric nitrogen deposition exacerbating existing eutrophication pressure.

## 4.6 Likely Significant Effects of the Local Plan for Martin Mere SPA/Ramsar

4.6.1 These are described in the table below, against each potential impact.

Pathway of Effect	Direct Disturbance/ Excessive recreational pressure	Loss of Supporting Habitat	Deteriorating Water Quality/ Water Abstraction	Deteriorating Air Quality
Aspect of the Local Plan				
Provision of 4,650 new dwellings (net) over the lifetime of the Local Plan (2012-2027) based on a target of 300 per annum. (CS1, RS2);	New housing and employment development, will contribute to a rise in population. There is expected to be a demographic shift to a greater % of retired population with greater leisure time. This rise in population, alongside policies enhancing recreation and tourism within the borough is likely to exacerbate existing recreational pressures - see below.	The development focuses on brownfield sites, loss of greenfield land to development and rural development which may result in the cumulative loss of agricultural fields and in the loss of (at this stage un quantified) supporting habitat for qualifying bird species	Development within town centres of the borough may result in a greater discharge of waste water to watercourses with hydraulic connections to the Sluice (which is connected to Martin Mere). In particular Burscough is located 1km south east of Martin Mere and currently discharges into the Sluice. It should be noted that policy IF3 includes inherent mitigation, namely that a reliable mechanism is in place to ensure infrastructure is delivered in a timely manner, in particular with respect to development in Ormskirk and Burscough.	With regards to air quality impacts relating to atmospheric nitrogen deposition (all of the above), at first glance one might expect similar pressures to arise described in the water quality section.
Provision of 75 hectares of new employment land (CS1, SP3; EC1);				
The development of land west of Burscough including up to 500 new residential houses and 10ha new employment land (SP1; SP3)				A check on APIS for the Relevant Critical Load for nitrogen deposition for each bird for which the SPA was designated indicates that Eurasian wigeon and Northern Pintail are sensitive to nutrient Nitrogen. This is related to a potential negative impact on the littoral sediment habitats within Martin Mere; however the critical load for littoral sediment is 20-30 kgN/ha/yr. Whilst the actual nitrogen deposition is on 12.2 KgN/ha/yr which is significantly lower.
Provision of infrastructure including water supply/treatment and social infrastructure (community services/facilities) (SP1; IF3), energy supply (SP1; EN1) and green infrastructure (EN3), and the developers contribution to this (IF4)				
Enhancement and regeneration of Skelmersdale as a town centre regional development site, the focus of borough wide housing and employment land provision (SP1; SP2)			A rise in population within the borough will place a greater pressure on water abstraction. At present Martin Mere suffers from a low hydrological table due to over abstraction.  For screening purposes we	APIS also conclude there is a potential positive impact on species due to a rise in prey species following nitrogen enrichment. The requirement for

Pathway of Effect	Direct Disturbance/ Excessive recreational pressure	Loss of Supporting Habitat	Deteriorating Water Quality/ Water Abstraction	Deteriorating Air Quality
<b>Aspect of the Local Plan</b>				
Expansion of Edge Hill University at Ormskirk, including up to 10ha greenbelt land (SP3)			have taken the precautionary approach and concluded that at this stage there is insufficient evidence to confirm whether further abstraction of water from Southport boreholes would result in secondary effects on Martin Mere through hydrological connections. This would require further consideration at Appropriate Assessment Stage.	expert judgement is highlighted.  It should be noted that road transport accounts for 13% of the atmospheric nitrogen deposition in the SPA. It is unlikely that increases in traffic would result in the enormous increases in deposition which would be required to exceed the critical load.  AA not required
Promotion and enhancement of tourism within the borough as part of the development of the rural economy (EC2) and green infrastructure (EN3)	It should be noted that Martin Mere is specifically geared towards attracting visitors. During discussion with Natural England (over the St Helens Local Plan HRA) there was a general view that recreation was sufficiently well managed on this site that recreational pressure wasn't an issue. However an increase in recreational shooting on adjacent land, greater aerial activities (e.g. light aircraft, hot air balloons etc) could disturb qualifying species. In addition a public foot path cuts through the site. Development of green infrastructure could result in greater disturbance along that footpath	The enhancement of recreation and tourism including development of green infrastructure may result in the loss of (at this stage unquantified) supporting habitat		

Pathway of Effect	Direct Disturbance/ Excessive recreational pressure	Loss of Supporting Habitat	Deteriorating Water Quality/ Water Abstraction	Deteriorating Air Quality
<b>Aspect of the Local Plan</b>				
Provision for gypsies travellers and travelling showpeople (Policy RS4)	The provision of sites for gypsies travellers and travelling showpeople in Burscough and Scarisbrick within 1km of Martin Mere may result in disturbance to qualifying bird species using supporting habitat (unquantified as yet)	The provision of sites for gypsies travellers and travelling showpeople in the vicinity of Burscough and Scarisbrick within 1km of the Martin Mere may result in a loss of (at this stage unknown) supporting habitat		
Renewable energy development including district heating networks, small to medium renewable energy projects, and large scale grid connection wind energy development and off shore energy (SP1; EN1), including as part of the development of rural economy (EC2).	Construction of onshore/offshore turbines as part of renewable energy policies has the potential to disrupt flight paths and displace qualifying bird species			<p>A check on APIS for the Relevant Critical Load for nitrogen deposition identifies that combustion in commercial, institutional and residential is responsible for 3% of the atmospheric nitrogen deposition in the SPA, and Combustion in Industry is responsible for 2%. Again it is unlikely that increases in combustion related nitrogen deposition would result in the enormous increases in deposition which would be required to exceed the critical load (see road traffic above).</p> <p>It could also be argued that some renewable energy policies would improve air quality by reducing the need for power stations fuelled by fossil fuels.</p> <p>AA not required</p>

## 4.7 Likely Significant Effects of other Projects and Plans

Plan or project	How could it interact with the Local Plan
Local Development Frameworks for other Lancashire/ Cheshire/Merseyside Authorities	Development within Lancashire could operate cumulatively with the water quality pressures and abstraction pressures.
25 wind turbines approx 7km from Sefton Coast	<p>The Environmental Statement Non-Technical Summary states: "With the exception of red-throated divers, the significance of impacts on all species and groups of species was assessed as being low to very low. Although the risks of impacts on red-throated divers were considered to be low, the high sensitivity of the species led the ornithological consultants to conclude that the significance of impacts should be regarded as being of medium level, rather than low. A cumulative impact assessment took account of other wind farm developments in Liverpool Bay. The contribution of Burbo Bank to the total cumulative impact of all developments was between nil and low"</p> <p>While the impacts are different from those of the Local Plan, they could operate cumulatively to cause a significant adverse disturbance impact.</p>
Liverpool City Region Renewable Energy Options	Interaction with Policy EN1

## 4.8 Screening Conclusion: Martin Mere SPA Ramsar

4.8.1 The Local Plan is therefore screened in for Appropriate Assessment as it is not possible at this stage to conclude that there are unlikely to be significant adverse effects on at least some of the interest features of the SPA/Ramsar, in result of direct disturbance, loss of supporting habitat and a deterioration in water quality.

4.8.2 The following Policies are screened in as requiring Appropriate Assessment:

- SP1(A Sustainable Development Framework for West Lancashire)
- SP2 Skelmersdale Town Centre – A Strategic Development site
- SP3 Yew Tree Farm, Burscough - A Strategic Development Site
- EC1 The Economy and Employment Land
- EC2 The Rural Economy
- EC4 Edge Hill University
- RS1 Residential Development
- RS4 Provision for Gypsies Travellers and Travelling Showpeople
- IF2 Enabling Sustainable Transport Choice
- IF3 Service Accessibility and Infrastructure for Growth
- EN1 Low Carbon Development and Energy Infrastructure
- EN2 Preserving and Enhancing West Lancashire's Natural Environment
- EN3 Provision of Green Infrastructure and Open Recreation Space

4.8.3 Potential pathways created by these policies may interact with each other, or other plans and policies identified in Chapter 2. Such an interaction would have the potential to result in an exacerbated, potentially significant 'in combination' effect.

4.8.4 Appropriate Assessment of each pathway, including a discussion on inherent mitigation of the Local Plan, and proposed mitigation is given below.

## 4.9 Appropriate Assessment: Direct Disturbance of Qualifying Bird Species/ Excessive Recreational Pressure

4.9.1 New housing and employment development will contribute to a rise in population. There is expected to be a demographic shift to a greater proportion of retired people with greater leisure time. This rise in population, alongside policies enhancing recreation and tourism within the borough has the potential to exacerbate existing recreational pressures. Martin Mere is specifically geared towards attracting visitors and is managed by the Wildfowl and Wetland Trust with numerous hides, captive bird

visitor areas and educational programmes<sup>50</sup>. Martin Mere has received numerous visitor awards including recent Lancashire and Blackpool Tourism Awards 2010/11 for the Best Visitor Experience award: Swan Spectacular<sup>51</sup> and Gold Green Tourism Business Scheme 2010<sup>52</sup>. Martin Mere reserve is also cited in papers as a wildlife tourist industry exemplar within the UK<sup>53</sup>. Consultation with the Head of Reserves Management at the Wildfowl and Wetland Trust (who manage the site)<sup>54</sup> identified that Martin Mere receives 170,000 visitors a year and recent investment from NW Development Agency has been with a specific vision to increase this to 200,000 by 2013. The site has good control over most visitors to the reserve who are screened out from the reserve area and access to the site is strictly controlled in terms of what visitors are able to do. Dense vegetation screens the site from adjacent footpaths and small roads limiting disturbance from outside of the site. The relatively high cost (approximately £10 per adult entry) and relatively small car park size (with respect to the size of reserve) is also likely to limit visitor numbers. A review of the site layout plan indicates that visitor numbers are controlled through car park size, entrance costs and also limiting access to particular areas of the site. During discussion with Natural England (over the St Helens Local Plan HRA55) there was a general view that recreation was sufficiently well managed on this site that recreational pressure was not an issue. Consultation with head of Head of Reserves Management (Wildfowl and Wetlands Trust) confirmed that an increase in visitors could be accommodated without being detrimental to qualifying species or habitats. However, three areas were identified where this may not be the case:

- The boundaries to the site. Although generally this is farmland, there are areas bounded by roads and areas with public footpaths. The farmland can be a particular problem where the shooting rights are actively taken-up. Disturbance from shooting would be a significant problem should this occur.
- Aerial activities (light aircraft, helicopters, hot air balloons are an issue and may become more problematic with greater leisure time and disposable incomes).
- There is a public footpath that cuts through part of the reserve. The WWT have provided an alternative route that has been able to screen walkers as well as provide viewing areas. It is anticipated that this will be accepted and reduce disturbance to the site.

4.9.2 With respect to the first two items, these are considered to be very specialist recreational activities. It would be disproportionate to relate increase in these activities (to a level where they would cause significant likely effects) to policies within the Local Plan that respond to increases in the population of West Lancs by 7% (i.e. new housing and employment). New housing and employment development policies are therefore not considered to require mitigation with respect to reducing recreational disturbance associated with aerial activities and shooting in the areas supporting qualifying bird species at Martin Mere SPA/Ramsar.

4.9.3 With respect to the public footpath through the reserve, Policies EN2 and EN3 seek to secure additional areas of open spaces and green links. However the biodiversity element of this policy seeks to protect and safeguard all European sites including the provision of supporting habitats and green corridors. It is therefore considered that his

<sup>50</sup> [http://www.wwt.org.uk/old\\_files/uploads/martin-mere.pdf](http://www.wwt.org.uk/old_files/uploads/martin-mere.pdf)

<sup>51</sup> <http://www.wwt.org.uk/visit-us/martin-mere/news/wwt-martin-mere-gets-highly-commended-in-tourism-awards>

<sup>52</sup> <http://www.wwt.org.uk/visit-us/martin-mere/news/its-gold-for-wwt-martin-mere>

<sup>53</sup> [http://www.ukconet.co.uk/images/stories/research/tourism/EuroMed\\_2008\\_Marseille.pdf](http://www.ukconet.co.uk/images/stories/research/tourism/EuroMed_2008_Marseille.pdf)

<sup>54</sup> *Pers Comms*, Emma Hutchinson, 10<sup>th</sup> February 2011

<sup>55</sup> URS/Scott Wilson (2010) HRA of St Helens Local Plan



policy contains sufficient mitigation in place to avoid resulting in direct adverse effects on Martin Mere SPA/Ramsar.

- 4.9.4 Appendix 8 analyses the potential effects of development of sites named in Policy EN3 for green infrastructure and recreational purposes. All of the sites are considered unlikely to provide supporting habitat for the SPA/ Ramsar site. One site, Bescar Lane, was identified as having the potential to result in disturbance of wintering birds potentially using adjacent sensitive habitats.
- 4.9.5 The site consists of a tiny pocket of agricultural land at the crossroads of Bescar Lane and Wood Moss/ Drummersdale Lane. It is located in an area identified as sensitive for pink-footed geese and whooper swan and the habitat on the site consists of large arable fields which appear suitable for these species. The presence of residential development immediately adjacent to the site, however, is unfavourable to the presence of significant numbers of wintering birds, due to the likely high levels of human activity in the area. That said, the proposed scheme could have the potential for disturbance to wintering birds using adjacent habitats.
- 4.9.6 Wintering birds are highly mobile and move between roosting/ feeding sites according to weather, food availability, etc. Therefore, provided that there is sufficient supporting habitat in the overall area, temporary disturbance of a small area of supporting habitat is not generally considered to affect SPA/ Ramsar site integrity. Additionally, there are a number of measures available to prospective developers to avoid and/or mitigate noise and visual disturbance. Taking this into account, it is unlikely that development of the site would have a tangible effect on the overall integrity of SPA/ Ramsar sites. However, there is a possibility of in-combination effects with other future developments which also have the potential to result in disturbance (see below). This can only be assessed when the timing of development proposals is known, i.e., at planning application stage.
- 4.9.7 In order to ensure compliance with legislation, national policy and policy EN2 of the Local Plan when determining planning applications for this site, the applicant should submit an Ornithology Report containing sufficient information to demonstrate that consideration has been given to the potential for disturbance of wintering birds and, if necessary, that suitable mitigation measures will be implemented to address this to the satisfaction of the Council. This will allow the Council to screen the project against the Habitats Regulations (or current equivalent legislation) and relevant national and local policy. It is not considered necessary to amend the policy wording to reflect this, owing to the strong protection provided by policy EN2.
- 4.9.8 In meeting the needs of gypsies, travellers and travelling showpeople (Policy RS4), HRA Screening identified a pathway for the potential disturbance to qualifying bird species using supporting habitat within areas identified as sensitive for wintering birds.
- 4.9.9 Scarisbrick is located approximately 3km west of Martin Mere in a whooper swan sensitive area. The village is within 1km of areas identified as sensitive for pink-footed geese. Scarisbrick is located within a large area of Green Belt arable land which includes areas within the corridor of the A5147 and A570. For example, the land at Pool Hey Crossing is within the pink-footed geese designated sensitive area, adjacent to arable land offering suitable habitat for qualifying bird species. The M58 corridor includes the area of Green Belt around Bickerstaffe Moss which has been identified as a sensitive area for pink-footed geese. Burscough village is located approximately 2km from Martin Mere SPA/ Ramsar site and identified sensitive areas for whooper swan and pink-footed geese overlap with parts of the village and immediate environs.

- 4.9.10 Whilst Policy RS4 makes it clear that sites proposed under this policy should meet the highest standards for environmental and social factors, given that all three areas mentioned in the policy overlap in part with areas identified as sensitive for wintering birds, there is potential for this policy to result in loss of supporting habitat and/or disturbance to wintering birds. Until sites are proposed, however, no realistic assessment of potential effects can be undertaken, and it is not considered reasonable to apply a blanket rule prohibiting development of sites located within the identified sensitive areas. This is because the distribution of qualifying bird species can and does change over time.
- 4.9.11 In order to ensure compliance with legislation, national policy and policy EN2 of the Local Plan when determining planning applications submitted in connection with Policy RS4, the applicant should submit an Ornithology Report containing sufficient information to demonstrate that consideration has been given to the potential for effects on wintering birds and, if necessary, that suitable mitigation measures will be implemented to address this to the satisfaction of the Council. This will allow the Council to screen the project against the Habitats Regulations (or current equivalent legislation) and relevant national and local policy. It is not considered necessary to amend the policy wording to reflect this, owing to the strong protection provided by policy EN2.
- 4.9.12 The Local Plan promotes renewable energy development (Policy EN1). HRA Screening identified that, should this include wind turbine construction, a pathway exists for the construction of onshore turbines to disrupt flight paths and displace qualifying bird species. The Liverpool City Regional Renewable Energy Options<sup>56</sup> identifies two wind development priority zone within West Lancashire, one of which is located approximately 3km east of Martin Mere. These are indicated in the the Wind Priority Zones Figure (Appendix 5). Policy EN1 states that *'proposals for renewable, low carbon or decentralised energy schemes will be supported provided they do not result in unacceptable harm to the local environment which cannot be successfully mitigated'*. Combined with the strong wording protecting the environment in Policy EN2, it is considered that the Local Plan contains appropriate mechanisms to ensure the forthcoming renewable energy development policies, whether alone or in combination with other land use plans, would not result on adverse effects to qualifying bird species of Martin Mere SPA/Ramsar.

## 4.10 Appropriate Assessment: Loss of Supporting Habitat

- 4.10.1 HRA Screening identified the potential for development arising from the Local Plan (on land either immediately adjacent to the Martin Mere SPA/Ramsar designation or elsewhere in the borough) to result in loss of supporting habitat for qualifying bird species, in particular pink-footed geese and whooper swan.
- 4.10.2 Releases of land under the following policies have the potential to result in loss of supporting habitat for these species:
- SP3 Yew Tree Farm, Burscough
  - GN2 Safeguarded Land

<sup>56</sup> Arup (2001) Liverpool City Regional Renewable Energy Options Stage 2 (Drawing Title CHP/DH & Wind Priority Zones, Final Issue) (date 27/5/2010)

- EC1 The Economy and Employment Land (e.g. Simonswood Employment Area; greenbelt release around Skelmersdale, Ormskirk, Burscough);
- EC2 The Rural Economy;
- RS1 Residential Development;
- RS4 Provision for Gypsies Travellers and Travelling Showpeople;
- IF2 Enabling Sustainable Transport Choice (in particular with respect to the A570 Ormskirk bypass); and
- EN3 Provision of Green Infrastructure and Open Recreation Space.

4.10.3 Appendix 8 contains a detailed assessment of all sites named in these policies. The vast majority of sites were assessed as unlikely to provide supporting habitat. Some sites were identified as not currently providing supporting habitat, but having the potential to provide supporting habitat in future (due to the presence of suitable habitats); or as being adjacent to potential supporting habitat identified as sensitive for wintering birds by the RSPB. A plan showing sensitive areas as identified by the RSPB is included in Appendix 6.

4.10.4 Bearing in mind the strong protection provided by Policy EN2, it is not considered necessary to amend the wording of the above policies. However, it will be necessary for the Council to take potential effects on wintering birds into account in determining future planning applications at these sites, in particular the potential for in-combination effects arising from the development of a number of sites at the same time.

4.10.5 In order to ensure compliance with legislation, national policy and policy EN2 of the Local Plan when determining planning applications for this site, the applicant should submit an Ornithology Report containing sufficient information to demonstrate that consideration has been given to the potential for disturbance of wintering birds and, if necessary, that suitable mitigation measures will be implemented to address this to the satisfaction of the Council. This will allow the Council to screen the project against the Habitats Regulations (or current equivalent legislation) and relevant national and local policy.

4.10.6 It is concluded that, bearing in mind the wording of policy EN2, the Local Plan contains appropriate mechanisms in place to avoid development resulting in loss of supporting habitat for Martin Mere SPA/Ramsar. No adverse in-combination effects are predicted.

## 4.11 Appropriate Assessment and Mitigation: Deterioration in Water Quality

4.11.1 HRA Screening identified policies within the Local Plan that have the potential to result in water quality deterioration, affecting Martin Mere SPA/Ramsar habitats, which could, in turn, affect qualifying bird species.

4.11.2 Policies that would encourage development within town centres of the borough may result in a greater discharge of wastewater to watercourses with hydraulic connections to the Sluice (which is connected to Martin Mere). In particular, Burscough is located 1km south east of Martin Mere and surface water from the town currently discharges into the Sluice.

- 4.11.3 It should be noted that the majority of the processes that could result in a deterioration of water quality (unregulated waste water discharges, surface water runoff and pollution from construction activities) are either regulated through statutory requirements or can be mitigated through standard construction techniques and environmental good practice. These impacts are therefore unlikely. Avoiding an adverse effect is largely in the hands of the water companies (through their investment in future sewage treatment infrastructure) and Environment Agency (through their role in consenting effluent discharges). However, local authorities can also contribute through ensuring that sufficient wastewater treatment infrastructure is in place prior to development being delivered through the Local Plan. In the case of West Lancashire, this is specifically dealt with in Policy IF3 (Service Accessibility and Infrastructure for Growth):

*New development proposed in the areas of Ormskirk, Burscough, Rufford and Scarisbrick that are affected by limitations on wastewater treatment must be phased to ensure delivery of the development coincides with delivery of an appropriate solution which meets the requirements of the Council, the Undertaker and the Regulators.*

- 4.11.4 It is concluded that, with the wording of Policy IF3 (Service Accessibility and Infrastructure for Growth) the Local Plan contains appropriate mechanisms in place to avoid development resulting in a deterioration in water quality, in habitats within Martin Mere SPA/Ramsar. No adverse in-combination effects are predicted.

## 4.12 Appropriate Assessment: Water Abstraction

- 4.12.1 HRA Screening identified that a rise in population and industry within the borough would place a greater pressure on water abstraction. At present, Martin Mere suffers from a low water table due to over-abstraction, although this is largely due to agricultural abstraction. Planned expenditure in United Utilities' spending cycle (AMP 5) includes the upgrade of the Southport boreholes to reduce the reliance on the Dee supply (see Chapter 3). Due to the proximity of Southport (approximately 5km) and hydraulic connection to Southport along the Sluice, it is possible that further abstraction of water from Southport boreholes could result in secondary effects on Martin Mere.
- 4.12.2 Unlike most of the indirect impacts on European sites that can derive from development (e.g. from recreational pressure or vehicle exhaust emissions) and which are generally not covered by any independent assessment or consenting regime, water supply is covered by a detailed abstraction licensing and Review of Consents process controlled by the Environment Agency. One of the principal functions of this regime is to ensure that the abstraction of water at volumes, rates or times of year that would result in adverse effects on internationally designated European sites do not take place. As such, even without the existence of the West Lancashire LDF and its development control function, the delivery of new housing within the borough would be unlikely in practice to lead to adverse effects upon European sites in normal circumstances since the Environment Agency licensing regime would not in reality approve damaging scales of abstraction.
- 4.12.3 Avoiding adverse effects on European sites as a result of increased scales of abstraction to supply new housing must therefore be principally the responsibility of the water companies through their Water Resource Management Plans, water supply operations and abstraction licence applications and the Environment Agency through

their licensing regime and Review of Consents process. West Lancashire has no control over the water supply strategy chosen for the borough since this is the responsibility of the statutory water supplier (United Utilities), the Environment Agency and the Regulator (the Office of Water Services, Ofwat) and is part of a much larger complex of catchment transfers between rivers and reservoirs in Wales, Cumbria and elsewhere in north-west England and involving at least three water companies – United Utilities, Severn Trent Water and Dee Valley Water.

4.12.4 The most recent draft United Utilities Water Resource Management Plan (January 2009) indicates that the water available for use in the Integrated Resource Zone is expected to reduce by 24.8 Ml/d between 2009/10 and 2014/15. Without water efficiency measures or new resources, the initial supply demand balance for the Integrated Resource Zone is calculated to be in deficit by 8 Ml/day by 2024/25. With regard to future developments in order to meet the anticipated 8 Ml/day shortfall, United Utilities intends to undertake the following activities:

- Construction of a bi-directional pipeline, known as the “West-to-East Link”, between Merseyside and North Manchester. This will help United Utilities maintain adequate supplies to Greater Manchester and Merseyside if there is a need to temporarily reduce supply from a major reservoir, for example due to maintenance work or drought conditions;
- Maintain current leakage levels;
- Help customers save 9 Ml/d by 2014/15 (increasing later on to 12 Ml/d), through a base service water efficiency programme;
- Achieve a water demand reduction of 10 Ml/d in a dry year by 2014/15 (increasing to 22 Ml/d by 2034/35) as a result of the expected scale of voluntary metering of households;

4.12.5 United Utilities enhanced plans identified as part of their economic programme to maintain adequate supply-demand balances are:

- Further reducing leakage by 23 Ml/d by 2034/35;
- A programme of economic water efficiency measures to save 4 Ml/d by 2034/35;
- Implementing water source enhancements of 48 Ml/d by 2034/35; and
- The result will be a final supply-demand balance of 0 Ml/day by 2024/25.

4.12.6 Clearly, the concept of strategic forward planning of development requires local authorities to play their part in ensuring the pressures on available water resources are minimised insofar as is practical, rather than relying entirely on the Environment Agency licensing regime, and this is the context within which the West Lancashire Local Plan can deliver mitigation measures on its own account to supplement those avoidance strategies that will be implemented by the Environment Agency and United Utilities as part of their wider resource planning roles.

4.12.7 Whereas in some districts of England it is possible for local authorities to locate housing in areas that receive potable water from different sources and thereby help to alleviate pressures on certain Sites by changing the location of development, this is not the case in West Lancashire, since the area is not geographically apportioned in a simple manner between different water sources but is supplied through an elaborate

network of catchment transfers. As such, moving new housing within West Lancashire to different parts of the borough would be unlikely to have a material impact on the actual contribution of the borough to water supply demands on European sites. West Lancashire must therefore focus on delivering alternative measures. Measures that could be delivered through the LDF process essentially take two broad forms:

- A policy or supporting text that makes an explicit commitment to phase the delivery of development in such a way as to ensure that occupation/operation only takes place once any new infrastructure that the water company may need to provide in order to service the development and avoid an adverse effect on European sites, is in place. The local authority should also indicate how this need will be determined and delivered through interaction with other authorities (United Utilities, the Environment Agency etc) i.e. through a Water Cycle Study. (this mitigation was suggested with respect to water quality deterioration discussed in the subsection above); and
- Since May 2008 the 'Code for Sustainable Homes' standard for new development has become mandatory but no minimum standard has yet been set. The Code for Sustainable Homes has benefits because it has minimum requirements of water efficiency for every different rating. Since 2010 the Building Regulations have made it mandatory that water efficiency measures in line with at least level 3 is achieved, both using the same National Calculation Methodology. Within the Local Plan, Policy EN1 (Renewable Energy) currently makes a requirement for residential and non-residential developments to meet strict Code for Sustainable Homes and BREEAM standards. This enables the Council to ensure that suitably efficient use of water is built in to new development.

4.12.8 With the current policy wording, it is anticipated that the Local Plan contains appropriate mechanisms in place to avoid a greater demand on water resources, as a result of a growth in population or industry, from resulting in significant adverse effects of Martin Mere SPA/Ramsar. Potential in-combination effects have been considered above and no adverse effects are predicted.

## 4.13 Conclusion: Martin Mere SPA/Ramsar

4.13.1 The Appropriate Assessment has concluded that the West Lancashire Local Plan Preferred Options does not have the potential to result in adverse effects on qualifying features of Martin Mere SPA/Ramsar, either alone or in combination with other plans and projects. The Local Plan contains an adequate policy framework to enable the delivery of necessary measures to avoid or adequately mitigate adverse effects on the Martin Mere SPA/Ramsar.



## 5 Ribble and Alt Estuaries SPA / Ramsar Site

### 5.1 Introduction

- 5.1.1 The Ribble and Alt Estuary SPA and Ramsar Site is approximately 12,360ha, and consists of extensive sand- and mud-flats and, particularly in the Ribble Estuary, large areas of saltmarsh. There are also areas of coastal grazing marsh located behind the sea embankments. The saltmarshes, coastal grazing marshes and intertidal sand- and mud-flats all support high densities of grazing wildfowl and are used as high-tide roosts. Important populations of waterbirds occur in winter, including swans, geese, ducks and waders. The highest densities of feeding birds are on the muddier substrates of the Ribble.
- 5.1.2 The SPA is also of major importance during the spring and autumn migration periods, especially for wader populations moving along the west coast of Britain. The larger expanses of saltmarsh and areas of coastal grazing marsh support breeding birds during the summer, including large concentrations of gulls and terns. These seabirds feed both offshore and inland, outside of the SPA. Several species of waterbird (notably pink-footed geese) utilise feeding areas on agricultural land outside of the SPA boundary. There is considerable interchange in the movements of wintering birds between this European site and Morecambe Bay, the Mersey Estuary, the Dee Estuary and Martin Mere.

### 5.2 Reasons for Designation

- 5.2.1 The Ribble and Alt Estuaries Site is designated as an SPA for its Birds Directive Annex I species, both breeding and over-wintering, and these are:
- 5.2.2 During the breeding season:
- common tern *Sterna hirundo*: 182 pairs = 1.5% of the breeding population in Great Britain;
  - ruff *Philomachus pugnax*: 1 pair = 9.1% of the breeding population in Great Britain;
- 5.2.3 Over winter:
- bar-tailed godwit *Limosa lapponica*: 18,958 individuals = 35.8% of the population in Great Britain;
  - Bewick's swan *Cygnus columbianus ssp. bewickii*: 229 individuals = 3.3% of the population in Great Britain;
  - golden plover *Pluvialis apricaria*: 4,277 individuals = 1.7% of the population in Great Britain
  - whooper swan: 159 individuals = 2.9% of the population in Great Britain.
- 5.2.4 It also meets the criteria for SPA designation under Article 2 of the Birds Directive, supporting internationally important populations of lesser black-backed gull *Larus fuscus*, ringed plover *Charadrius hiaticula*, sanderling *Calidris alba*, black-tailed godwit *Limosa limosa ssp. limosa*, dunlin *Calidris alpina alpina*, grey plover *Pluvialis squatarola*, knot *Calidris canutus*, oystercatcher *Haematopus ostralegus*, pink-footed geese, pintail, redshank *Tringa totanus*, sanderling *Calidris alba*, shelduck *Tadorna*



*tadorna*, teal *Anas crecca* and wigeon. It also qualifies by regularly supporting up to 29,236 individual seabirds, and, over winter, 301,449 individual waterfowl.

- 5.2.5 It is additionally designated as a Ramsar Site in accordance with Criterion 5 (UN, 2005) for supporting up 89,576 waterfowl (5-year peak mean 1998/99 – 2002/03), and in accordance with Criterion 6 for supporting internationally important populations of common shelduck *Tadorna tadorna*, black-tailed godwit *Limosa limosa ssp. limosa*, redshank *Tringa totanus*, Eurasian teal *Anas crecca*, northern pintail and dunlin *Calidris alpina alpina*.
- 5.2.6 The Ribble and Alt Estuaries also qualifies as Ramsar as it meets criterion 2 by supporting over 40% of the UK population of natterjack toad. The natterjack Toad occurs on the Sefton Coast in seaward dunes between Southport and Hightown. In 2000 it was present on 13 sites (three of which are reintroductions). The breeding population is estimated at just over 1000 females.
- 5.2.7 The largest populations are on Ainsdale Sand Dunes NNR and Ainsdale and Birkdale Sandhills LNR. Natterjacks are absent from much of the dune coast and some breeding sites are considered to be isolated (North Merseyside Biodiversity Action Plan, undated).

## 5.3 Historic Trends and Current Pressures

- 5.3.1 As an estuarine site linked with the Liverpool Bay, this site has been subject to the same changes as described for the Liverpool Bay SPA but additionally its own unique pressures (some similar to those experienced in the Mersey Estuary). The estuaries were largely undisturbed until the 19th century, at which point there was extensive modification and dredging of the river channel for the Port of Preston, as well as landfill and drainage along the shoreline in order to increase agricultural usage of the land. The Ribble Estuary has over the past century experienced '*a general pattern of sediment accretion in the inner estuary and erosion in outer areas*,' but the estuary has begun '*to revert to its natural state... since maintenance of the Ribble Channel for shipping ceased in 1980. There have been dramatic changes in the course of channels in the outer Estuary, and these are expected to continue. Anticipated climatic and sea level changes are likely to exaggerate existing patterns of erosion and accretion, although sea level rise is not expected to cause significant loss of intertidal land in the Ribble*' (Ribble Estuary Strategy Steering Group, 1997, p.15).
- 5.3.2 The Ribble and Alt Estuaries are among '*the most popular holiday destinations in Britain*,' with Blackpool as the largest resort and Southport increasing in visitors. Leisure activities include '*watersports such as sailing and windsurfing; fishing and shooting; bird watching; land yachting; and generally relaxing at the coast... enjoyed by both local people and visitors*' (Ribble Estuary Strategy Steering Group, 1997, p.10).
- 5.3.3 Some of the main environmental pressures relevant to the nature conservation objectives of the Ribble and Alt Estuaries SPA / Ramsar Site are:
- Loss or damage of habitat as a result of increasing off-shore exploration and production activity associated with oil and natural gas;
  - Over-grazing of the saltmarshes by cattle-farming;

- Heavy metal pollution (lead, cadmium, arsenic and other poisons) from either industry or disturbance of sediment (legacy pollution bound into the sediment);
- Pollution via rivers by agricultural effluent flowing off fields, 'leading to increased fertility of inshore waters and associated algal blooms and de-oxygenation of seawater, particularly in enclosed bays and estuaries';
- Pollution via rivers and drains by both treated sewerage and untreated runoff containing inorganic chemicals and organic compounds from everyday domestic products, which 'may combine together in ways that make it difficult to predict their ultimate effect of the marine environment. Some may remain indefinitely in the seawater, the seabed, or the flesh, fat and oil of sea creatures';
- Damage of marine benthic habitat directly from fishing methods;
- Damage of marine benthic habitat directly or indirectly from aggregate extraction;
- 'Coastal squeeze' (a type of coastal habitat loss) from land reclamation and coastal flood defences and drainage used in order to farm or develop coastal land, and from sea level rise;
- Harm to wildlife (especially birds) or habitat loss due to increasing proposals/demand for offshore wind turbines;
- Pollution, direct kills, litter, disturbance or loss of habitat as a result of water-based recreation or other recreation activity and related development along the foreshore<sup>57</sup>;
- Disturbance to birds from aircraft, both from Blackpool Airport and from a private testing station;
- Introduction of non-native species and translocation;
- Selective removal of species (e.g. bait digging, wildfowl, fishing)<sup>58</sup>;
- Interruption of dune accretion processes leading to over-stabilisation of dunes;
- The spread of rank grasses and scrub, partly caused by a decline in rabbit-grazing, further reducing suitable habitat;
- Losses to development, forestry and recreational uses have reduced the area of available habitat;
- Fragmentation of habitat has led to isolation of populations;
- Creation of permanent water bodies in the dunes has encouraged populations of invertebrates which prey on natterjack tadpoles and, most seriously, populations of common toads which both predate and suppress the development of natterjack tadpoles;
- Gassing of rabbits, especially on golf courses, can kill natterjacks using burrows and removes a valuable grazing animal;
- Collecting and disturbance of spawn and tadpoles can reduce metamorphic success;

<sup>57</sup> Wildlife Trust (2006) – The Wildlife Trust For Lancashire, Manchester And North Merseyside (2006). *Uses and abuses*. [Online]. Available at: <http://www.lancswt.org.uk/Learning%20&%20Discovery/theirishsea/usesandabuses.htm> (accessed 15<sup>th</sup> June 2009).

<sup>58</sup> (Wildlife Trust, 2006 and Ribble Estuary Strategy Steering Group, 1997);

- Inappropriate management can cause the loss of low vegetation structure and open ground used by natterjacks for foraging;
- Water abstraction, conifers and scrub lower the water table locally and reduces the number of pools in which natterjack tadpoles can develop to maturity.

5.3.4 There is both formal and informal recreation along the Sefton Coast and intensity varies with season, event and attraction. Recreation is informal within the Ribble Estuary itself.

## 5.4 Nature Conservation Objectives

5.4.1 The main nature conservation objectives are:

- To prevent a significant reduction in numbers or displacement of all qualifying species of over-wintering birds from a reference level;
- To prevent significant damage to or decrease in the extent of habitat, the vegetation characteristics or the landscape features from a reference level; and
- To maintain the presence and abundance of aquatic plants and invertebrates, whereby the populations do not deviate significantly from a reference level.

## 5.5 Key Potential Pressures from West Lancashire

5.5.1 From the environmental requirements that have been identified above, it can be determined that the following impacts of development could interfere with the above environmental requirements and processes on the SPA/Ramsar:

- New housing and employment development, contributing to a rise in population resulting in a rise in existing recreational pressures listed above. This may be further exacerbated by enhancement of tourism, leisure and green infrastructure within the borough;
- A rise in population and industry within the borough resulting in greater discharge to the Ribble and Alt Catchment, exacerbating existing water quality pressure and water abstraction pressures and associated damage to marine benthic communities, particularly if infrastructure is not phased and adequately in place;
- A rise in population resulting in a greater net use of motorised vehicles resulting in air pollution pressures;
- Loss of agricultural land, greenbelt and brownfield land, resulting in loss of (potentially unknown at this stage) supporting habitat for qualifying bird species;
- The location of wind turbines within the borough has the potential to result in disturbance to qualifying bird species;
- Depending on locations, the development of CHP plants has the potential to result in atmospheric nitrogen deposition.

## 5.6 Likely Significant Effects of the Local Plan on Ribble and Alt Estuaries SPA/Ramsar

5.6.1 These are described in the table below, against each potential impact.

Pathway of Effect Aspect of the Local Plan	Direct Excessive pressure	Disturbance/recreational	Loss of Supporting Habitat/Coastal Squeeze	Deteriorating Quality/Water Abstraction Pressures	Deteriorating Air Quality
Provision of 4,650 new dwellings (net) over the lifetime of the Local Plan (2012-2027) based on a target of 300 per annum. (CS1, RS2);	New housing and employment development, will contribute to a rise in population. There is expected to be a demographic shift to a greater % of retired population with greater leisure time. This rise in population, alongside policies enhancing recreation and tourism within the borough is likely to exacerbate existing recreational pressures:		The development focus on brownfield sites, loss of greenfield land to development and rural development which may result in the cumulative loss of agricultural fields may result in the loss of (at this stage unquantified) supporting habitat for qualifying bird species	River Tawd flows through Skelmersdale, which discharges into the Ribble and Alt Estuaries (through the River Douglas)	With regards to air quality impacts relating to atmospheric nitrogen deposition (all of the above), at first glance one might expect similar pressures to arise described in the water quality section. However, a check on APIS for the Relevant Critical Load for nitrogen deposition for each bird for which the SPA was designated indicates that
Provision of 75 hectares of new employment land (CS1, SP3; EC1);				The Leeds and Liverpool Canal flows through Burscough which connects to the River Douglas and discharges into the Ribble and Alt Estuaries.	
The development of land west of Burscough including up to 500 new residential houses and 10ha new employment land (SP1; SP3)	<ul style="list-style-type: none"> <li>• pollution, direct kills, litter, disturbance or loss of habitat as a result of water-based recreation or other recreation activity and related development along the foreshore;</li> </ul>		The development of Banks and Hesketh Bank as local centres immediately adjacent to the Ribble and Alt Estuaries. These are subject to coastal flooding and may require coastal defence resulting in further coastal squeeze	Banks is located immediately adjacent to 'the sluice' which discharges into the Ribble and Alt Estuaries.	a) actual nitrogen deposition is on 14.3 kgN/ha/yr compared to a critical load (for littoral sediment) of 20-30 kgN/ha/yr and
Provision of infrastructure including water supply/treatment and social infrastructure (community services/facilities) (SP1; IF3), energy supply (SP1; EN1) and green infrastructure (EN3), and the developers contribution to this (IF4)	<ul style="list-style-type: none"> <li>• selective removal of species (e.g. bait digging, wildfowl, fishing);</li> <li>• a rise in tourist numbers during the spring months may result in greater trampling to natterjack toadlets that have left their breeding ponds</li> </ul>		The enhancement of recreation and tourism including development of green infrastructure may result in coastal squeeze and the loss of (at this stage unquantified) supporting habitat	A rise in population, and a development focus within Skelmersdale, Burscough and Banks within the borough may result in greater waste water discharges into these water courses resulting potential	b) they are not considered likely to be affected by the high nitrogen deposition.
Enhancement and regeneration of Skelmersdale as a town centre	<ul style="list-style-type: none"> <li>• a rise in pressure on golf courses and gassing of rabbits</li> </ul>				It should also be noted that APIS concludes the effects may be positive because nitrogen enrichment potentially means more prey

Pathway of Effect	Direct Excessive pressure	Disturbance/recreational	Loss of Habitat/Coastal	Supporting Squeeze	Deteriorating Quality/Water Abstraction Pressures	Water	Deteriorating Air Quality
Aspect of the Local Plan							
regional development site, the focus of borough wide housing and employment land provision (SP1; SP2)	can kill natterjacks using burrows and removes a valuable grazing animal;		losses to development, forestry and recreational uses have reduced the area of available habitat;		increase in pollution levels in the Ribble and Alt Estuaries. Also, should development take place beyond the rate of infrastructure provision this may result in a rise in pollution levels. This may result in harm to benthic communities, aquatic plants and result in secondary effects on qualifying habitats and birds.		species. Furthermore, even if it was concluded that road transport had the potential to affect the qualifying features of the Mersey Estuary SPA/Ramsar, it is unlikely that increases in traffic would result in the enormous increases in deposition which would be required to exceed the critical load, given that road transport is currently only responsible for 8% of nitrogen deposition in the SPA.
Expansion of Edge Hill University at Ormskirk, including up to 10ha greenbelt land (SP3)					Greater demand on water resources may also result in changes to salinity and loss of natterjack toad pools.		Based on this information the West Lancashire Local Plan is unlikely to result in significant adverse effects on the integrity of the Ribble and Alt Estuaries SPA/Ramsar due to a deterioration in air quality.
							AA not required

Pathway of Effect	Direct Excessive pressure	Disturbance/recreational	Loss of Habitat/Coastal Squeeze	Supporting	Deteriorating Quality/Water Abstraction Pressures	Water	Deteriorating Air Quality
Aspect of the Local Plan							
Provision for gypsies travellers and travelling showpeople (Policy RS4);	The provision of sites for gypsies travellers and travelling showpeople in Burscough and Scarisbrick within 1km of the Ribble and Alt Estuaries may contribute to the tourism pressure listed above		The provision of sites for gypsies travellers and travelling showpeople in the vicinity of Burscough and Scarisbrick within 1km of the Ribble and Alt Estuaries may result in a loss of (at this stage unknown) supporting habitat				
Renewable energy development including district heating networks, small to medium renewable energy projects, and large scale grid connection wind energy development and off shore energy (SP1; EN1), including as part of the development of rural economy (EC2).	Construction of onshore/offshore turbines as part of renewable energy policies has the potential to disrupt flight paths and displace qualifying bird species						Renewable energy policies have the potential to result in deterioration of air quality and increased nitrogen deposition (e.g. through Energy from Waste facilities), depending on location. However this is unlikely to affect the integrity of the Ribble and Alt Estuaries SPA/Ramsar (see above)  It could also be argued that some renewable energy policies would improve air quality by reducing the need for power stations fuelled by fossil fuels.
							AA not required
5.6.2	The Local Plan is therefore <u>screened in</u> as requiring Appropriate Assessment regarding the potential for significant adverse effects on the Ribble and Alt Estuaries SPA/Ramsar when considered in isolation. This is with respect to the following pathways: potential direct disturbance, excessive recreational pressures, loss of supporting habitat/coastal squeeze and a deterioration of water quality. The Local Plan is screened out with respect to issues relating to a deterioration of air quality.						

## 5.7 Likely Significant Effects of other Projects and Plans

5.7.1 In addition to the effects of the Local Plan when considered alone, the potential impacts could be exacerbated by the following other plans and projects.

Plan or project	How could it interact with the Local Plan
Local Development Frameworks for Lancashire/Merseyside/Cheshire Authorities	These could operate cumulatively with the recreational pressure that would result from the Local Plan, particularly with regard to Liverpool and Sefton.
Shoreline Management Plan	A Hold the Line policy for the coastline adjacent to the SPA/Ramsar would result in coastal squeeze.
25 wind turbines approx 7km from Sefton Coast	The Environmental Statement Non-Technical Summary states: "With the exception of red-throated divers, the significance of impacts on all species and groups of species was assessed as being low to very low. Although the risks of impacts on red-throated divers were considered to be low, the high sensitivity of the species led the ornithological consultants to conclude that the significance of impacts should be regarded as being of medium level, rather than low. A cumulative impact assessment took account of other wind farm developments in Liverpool Bay. The contribution of Burbo Bank to the total cumulative impact of all developments was between nil and low"
Port of Liverpool expansion	<p>While the impacts are different from those of the Local Plan, they could operate cumulatively to cause a significant adverse disturbance impact.</p> <p>Sulphur deposition is also known to be a problem for the Sefton coast, originating from shipping exhaust emissions related to the Port. According to the UK Air Pollution Information System (<a href="http://www.apis.ac.uk">www.apis.ac.uk</a>) this is mainly with regard to the 'fixed dunes with herbaceous vegetation'. APIS currently indicates that 34% of sulphur deposition within the southern part of the SPA/Ramsar is due to shipping and 'maritime activities'.</p> <p>There may be a disturbance impact as well in that the expansion of the port will also bring shipping activity closer to the SPA/Ramsar.</p> <p>Expansion of the Port of Liverpool will potentially result in direct landtake from the southern-most point of the Ribble &amp; Alt Estuaries SPA/Ramsar. While there will be no direct interaction with the impacts of the Local Plan there could be a significant cumulative effect.</p>
Liverpool City Region Renewable Energy Options	Interaction with Policy CS18 with regards to location of wind turbine/CHP plant locations



## 5.8 Screening Conclusion: Ribble and Alt Estuaries SPA/Ramsar

- 5.8.1 The Local Plan is therefore screened in for Appropriate Assessment as it is not possible at this stage to conclude that there are unlikely to be significant adverse effects on at least some of the interest features of the SPA/Ramsar, in result of recreational pressures, direct disturbance, loss of supporting habitat/coastal squeeze and a deterioration in water quality. Some Local Plan policies may act in combination with each other (e.g. sustainable transport, green infrastructure and enhancement of West Lancashire's heritage and character and a rise in population to due more housing, regeneration of town centres and greater allocation of employment land). All these elements could increase the number of visitors within the borough and their accessibility to the Ribble and Alt Estuaries, therefore exacerbating existing recreational pressures.
- 5.8.2 The following Policies are screened in as therefore requiring Appropriate Assessment:
- SP1 A Sustainable Development Framework for West Lancashire
  - SP2 Skelmersdale Town Centre – A Strategic Development Site
  - SP3 Yew Tree Farm, Burscough - A Strategic Development Site
  - EC1 The Economy and Employment Land
  - EC2 The Rural Economy
  - EC4 Edge Hill University
  - RS1 Residential Development
  - RS4 Provision for Gypsies Travellers and Travelling Showpeople
  - IF2 Enabling Sustainable Transport Choice
  - IF3 Service Accessibility and Infrastructure for Growth
  - EN1 Low Carbon Development and Energy Infrastructure
  - EN2 Preserving and Enhancing West Lancashire's Natural Environment
  - EN3 Provision of Green Infrastructure and Open Recreation Space
- 5.8.3 Potential pathways created by these policies may interact with each other, or other plans and policies identified in Chapter 2. Such an interaction would have the potential to result in an exacerbated, potentially significant 'in combination' effect.
- 5.8.4 Appropriate Assessment if each pathway, including a discussion on inherent mitigation of the Local Plan, and proposed mitigation is given below.

## 5.9 Appropriate Assessment: Direct Disturbance of Qualifying Bird Species/ Excessive Recreational Pressure

- 5.9.1 New housing and employment development, will contribute to a rise in population. There is expected to be a demographic shift to a greater % of retired population with greater leisure time. This rise in population, alongside policies enhancing recreation and tourism within the borough, has the potential to exacerbate existing recreational pressures.
- 5.9.2 The England Leisure Day Visits surveys indicate that people typically travel 25.5km to visit the coast for the day. As the Ribble and Alt Estuaries is within the West Lancashire borough Boundary, it is fair to conclude that a rise in population within West Lancashire, with greater leisure time would result in greater visitors at Ribble and Alt Estuaries SPA/Ramsar.
- 5.9.3 Visitor demographics, access, recreational facilities and management of the site is described in the Ribble Estuary NNR Management Plan<sup>59</sup> and associated documents<sup>60,61,62</sup>. Whilst the NNR occupies a smaller area than the SPA/Ramsar designation, it does cover the section of the SPA/Ramsar within West Lancashire Local Plan Area. This document suggests that most users of the Estuary are local people, with walking, running, dog-walking, bird-watching and wildfowling being the most popular activities. Most of the public use of the NNR is confined to the land bordering the estuary; mainly the embankments/ sea defence structures from Crossens pumping station to Georges Lane at Hundred End and around Hesketh Bank and Beconsall on the south side, and Lytham and St Anne's sea fronts on the north side, which afford good vantage for an overview of the estuary and its wildlife, especially at times of high tide. Visitors have expressed a strong appreciation of the sense of 'isolation and low key infrastructure'. With respect to allowing greater access within the NNR section of the site (within the West Lancashire Local Plan Area), the opportunity to allow free access onto some saltmarsh areas from the public footpath network exists, but this has not been actively encouraged by Natural England and its predecessors due to the hazardous nature of the tidal habitats as well as the risks of disturbance to feeding and roosting birds which this might cause. The most appropriate way to promote access at present appears to be by offering frequent guided walks across the site to small groups of people, whilst also working with partner organisations to promote the wildlife interest of the estuary as whole and directing general visitors to other facilities which are better able to cater for large numbers of visitors (e.g. RSPB and Martin Mere via the Ribble Coast and Wetland Regional Park initiative). Natural England will continue to support local Agencies and neighbours to develop the footpath network around the estuary where this is not likely to compromise the nature conservation interest of the European site. Facilities to support visitors are few including limited car parking.
- 5.9.4 With respect to areas of the SPA/Ramsar outside of the NNR area, it should be noted that most of the interest of the SPA is in its wintering birds, the risk of recreational disturbance may be lower since there will be less recreational activity in winter.

<sup>59</sup> Graham Skelcher Ribble Estuary NNR Management Plan February 2010 Final Draft

<sup>60</sup> English Nature (2006) The Ribble Estuary NNR interpretation plan. English Nature unpublished report.

<sup>61</sup> Gee M (2003) Ribble Estuary National Nature Reserve management plan. English Nature unpublished report.

<sup>62</sup> Woolerton Dodwell Associates (2005) Feasibility study to develop visitor experience and biodiversity opportunities to the Ribble Estuary National Nature Reserve and surrounding areas of Banks, Beconsall and Hesketh Banks. unpublished report for English Nature

Natterjack toads, however, are qualifying Ramsar species, and would be more sensitive to disturbance during the spring/summer months when toadlets leave breeding ponds (the breeding ponds are generally fenced off to protect them, but toadlets leaving these ponds could be subject to disturbance).

- 5.9.5 Policy EN2 seeks to support the Ribble Coast and Wetlands as a Regional Park<sup>63</sup>, with the Ribble Estuary at the heart of this area including the SPA/Ramsar designation. The vision for the Ribble Park is that it should be an ‘internationally recognised destination based on its environmental significance which will be conserved and enhanced’. Plans for the Regional Park<sup>64</sup> identify that a collaborative regional approach would be developed with regards to directing visitors to areas most suited for mass tourism. Interpretative strategies would be employed at neighbouring Sites more suited for mass tourism, such as Martin Mere, and the crucial links between the Ribble and Alt Estuaries Martin Mere SPA/Ramsar would be highlighted. However the provision of facilities for currently under-represented recreational users is also identified. This is quite open-ended and could result in greater visitation to more sensitive areas of the Ribble and Alt Estuaries SPA/ Ramsar.
- 5.9.6 Avoidance of recreational impacts at European sites involves location of new development away from such sites. Mitigation involves a mix of access management, habitat management and provision of alternative recreational space. Habitat management is not within the direct remit of the LDF. However the LDF can help to set a framework for improved habitat management by promoting S106 funding of habitat management.
- 5.9.7 To avoid recreational impacts on the Ribble and Alt Estuaries SPA/ Ramsar, the provision of alternative recreational space can help to attract recreational users away from sensitive sites, and reduce additional pressure on them. Policy EN2 states that the council will protect and safeguard all sites of international importance. It is recommended that this, as an overarching requirement above the recreational development of the Ribble Coast Wetlands and Regional Park (and other green infrastructure policies), is made clear. It is recommended that a fourth bullet point is inserted under the ‘biodiversity’ element of the policy wording e.g.: “the development of recreation will be targeted in areas which are not sensitive to visitor pressures: the protection of biodiversity will be considered over and above the development of recreation in sensitive areas of Natura 2000 and Ramsar Sites”.
- 5.9.8 As the development of the Ribble Coast Wetland and Regional Park (identified in Policy EN2) is not purely down to the West Lancashire Local Plan, potentially damaging recreational activities should be considered as part of an ‘in combination effect’ with other plans and policies seeking to increase the population of neighbouring Boroughs to this European site, and/or developing the Ribble Coast Wetland and Regional Park. It is recommended that the Council engages with other Merseyside/Lancashire authorities and Natural England to input into delivery of those actions within future Management Plans that are linked to reducing the impacts of recreation including wardening, fencing, signage and seasonal closures. This should also account for revisions and updates of the Management Plan to account for changing patterns of visitor use. West Lancashire’s contribution should be commensurate with its population size, since West Lancashire can only be considered responsible for mitigating their contribution to an “in combination” effect.

<sup>63</sup> [http://www.ribboncoastandwetlands.com/files/uploads/pdfs/Ribble\\_Coast\\_and\\_Wetlands\\_Prospectus%5B1%5D.pdf](http://www.ribboncoastandwetlands.com/files/uploads/pdfs/Ribble_Coast_and_Wetlands_Prospectus%5B1%5D.pdf)

<sup>64</sup>

- 5.9.9 The Developer Contributions policy (IF4) or similar could be used to secure West Lancashire's contribution towards this through imposing a levy upon developers to contribute to the management of the estuaries. However, whatever method is decided upon for funding local authority contributions must be agreed across the region (in order to avoid putting some authorities at a disadvantage) and this report is therefore not the place to go into further details. Engagement with the other Local Planning Authorities in a region-wide approach to managing recreational pressure on this network of coastal/ estuarine sites through the various Site Management Plans remains the only realistic measure by which recreational pressure on these European sites can be controlled (this is also the case for the Merseyside estuarine/coastal European sites discussed in the subsequent Chapters).
- 5.9.10 As such, it is recommended that a specific policy or statement within the Local Plan should make a clear commitment on the part of West Lancashire Council to collaborate with the other Merseyside/Lancashire Authorities to manage, influence and control visitor pressure on the sensitive estuarine and coastal European sites as far as possible, and support delivery of Site Management Plans. This could comprise an additional bullet point in Policy IF4: *The types of infrastructure and services that developments may be required to provide or contribute towards the provision of are set out in the Infrastructure Delivery Plan (IDP) and include but are not limited to:*
- Financial contribution to the management of environmentally sensitive areas including Natura 2000 and Ramsar Sites e.g. through Site Management Plans.
- 5.9.11 Enhancing the recreational role of open spaces, together with appropriate access and habitat management throughout Liverpool, will assist in diverting pressure away from these sensitive sites including European sites in neighbouring authorities such as the Sefton Coast SAC and the Sefton section of the Ribble and Alt Estuaries SPA. Impact on these sites will also be managed through the Council working in partnership with neighbouring authorities on appropriate Management Plans
- 5.9.12 This mitigation would also be applicable to other European sites within the Merseyside Coast including Mersey Narrows and North Wirral Foreshore pSPA/pRamsar (Chapter 7), Liverpool Bay SPA/pRamsar (Chapter 8), Mersey Estuary SPA/Ramsar (Chapter 12)
- 5.9.13 In meeting the needs of gypsies, travellers and travelling showpeople (Policy RS4), HRA Screening identified a pathway for the potential disturbance to qualifying bird species (namely pink-footed geese and whooper swan) using supporting habitat within the areas identified as potentially suitable for new pitches for these groups of people. This is discussed further in Chapter 4; taking into account the strong wording in Policy EN2, no adverse effects are predicted.
- 5.9.14 The Local Plan promotes renewable energy development (Policy EN1). HRA Screening identified that, should this include wind turbine construction, a pathway exists for the construction of onshore turbines to disrupt flight paths and displace qualifying bird species. This is discussed further in Chapter 4; taking into account the strong wording in Policy EN2, no adverse effects are predicted.

## 5.10 Appropriate Assessment: Loss of Supporting Habitat and Coastal Squeeze

- 5.10.1 HRA Screening identified the potential for development arising from the Local Plan to result in coastal squeeze and loss of supporting habitat for qualifying bird species, in particular pink-footed geese and whooper swan. (discussed in Chapter 4 with respect to Martin Mere SPA/Ramsar). In addition, the development of towns adjacent to the Ribble and Alt Estuaries SPA/Ramsar (namely Banks and Hesketh Bank) could ultimately result in coastal squeeze.
- 5.10.2 Releases of land under the following policies have the potential to result in loss of supporting habitat for pink-footed geese and whooper swan:
- EC1 The Economy and Employment Land (e.g. Simonswood Employment Area; greenbelt release around Skelmersdale, Ormskirk, Burscough);
  - EC2 The Rural Economy
  - RS1 Residential Development
  - RS4 Provision for Gypsies Travellers and Travelling Showpeople
  - IF2 Enabling Sustainable Transport Choice (in particular with respect to the A570 Ormskirk bypass)
  - EN1 Low Carbon Development and Energy Infrastructure
- 5.10.3 These are the same policies that have been identified in Chapter 4 with respect to Martin Mere, and the reader is referred to Chapter 4 and Appendix 8 for further information and discussion.
- 5.10.4 The development of Banks and Hesketh Bank as local centres as part of SP1 (A Sustainable Development Framework for West Lancashire) and EC2 (Rural Economy) have the potential to result in coastal squeeze) has the potential to result in Coastal Squeeze of the Ribble and Alt Estuaries SPA/Ramsar. These local centres are located immediately adjacent to the Ribble and Alt Estuaries, and are currently subject to coastal flooding. Further development of these areas may result in the requirement of further coastal defence which could result in further coastal squeeze.
- 5.10.5 Policy SP1 contains text which seeks to avoid this situation from occurring. This text states *'to avoid unnecessary flood risk, development will be directed away from Flood Zones 2 and 3 wherever possible, with the exception of water compatible uses and key infrastructure. Other land uses and development will only be permitted within Flood Zones 2 and 3 where it can be shown that there are no alternative Sites for that development outside of those areas of flood risk, in line with the sequential approach and exception test outlined in national planning policy (PPS25). Flood risk is generally an issue in the Northern and Western Parishes, especially in and around the village of Banks'*. It is recommended that the consideration for potential adverse effects on the Ribble and Alt Estuaries SPA/Ramsar is made more explicit: *'development that is likely to result in the requirement of further flood defence and therefore result in adverse effects on the Ribble and Alt Estuaries SPA/Ramsar (i.e. 'coastal squeeze') will not be taken forward'*.

## 5.11 Appropriate Assessment and Mitigation: Deterioration in Water Quality

- 5.11.1 HRA Screening identified policies within the Local Plan that have the potential to result in a deterioration of water quality of Ribble and Alt Estuaries SPA/ Ramsar site.
- 5.11.2 Policies that would encourage development within town centres of the borough may result in a greater discharge of wastewater to watercourses with hydraulic connections to the Ribble and Alt Estuaries SPA/ Ramsar site.
- The River Tawd flows through Skelmersdale, which discharges into the Ribble and Alt Estuaries (through the River Douglas);
  - The Leeds and Liverpool Canal flows through Burscough which connects to the River Douglas and discharges into the Ribble and Alt Estuaries; and
  - Banks is located immediately adjacent to 'the sluice' which discharges into the Ribble and Alt Estuaries.
- 5.11.3 A rise in population and a development focus within Skelmersdale, Burscough and Banks within the borough may result in greater waste water discharges into these water courses, resulting in a potential increase in pollution levels in the Ribble and Alt Estuary. Also, should development take place beyond the rate of infrastructure provision this may result in a rise in pollution levels. This may result in harm to benthic communities, aquatic plants and result in secondary effects on qualifying habitats and birds.
- 5.11.4 It should be noted that the majority of the processes that could result in a deterioration of water quality (unregulated waste water discharges, surface water runoff and pollution from construction activities) are either regulated through statutory requirements or can be mitigated through standard construction techniques and environmental good practice. These impacts are therefore unlikely. Avoiding an adverse effect is largely in the hands of the water companies (through their investment in future sewage treatment infrastructure) and Environment Agency (through their role in consenting effluent discharges). However, local authorities can also contribute through ensuring that sufficient wastewater treatment infrastructure is in place prior to development being delivered through the Local Plan. Additional policy wording recommended for Policy IF3 (Service Accessibility and Infrastructure for Growth), and Policies CS1, SP2, SP3, EC1, EC2, EC4 has been given in Chapter 4 (for Martin Mere SPA/Ramsar). This policy wording is also applicable to the Ribble and Alt Estuaries SPA/Ramsar.

## 5.12 Appropriate Assessment: Water Abstraction

- 5.12.1 HRA Screening identified that a rise in population within the borough would place a greater pressure on water abstraction.
- 5.12.2 At present, water abstraction, alongside conifers and scrub, lower the water table locally and reduces the number of pools in which great crested newts and natterjack tadpoles can develop to maturity. Planned expenditure in United Utilities' spending cycle (AMP 5) includes the upgrade of the Southport boreholes to reduce the reliance on the Dee supply (see Chapter 3). Due to the relative proximity of Southport (immediately adjacent to the Ribble and Alt Estuaries SPA/Ramsar) it is possible that



further abstraction of water from Southport boreholes could result in secondary effects on Ribble and Alt Estuaries SPA/Ramsar

- 5.12.3 The Sefton Coast Partnership Background Information for Working Group: Water Resources Document (2006)<sup>65</sup> identified that the length, width and depth of the sand of the Sefton Coast (geographically including the coastal areas of the Ribble and Alt Estuaries SPA/Ramsar) contains a rain-fed domed aquifer, the ridge of which is roughly along the line of the Liverpool-Southport railway (the highest dunes on the Southport and Ainsdale Golf Course are c. 25 m Above Ordnance Datum (AOD)). Natural drainage to the beach contributes to the extent of beach wetness (although not enough is known on the interplay between sea water and freshwater run-off). The report identified that for wet slack habitats a draw of even a few centimetres can make the difference between a successful breeding season and failure for the natterjack toad. This may also affect great crested newts, a qualifying features of Sefton Coast SAC (Chapter 6).
- 5.12.4 The report identified the abstraction licences studied in the 'Southport and Sefton Water Resources Evaluation' (1999) completed by Entec and published by the Environment Agency in 1999. These licences were for Formby Golf Club, Formby Ladies Golf Club, Southport and Ainsdale Golf Club, Southport and Birkdale Cricket Club, Royal Birkdale Golf Club and Hillside Golf Club. Although the licensed amounts are more than 60,000 m<sup>3</sup> a year, this represents less than 1% of aquifer recharge. However, the report identified that there are localised impacts from abstraction, greater pressure on usage at different times of the year and that this survey work should be updated to identify current abstraction amounts.
- 5.12.5 The role of the Local Plan in managing water demand, alongside the Environment Agency (through the Review of Consents process) and the United Utilities water management plan is described in Chapter 4. Recommended policy wording given in Chapter 4 to encourage efficient water use to support development arising from the Local Plan, alongside ensuring a phased infrastructure delivery, is also applicable to Ribble and Alt Estuaries SPA/Ramsar.

## 5.13 Conclusion: Ribble and Alt Estuaries SPA/Ramsar

- 5.13.1 The Appropriate Assessment has concluded that the West Lancashire Local Plan Preferred Options has the potential to result in adverse effects on qualifying features of the Ribble and Alt Estuaries SPA/Ramsar, either alone or in combination with other plans and projects. Measures are recommended for incorporation into the Draft Publication Stage of the Local Plan. This would enable West Lancashire Council to be confident that the Local Plan contains an adequate policy framework to enable the delivery of necessary measures to avoid or adequately mitigate adverse effects on the Ribble and Alt Estuaries SPA/ Ramsar site. Proposed text additions are in underlined italics.
- 5.13.2 In in order to avoid the development of recreation within the borough as a result of the Local Plan resulting in adverse effects on the Ribble and Alt Estuaries SPA/Ramsar it is recommended that Policy EN2 includes the text 'recreation will be planned and managed in areas which are not sensitive to visitor pressures: the protection of biodiversity will be considered over and above the development of recreation in protected areas where conflicts arise'. This is recommended in order to identifying

<sup>65</sup> <http://www.seftoncoast.org.uk/pdf/natconsultwater.pdf>



that the biodiversity elements of the policy are given greater weigh over the recreational elements within sensitive areas of European sites.

- 5.13.3 With respect to avoiding and mitigating potentially damaging effects arising through recreational (i.e. from the development of the Ribble Coast Wetlands and Regional Park (as part of Policy EN2) and as a result of those policies seeking to increase the population of West Lancashire by 7%), this should be considered as part of an 'in combination effect' with other plans and policies seeking to increase the population of neighbouring Boroughs to this European site, and/or developing the Ribble Coast Wetland and Regional Park. It is therefore recommended that a specific policy or statement within the Local Plan should be included to make a clear commitment on the part of West Lancashire Council to collaborate with the other Merseyside/Lancashire Authorities to manage, influence and control visitor pressure on the sensitive estuarine and coastal sites as far as possible, and support delivery of Site Management Plans. This could comprise an additional bullet point in Policy IF4: *The types of infrastructure and services that developments may be required to provide or contribute towards the provision of are set out in the Infrastructure Delivery Plan (IDP) and include but are not limited to:*
- *Financial contribution to the management of environmentally sensitive areas including Natura 2000 and Ramsar Sites e.g. through Site Management Plans.*
- 5.13.4 Recommended policy wording would enable West Lancashire Council to be confident that the Local Plan contains an adequate policy framework to enable the delivery of necessary measures to avoid or adequately mitigate adverse effects on the Ribble and Alt Estuaries SPA/ Ramsar site.

## 6 Sefton Coast SAC

### 6.1 Introduction

- 6.1.1 Located to the north of Liverpool, the Sefton Coast SAC (approximately 4,560ha) consists of a mosaic of sand dune communities comprising a range of ages from embryonic (i.e. dune formation) to more established communities. A number of other habitats are also present, including scrub, heath, coniferous woodland, lagoons, estuaries and riverine environments.

### 6.2 Reasons for Designation

- 6.2.1 The Sefton Coast qualifies as a SAC for both habitats and species. Firstly, the European site contains the Habitats Directive Annex I habitats of:

- Embryonic shifting sand dunes: considered rare, as its total extent in the United Kingdom is estimated to be less than 1,000 hectares – the Sefton Coast SAC is considered to be one of the best areas in the United Kingdom;
- Shifting dunes along the shoreline with marram *Ammophila arenaria* ("white dunes"): the Sefton Coast SAC is considered to be one of the best areas in the United Kingdom;
- Fixed dunes with herbaceous vegetation ("grey dunes"): the Sefton Coast SAC is considered to be one of the best areas in the United Kingdom;
- Dunes with creeping willow *Salix repens ssp. argentea* (*Salicion arenariae*): considered rare, as its total extent in the United Kingdom is estimated to be less than 1,000 hectares – the Sefton Coast SAC is considered to support a significant presence of the species;
- Humid dune slacks: the Sefton Coast SAC is considered to be one of the best areas in the United Kingdom;
- Atlantic decalcified fixed dunes (*Calluno-Ulicetea*): considered rare, as its total extent in the United Kingdom is estimated to be less than 1,000 hectares – the Sefton Coast SAC is considered to support a significant presence.

- 6.2.2 Secondly, the European site contains the Habitats Directive Annex II species petalwort *Petalophyllum ralfsii*, for which it is one of the best areas in the United Kingdom, and great crested newt *Triturus cristatus*, for which the area is considered to support a significant presence.

### 6.3 Historic Trends and Current Pressures

- 6.3.1 The dune habitats of the Sefton Coast SAC are dependent on natural erosive processes. Various human activities which interrupt natural sedimentation and deposition patterns within the Liverpool Bay have had an effect on the extent and wildlife value of these dunes. Since as early as the 18th century, 'dredging, river training and coastline hardening have imposed a pattern of accretion and erosion on the shoreline where previous conditions were much more variable' (Liverpool Hope University College, 2006). More recently, the dunes have been partially stabilised through vegetation maintenance, the planting of pine trees, and artificial sea defences

for protecting the developed shorelines. Another compounding influence is that the inland lakes and mosses behind the belt of coastal dunes have been drained and claimed for agricultural production (Liverpool Hope University College, 2006).

6.3.2 The environmental requirements of the Sefton Coast SAC can be described as:

- The need to reduce the fragmentation of habitats, and the impact of fragmentation, to provide stepping stones for the movement of species;
- The need to counter negative changes to low-nutrient habitats resulting from atmospheric nutrient deposition;
- The need to manage the continuing coastal erosion at Formby Point which leads to a squeeze on habitats. This management would not involve formal defences, as these would in themselves harm the dune ecosystem, but the management of pine plantations preventing dune roll-back. The dunes require sufficient space that natural processes can maintain the important habitats through roll-back;
- The need to consider the potential impact of climate change on shorelines, wetlands and dunes;
- The need to manage abstraction from the underlying aquifer for sources such as golf courses. The aquifer is critical to some features of the European site, such as the humid dune slacks and the great crested newts;
- To manage recreational pressures and direct disturbance to qualifying habitats;
- The need to develop and maintain management practices which sustain the conservation value of the area;
- The need to avoid loss of great crested newt habitat, and such habitats being further fragmented by distance or barriers.

## 6.4 Nature Conservation Objectives

6.4.1 The main nature conservation objectives are:

6.4.2 Habitats:

- To maintain the extent of sand dunes (although this extent must take account of natural variation of this habitat as a result of succession to, and interaction with, other dune habitats)
- To maintain less than 25% cover by bare sand
- To maintain the range and mosaic of sand dune communities, vegetation structure and species present (although prevent increase of existing coniferous woodland or scrub cover at the expense of fixed dune vegetation)

6.4.3 Petalwort:

- To maintain the existing 47 populations, and the general extent of the area (approximately 600m<sup>2</sup>, within relatively young frontal dune slacks of the Ainsdale and Birkdale Hills LNR)
- To maintain favourable vegetation structure (< 1cm bare substrate: 20 – 90%, most abundant populations occurring at 30% bare substrate)

6.4.4 Great crested newts

- To maintain the area of terrestrial habitat
- To prevent reduction of waterbodies present that currently support great crested newts
- To prevent fragmentation of the terrestrial habitat: prevent barriers to newt movement between suitable ponds

## 6.5 Key Potential Pressures from West Lancashire

6.5.1 From the environmental requirements that have been identified above, it can be determined that the following impacts of development could interfere with the above environmental requirements and processes on the SAC. These are given greater consideration below.

- Excessive recreational pressure arising from a rise in population, and an ageing population with greater leisure time within the borough.
- Growth in population and industry resulting in an pressure on ground water reserves, vital for qualifying species (e.g. great crested newt).
- Increase in recreational visitors to the site using motorised vehicles to access the site resulting in atmospheric nitrogen deposition.

## 6.6 Likely Significant Effects of the Local Plan on Sefton Coast SAC

6.6.1 These are described in the table below, against each potential impact.

Pathway of Effect	Excessive recreational pressure	Air Quality Impact	Water Quality Impacts
<b>Aspect of the Local Plan</b>			
Provision of 4,650 new dwellings (net) over the lifetime of the Local Plan (2012-2027) based on a target of 300 per annum. (CS1, RS2);	Sand dunes are vulnerable to recreational trampling in that excessive physical disturbance can retard or set back the dune development process and lead to a reduction in habitat diversity. However, at the same time some recreational trampling is beneficial in that it ensures that the dune vegetation does not all succeed to the same late stage of development and thereby actually helps to preserve diversity.	A check on the APIS website indicates that shifting dunes are sensitive to atmospheric nitrogen deposition. The current nitrogen deposition of 11.9 kg/ha/yr is exceeding the critical load is within the critical load range 10-20 Kg N/ha/yr. any rise in atmospheric nitrogen could therefore result in adverse effects.	A rise in population within the borough will place a greater pressure on water abstraction. At present Sefton Coast SAC is vulnerable to over abstraction.
Provision of 75 hectares of new employment land (CS1, SP3; EC1);			
The development of land west of Burscough including up to 500 new residential houses and 10ha new employment land (SP1; SP3)		Road transport accounts for only 9%. Furthermore, access to Sefton would be either to Formby or Southport, using radial roads (rather than roads within 200m of the designated area). It is therefore considered highlight unlikely that rise in recreation and tourism to Sefton Coast would result in a rise in atmospheric nitrogen deposition.	For screening purposes we have taken the precautionary approach and concluded that at this stage there is insufficient evidence to confirm whether further abstraction of water from Southport boreholes would result in secondary effects on Sefton Coast through hydrological connections. This would require further consideration at Appropriate Assessment Stage.
Provision of infrastructure including water supply/treatment and social infrastructure (community services/facilities) (SP1; IF3), energy supply (SP1; EN1) and green infrastructure (EN3), and the developers contribution to this (IF4)	New housing and employment development, will contribute to a rise in population. There is expected to be a demographic shift to a greater % of retired population with greater leisure time. This rise in population, alongside policies enhancing recreation and tourism within the borough is likely to exacerbate existing recreational pressures.		
Enhancement and regeneration of Skelmersdale as a town centre regional development site, the focus of borough wide housing and employment land provision (SP1; SP2)	The rise in recreation pressures and use of the golf course may result in exacerbation of existing pressures relating to overabstraction of water (see water quality deterioration).	It should be noted that IPIS identifies an overwhelming majority (43%) of atmospheric nitrogen deposition to be caused by livestock emissions. Policy EC2 (Rural Economy) seeks to sustainably diversity the farms, and acknowledge the rise in organic farming. It is therefore considered unlikely that changes in farming practices as a result of the Local Plan would result in an increase in these levels.	
Expansion of Edge Hill University at Ormskirk, including up to 10ha greenbelt			

Pathway of Effect	Excessive recreational pressure	Air Quality Impact	Water Quality Impacts
<b>Aspect of the Local Plan</b>			
land (SP3)	For screening purposes, we have taken the precautionary approach and concluded that at this point it is not possible to say with certainty that recreational activity on the dunes is unlikely to result in a significant adverse effect. This will be investigated in further detail during the Appropriate Assessment stage with reference to the role already being played in managing recreation and other activities that can result in mechanical damage of the dunes by the Sefton Coast Nature Conservation Strategy, Access Strategy for the Sefton Coast and Beach Management Plan.	No AA Required	
Renewable energy development including district heating networks, (SP1; EN1), including as part of the development of rural economy (EC2) has the potential to result in atmospheric nitrogen deposition.		The Liverpool City Region Renewable (Appendix 5) Energy Options identifies a potential district heating zone in the west of the borough immediately adjacent to Southport, approximately 1km east of Southport. However with respect to data given above, this is considered unlikely to result in significant adverse effects.	

- 6.6.2 The Local Plan is therefore screened in as requiring Appropriate Assessment regarding the potential for significant adverse effects on the Sefton Coast SAC when considered in isolation. This is with respect to the following identified pathways: rise in recreational pressures and rise in water abstraction pressures

## 6.7 Likely Significant Effects of other Projects and Plans

- 6.7.1 In addition to the effects of the Local Plan when considered alone, the potential impacts could be exacerbated by the following other plans and projects.

Plan or project	How could it interact with the Local Plan
Local Development Frameworks for other Merseyside Authorities; in particular, 35100 new houses are planned for Liverpool by 2021	These could operate cumulatively with the recreational pressure that would result from the Local Plan, particularly with regard to Liverpool and Sefton.
Shoreline Management Plan	A Hold the Line policy for the coastline adjacent to the SPA/Ramsar would result in coastal squeeze.
Ribble Coast and Wetlands Regional Park	These could operate cumulatively with the recreational pressure that would result from the Local Plan.
Port of Liverpool expansion	<p>Sulphur deposition is also known to be a problem for the Sefton coast, originating from shipping exhaust emissions related to the Port. According to the UK Air Pollution Information System (<a href="http://www.apis.ac.uk">www.apis.ac.uk</a>) this is mainly with regard to the 'fixed dunes with herbaceous vegetation'. APIS currently indicates that 34% of sulphur deposition within the southern part of the SPA/Ramsar is due to shipping and 'maritime activities'..</p> <p>There may be a disturbance impact as well in that the expansion of the port will also bring shipping activity closer to the SPA/Ramsar.</p> <p>Expansion of the Port of Liverpool will potentially result in direct landtake from the southern-most point of the Ribble &amp; Alt Estuaries SPA/Ramsar. While there will be no direct interaction with the impacts of the Local Plan there could be a significant cumulative effect.</p>
Liverpool City Region Renewable Energy Options	Interaction with Policy EN1 with regards to location of CHP plant locations
North West England & North Wales Shoreline Management Plan 2 –	Possible impacts due to the maintenance or enhancement of flood defences could lead to coastal squeeze, changes in sediment release (if previously undefended areas become defended) and direct loss of habitat to flood defence footprint;
Merseyside Joint Waste Development Plan Document.	Possible impacts due to water quality, air quality and wildfowl disturbance or chick predation. However, since this DPD is itself subject a recent HRA it will address its own contribution to any 'in combination' effect that may otherwise arise



## 6.8 Screening Conclusion: Sefton Coast SAC

6.8.1 The Local Plan is therefore screened in for Appropriate Assessment as it is not possible at this stage to conclude that there are unlikely to be significant adverse effects on at least some of the interest features of the Sefton Coast SAC as a result of recreational pressures and a deterioration in water quality following water an increase in water abstraction pressures.

6.8.2 The following Policies are screened in as therefore requiring Appropriate Assessment:

- SP1 A Sustainable Development Framework for West Lancashire;
- SP2 Skelmersdale Town Centre – A Strategic Development Site;
- SP3 Yew Tree Farm, Burscough - A Strategic Development Site;
- EC1 The Economy and Employment Land;
- EC2 The Rural Economy;
- EC4 Edge Hill University;
- RS1 Residential Development;
- IF3 Service Accessibility and Infrastructure for Growth; and
- EN2 Preserving and Enhancing West Lancashire's Natural Environment
- EN3 Provision of Green Infrastructure and Open Recreation Space

6.8.3 Potential pathways created by these policies may interact with potential pathways created by other plans and policies. Such an interaction would have the potential to result in an exacerbated, potentially significant 'in combination' effect.

## 6.9 Appropriate Assessment: Recreational Trampling

6.9.1 As the geographical area of Sefton Coast SAC occupies the southern part of the Ribble and Alt Estuaries SPA/Ramsar, the recreational pressures described for Ribble and Alt Estuaries SPA/Ramsar (described in Chapter 5) are largely applicable to this site. One key difference is that Sefton Coast SAC is not included within the Local Plan Area. Another key difference is that recreational pressures in the Sefton Coast SAC relate to coastal dunes rather than the sand flats and intertidal mudflats and associated bird species (e.g. nesting terns) for which the Ribble and Alt Estuaries SPA/Ramsar is designated. Sand dunes are vulnerable to recreational trampling in that excessive physical disturbance can retard or set back the dune development process and lead to a reduction in habitat diversity. However, at the same time some recreational trampling is beneficial in that it ensures that the dune vegetation does not all succeed to the same late stage of development and thereby actually helps to preserve biodiversity.

- 6.9.2 A recent study on the recreational users of Sefton's Natural Coast<sup>66</sup> estimated half of the recreational users to be 'local residents' (i.e. residents within the borough of Sefton). With respect to reasons for visiting the coast, over half of the respondents' main reason was either dog walking/walking/fresh air or visiting the coast. Nature-based attractions including visiting the squirrels, bird watching, fishing accounted for approximately 20% of the visitors. The majority of visitors were focused on Formby and Crosby. It would be reasonable to assume therefore that should the number of residents within West Lancashire increase by 7,500 within the lifetime of the Local Plan (as discussed in Chapter 2), particularly as the demographic shift is expected to comprise a greater proportion of ageing residents, this is likely to result in greater visitor pressure at Sefton Coast SAC.
- 6.9.3 Policy EN3 seeks to support the Ribble Coast and Wetlands as a Regional Park<sup>67</sup>, with the Ribble Estuary at the heart of this area. The Ribble Coast and Wetlands Regional Park includes areas of the Ribble Estuary outside of the Local Plan Area, including the upper reaches of the Sefton Coast SAC (e.g. around Formby, Ainsdale and Southport). The development of the Ribble Coast Wetland Regional Park, as well as the rise in regional populations (and therefore numbers of visitors), is therefore also dependent on other plans and policies. Recommended additional policy wording for Policy IF4 (Developer Contribution) given in Chapter 5 (with respect to Ribble and Alt Estuaries SPA/Ramsar) provides West Lancashire with a mechanism whereby the borough can contribute towards avoiding and mitigating potentially damaging effects from the rise in recreational activities through financial contribution to relevant Management Plans. This includes adverse effects on Sefton Coast SAC. It is intended that this would be in collaboration with the other Merseyside and Lancashire Authorities to manage, influence and control visitor pressure on the sensitive coastal and estuarine Sites within the North West region.
- 6.9.4 It should be noted that a rise in recreation pressures and use of the golf course may result in exacerbation of existing pressures relating to over abstraction of water (see water quality abstraction).

## 6.10 Appropriate Assessment: Water Abstraction

- 6.10.1 HRA Screening identified that a rise in population within the borough would place a greater pressure on water abstraction. This includes a greater demand for use of the golf course which is irrigated by the Southport boreholes.
- 6.10.2 At present, water abstraction alongside, the presence of conifers and scrub lower the water table locally within the coastline comprising both the Sefton Coast SAC and Ribble and Alt Ramsar/SPA geographical areas. As well as reducing the number of pools in which natterjack tadpoles can develop to maturity (qualifying species for Ribble and Alt Ramsar/SPA), qualifying features for Sefton Coast SAC including petalwort and breeding ponds for great crested newt may also be affected<sup>68</sup>. Planned expenditure in United Utilities' spending cycle (AMP 5) includes the upgrade of the Southport boreholes to reduce the reliance on the Dee supply (see Chapter 3). Due to the relative proximity of Southport (immediately adjacent to the Ribble and Alt Estuaries SPA/Ramsar), it is possible that further abstraction of water from Southport boreholes could result in secondary effects on Sefton Coast SAC. Greater discussion relating to the existing water abstraction pressures and potential effects on the wet slack habitats on

<sup>66</sup> England's North West Research Service for Economic Development and Tourism (May 2009) Sefton's Natural Coast Local Users of the Coast (Version 2)

<sup>67</sup> [http://www.ribblecoastandwetlands.com/files/uploads/pdfs/Ribble\\_Coast\\_and\\_Wetlands\\_Prospectus%5B1%5D.pdf](http://www.ribblecoastandwetlands.com/files/uploads/pdfs/Ribble_Coast_and_Wetlands_Prospectus%5B1%5D.pdf)

<sup>68</sup> <http://www.seftoncoast.org.uk/pdf/natconsultwater.pdf>

which qualifying features of the Sefton Coast SAC habitats and species depend has been described in Chapter 5 (Ribble and Alt Estuaries SPA/Ramsar).

- 6.10.3 The role of the Local Plan in managing water demand, alongside the Environment Agency (through the Review of Consents process) and the United Utilities water management plan is also given in Chapter 4. The existing policy wording to encourage efficient water use in development arising from the Local Plan, alongside phased infrastructure delivery would serve to mitigate potential adverse effects on the Sefton Coast SAC.

## 6.11 Conclusion: Sefton Coast SAC

- 6.11.1 The Appropriate Assessment has concluded that the West Lancashire Local Plan Preferred Options has the potential to result in adverse effects, alone and in combination with other plans and policies, on qualifying features of Sefton Coast SAC.
- 6.11.2 Recommended policy wording given in Chapter 5 (with respect to Ribble and Alt Estuaries SPA/Ramsar) is applicable in providing West Lancashire with a mechanism to contribute towards avoiding and mitigating potential adverse effects within Sefton Coast SAC with respect to:
- recreational trampling arising from the development of Ribble Coast and Wetland Regional Park as a regional recreation resource, and growth in population, and therefore visitor numbers, arising from the Local Plan.
- 6.11.3 This additional policy wording would enable West Lancashire Council to be confident that the Local Plan contains an adequate policy framework to enable the delivery of necessary measures to avoid or adequately mitigate adverse effects on the Sefton Coast SAC.

## 7 Mersey Narrows & North Wirral Foreshore pSPA / pRamsar Site

### 7.1 Introduction

- 7.1.1 The Mersey Narrows and North Wirral Foreshore pSPA and pRamsar Site is approximately 2,078ha, located at the mouths of the Mersey and Dee estuaries. The European site comprises intertidal habitats at Egremont foreshore (feeding habitat for waders at low tide), man-made lagoons at Seaforth Nature Reserve (high tide roost and nesting site for terns) and the extensive intertidal flats at North Wirral Foreshore (supports large numbers of feeding waders at low tide and also includes important high-tide roost sites). The most notable feature of the European site is the exceptionally high density of wintering turnstone (*Arenaria interpres*). The Mersey Narrows and North Wirral Foreshore has clear links in terms of bird movements with the nearby Dee Estuary SPA and Ramsar Site, Ribble and Alt Estuaries SPA and Ramsar Site, and (to a lesser extent) the Mersey Estuary SPA and Ramsar Site<sup>69</sup>.

### 7.2 Reasons for Designation

- 7.2.1 The Mersey Narrows and North Wirral Foreshore pSPA and pRamsar Site is proposed on the grounds of its feeding and roosting habitat for non-breeding wading birds, and as a breeding Site for terns. The Birds Directive Annex I species (qualifying the Site under Article 4.1), which can be found in any season, are:
- The site regularly supports more than 1% of the GB populations of 3 species listed in Annex I of the EC Birds Directive (Bar-tailed Godwit *Limosa lapponica*, Little Gull *Hydrocoloeus minutus* and Common Tern *Sterna hirundo*).
- 7.2.2 The Site also qualifies under Article 4.2 of the Birds Directive, as it is used regularly by 1% or more of the biogeographical populations of the following migratory species:
- Knot *Calidris canutus*: 10,661 individuals = 3.0% of NW European, NE Canadian, Greenland & Icelandic populations;
  - Redshank *Tringa totanus*: 1,606 individuals = 1.1% Eastern Atlantic population; and
  - Turnstone *Arenaria interpres*: 1,593, individuals = 2.3% Western Palearctic population.
- 7.2.3 Additionally, in qualifying under Article 4.2 of the Birds Directive, the Site regularly supports over 20,000 individuals of a wider range of species, including dunlin, knot *Calidris canutus*, grey plover *Pluvialis squatarola*, oystercatcher *Haematopus ostralegus* and cormorant *Phalacrocorax carbo*.

<sup>69</sup> Wirral Metropolitan Borough Council (2001). *Consultations on proposed designation of North Wirral Foreshore SSSI and Mersey Narrows SSSI as a potential Special Protection Area and proposed Ramsar site*. [http://www.wirral.gov.uk/minute/public/envped011029rep02\\_3275.pdf](http://www.wirral.gov.uk/minute/public/envped011029rep02_3275.pdf)

- 7.2.4 The Site qualifies under the Ramsar Convention under Criterion 5, regularly supporting over 20,000 waterbirds (non-breeding season, 28,841 individual waterbirds), and Criterion 6, regularly supporting 1% of the species or subspecies of waterbird in any season listed above.

## 7.3 Historic Trends and Current Pressures

- 7.3.1 Due to its location at the mouth of the Mersey Estuary and in the Liverpool Bay, this Site has been subject to the same changes as described for the Liverpool Bay SPA and pRamsar Site and the Mersey Estuary SPA and Ramsar Site, in particular water quality improvements since the 1960s (especially since 1985), and increases in agricultural effluent pollution during this same period.

- 7.3.2 Some of the main current (as opposed to future) environmental pressures relevant to the nature conservation objectives of the Mersey Narrows and North Wirral Foreshore pSPA / pRamsar Site are:

- Disturbance of sediment releasing legacy heavy metal pollution (lead, cadmium, arsenic and other poisons) that is bound into the sediment;
- Pollution via rivers and drains by both treated wastewater and untreated runoff containing inorganic chemicals and organic compounds from everyday domestic products, which *'may combine together in ways that make it difficult to predict their ultimate effect of the marine environment... Some may remain indefinitely in the seawater, the seabed, or the flesh, fat and oil of sea creatures'*;
- Pollution via commercial shipping by chemical or noise pollution and the dumping of litter at sea;
- Damage of marine benthic habitat directly from fishing methods;
- Damage of marine benthic habitat along the North Wirral Foreshore directly or indirectly from aggregate extraction, particularly anywhere that dredging may be altering erosion/deposition patterns;
- 'Coastal squeeze' (a type of coastal habitat loss) from land reclamation and coastal flood defences and drainage used in order to farm or develop coastal land, and from sea level rise;
- Loss or damage of marine benthic habitat directly and indirectly (through changed sedimentation/deposition patterns) as a result of navigational dredging in order to accommodate large vessels – e.g. into the ports of Liverpool;
- Harm to wildlife (especially birds) or habitat loss due to increasing proposals/demand for offshore wind turbines;
- Pollution, direct kills, litter, disturbance or loss of habitat as a result of water-based recreation or other recreation activity and related development along the foreshore;
- Introduction of non-native species and translocation;

- Selective removal of species (e.g. bait digging, wildfowl, fishing)<sup>70</sup>.

7.3.3 The Mersey Estuary does have a high load of nutrients mainly from diffuse sources, with levels for phosphate and nitrogen decreasing from point sources. However, recent modelling has shown that due to the natural turbidity of the water, there is only a low risk of excessive algal growth.

## 7.4 Nature Conservation Objectives

7.4.1 Since the Site is not yet a SPA or Ramsar Site, there are no nature conservation objectives provided at this stage, but they would likely be similar to those of other maritime and estuarine SPAs, particularly nearby European sites such as the Mersey Estuary SPA. Such objectives are thus assumed to include:

- To prevent a significant reduction in numbers of all qualifying species from a reference level;
- To prevent significant damage to or decrease in the extent of habitat, vegetation characteristics or the landscape features from a reference level;
- To maintain the presence and abundance of aquatic plants (including algae) and invertebrates, whereby the populations do not deviate significantly from a reference level.

## 7.5 Key Potential Pressures from West Lancashire

7.5.1 From the environmental requirements that have been identified above it can be determined that the following impacts of development could interfere with the above environmental requirements and processes on the pSPA and pRamsar:

- Increased recreational pressures;
- Potential displacement of qualifying bird species due to development of wind turbines within West Lancashire borough boundary.

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<sup>70</sup> The Marine Biological Association (2006). *European site Characterisation of European Marine European sites: The Mersey Estuary SPA*. [www.mba.ac.uk/nmbi/publications/occpub/pdf/occ\\_pub\\_18.pdf](http://www.mba.ac.uk/nmbi/publications/occpub/pdf/occ_pub_18.pdf)

## 7.6 Likely Significant Effects of the Local Plan on Mersey Narrows and North Wirral Foreshore pSPA pRamsar

7.6.1 These are described in the table below, against each potential impact.

Aspect of the Local Plan	Pathway of Effect Direct Disturbance/ Excessive recreational pressure
Provision of 4,650 new dwellings (net) over the lifetime of the Local Plan (2012-2027) based on a target of 300 per annum. (CS1, RS2);	New housing and employment development, will contribute to a rise in population. There is expected to be a demographic shift to a greater % of retired population with greater leisure time. This rise in population, alongside policies enhancing recreation and tourism within the borough is likely to exacerbate existing recreational pressures to nearby tourist attractions. Whilst Sefton Coast SAC and Ribble and Alt Estuaries SPA/Ramsar and Martin Mere SPA/Ramsar are more accessible.
Provision of 75 hectares of new employment land (CS1, SP3; EC1);	
The development of land west of Burscough including up to 500 new residential houses and 10ha new employment land (SP1; SP3)	
Provision of infrastructure including water supply/treatment and social infrastructure (community services/facilities) (SP1; IF3), energy supply (SP1; EN1) and green infrastructure (EN3), and the developers contribution to this (IF4)	The England Leisure Day Visits surveys indicate that people typically travel 25.5km to visit the coast for the day. At its closest, Seaforth nature reserve is approximately 8km south of West Lancashire. Access to this site is controlled by a permit system. New Brighton is within 10km, well within this travelling distance, although it is located on the southern side of the Mersey (and therefore requires either a toll charge (currently £1.40 each way) for the 20 minute journey or a ferry ride (additional 20 minutes). Nevertheless, the habitats at New Brighton do differ to Sefton Coast (i.e. no dunes), so recreational pressures cannot be discounted.
Enhancement and regeneration of Skelmersdale as a town centre regional development site, the focus of borough wide housing and employment land provision (SP1; SP2)	
Expansion of Edge Hill University at Ormskirk, including up to 10ha greenbelt land (SP3)	
Renewable energy development including district heating networks, (SP1; EN1), including as part of the development of rural economy (EC2) has the potential to result in atmospheric nitrogen deposition.	Construction of onshore/offshore turbines as part of renewable energy policies has the potential to disrupt flight paths and displace qualifying bird species



## 7.7 Likely Significant Effects of other Projects and Plans

7.7.1 In addition to the effects of the Local Plan when considered alone, it has been considered 'in combination' with the following other plans and projects.

Plan or project	Could it interact with the Local Plan
Local Development Frameworks for other Merseyside Authorities, particularly 11,500 new dwellings in Wirral (including Birkenhead which lies immediately adjacent to the European site)	Development elsewhere within Merseyside (particularly Wirral) will result in increased recreational activity within the pSPA/pRamsar.
Port expansion	<p>Disturbance caused by shipping entering the mouth of the Mersey already has the potential to affect detrimentally Liverpool Bay SPA and Mersey Narrows and North Wirral Foreshore pSPA/pRamsar.</p> <p>Moreover, part of the Mersey Narrows SSSI which will constitute the pSPA/pRamsar (Management Unit 1, equivalent to Seaforth Nature Reserve) is on the north bank of the Mersey immediately adjacent to the Port of Liverpool. It is understood that expansion of the Port may involve direct physical landtake from this Management Unit. Two studies have recently been published by the NWDA &amp; MDS Transmodal – Mersey Partnership: Superport economic trends study (June 2009), &amp; the NW Ports: Economic trends &amp; land use study, which set out the case for northward expansion of the port onto the Seaforth Nature Reserve.</p> <p>While these impacts are different from the possible 'in combination' recreational impact identified above there could be a cumulative effect with regard to Unit 1 of the North Wirral Foreshore SSSI.</p>
Flintshire coastal towns marked for regeneration in West Cheshire/ North East Wales subregional spatial strategy: up to 7500 new homes in Flintshire and 7000 in Wrexham	As with development in Merseyside, these could operate cumulatively with the small amount of recreational pressure that would result from the Local Plan with regard to Unit 1 of the North Wirral Foreshore SSSI.
Liverpool City Region Renewable Energy Options	Interaction with Policy EN1 with regards to location of wind turbine/CHP plant locations.

## 7.8 Screening Conclusion: Mersey Narrows and North Wirral Foreshore pSPA pRamsar

7.8.1 The Local Plan is therefore screened in for Appropriate Assessment as it is not possible at this stage to conclude that there are unlikely to be significant adverse effects on at least some of the interest features of the Mersey Narrows and North Wirral Foreshore pSPA/pRamsar as a result of direct disturbance to qualifying species through excessive recreational pressure, and the development of wind turbines within West Lancashire borough.

7.8.2 The following Policies are screened in as therefore requiring Appropriate Assessment:

- SP1 A Sustainable Development Framework for West Lancashire
- SP2 Skelmersdale Town Centre – A Strategic Development Site
- SP3 Yew Tree Farm, Burscough - A Strategic Development Site
- EC1 The Economy and Employment Land
- EC2 The Rural Economy
- EC4 Edge Hill University
- RS1 Residential Development
- IF3 Service Accessibility and Infrastructure for Growth
- EN1 Low Carbon Development and Energy Infrastructure

7.8.3 Potential pathways created by these policies may interact with potential pathways created by other plans and policies. Such an interaction would have the potential to result in an exacerbated, potentially significant 'in combination' effect.

## 7.9 Appropriate Assessment: Excessive Recreational Pressure

7.9.1 HRA Screening identified the potential for a rise in population within West Lancashire, delivered through the Local Plan, to contribute to an increase in recreational pressures on the Mersey Narrows and North Wirral Foreshore pSPA/pRamsar. As this site is outside of the West Lancashire Local Plan Area, potential adverse effects arising from the Local Plan can, at most, be 'in combination' with the other plans and policies which may result in an increase in visitor numbers. (e.g. Merseyside Core Strategies and LDFs tourism management plans).

7.9.2 Avoidance of recreational impacts at European sites involves location of new development away from such European sites. Mitigation involves a mix of access management, habitat management and provision of alternative recreational space. Habitat management is not within the direct remit of the LDF. However the LDF can help to set a framework for improved habitat management by promoting S106 funding of habitat management.

- 7.9.3 Provision of alternative recreational space can help to attract recreational users away from sensitive Sites, and reduce additional pressure on them. As West Lancashire contains only a small section of estuarine habitat comprising the Ribble and Alt Estuaries SPA/Ramsar, this avoidance option is therefore not practicable for Mersey Narrows and North Wirral Foreshore pSPA/pRamsar.
- 7.9.4 It is therefore recommended that the Council engages with other Merseyside authorities and Natural England to input into the delivery of those actions of the Mersey Estuary Management Plan and other Estuary Management Plans that are linked to reducing the impacts of recreation including wardening, fencing, signage and seasonal closures. These measures would be identified by the Management Plan as it is revised and updated to account for changing patterns of visitor use. West Lancashire's contribution should be commensurate with its population size, since West Lancashire can only be considered responsible for mitigating their contribution to an "in combination" effect.
- 7.9.5 The Developer Contributions policy (IF4) or similar could be used to secure West Lancashire's contribution towards the actions of the Estuary Management Plan through imposing a levy upon developers to contribute to the management of the estuaries. However, whatever method is decided upon for funding local authority contributions must be agreed across the whole Merseyside area (in order to avoid putting some authorities at a disadvantage) and this report is therefore not the place to go into further details. Engagement with the other Merseyside Authorities in a sub-region wide approach to managing recreational pressure on this network of coastal/estuarine Sites through the various Site Management Plans remains the only realistic measure by which recreational pressure on these European sites can be controlled.
- 7.9.6 Since West Lancashire has no direct influence over the management of these European sites, as they lie outside the Local Plan area, the borough's contribution would need to be a financial one. The forecast 7% rise in population within West Lancashire does not alter this mitigation measure but does (when considered cumulatively with the increased housing allocations across Merseyside) make the need to engage in such integrated pan-authority Site management that much more essential. As such, it is recommended that a specific policy or statement within the Local Plan should make a clear commitment on the part of West Lancashire Council to collaborate with the other Merseyside Authorities to manage, influence and control visitor pressure on the sensitive Merseyside Coast as far as possible and to support the delivery of the Site management plans for Mersey Narrows and North Wirral Foreshore SPA. This could comprise an additional bullet point recommended in Policy IF4 (Developer Contribution), as described in Chapter 5 (Ribble and Alt Estuaries SPA/Ramsar).
- 7.9.7 This mitigation would also be applicable to other European sites within the Merseyside Coast including Liverpool Bay SPA (Chapter 8), Mersey Estuary SPA/Ramsar (Chapter 9).

## 7.10 Appropriate Assessment: Renewable Energy

- 7.10.1 The Local Plan promotes a renewable energy development (Policy EN1). HRA Screening identified that, should this include wind turbine construction, a pathway exists for the construction of onshore turbines to disrupt flight paths and displace qualifying bird species within Mersey Narrows and North Wirral Foreshore pSPA/pRamsar. Additional policy wording

included in Chapter 4 (for Martin Mere SPA/Ramsar) would serve as mitigation for potential disturbance to qualifying bird species at Ribble and Alt Estuaries SPA/Ramsar

## 7.11 Conclusion: Mersey Narrows and North Wirral Foreshore pSPA/ pRamsar

- 7.11.1 The Appropriate Assessment has concluded that the West Lancashire Local Plan Preferred Options has the potential to contribute to adverse effects on qualifying features of the Mersey Narrows and North Wirral Foreshore pSPA/ pRamsar, either alone or in combinations with other plans and projects.
- 7.11.2 Recommendations to avoid/mitigate these effects through additional policy wording has been given in previous Chapters:
- With respect to contributing towards the management of recreational pressures, it is recommend that a specific policy or statement within the Local Plan should make a clear commitment on the part of West Lancashire Council to collaborate with the other Merseyside Authorities to manage, influence and control visitor pressure on the sensitive Merseyside Coast as far as possible and to support the delivery of the Site management plans for Mersey Narrows and North Wirral Foreshore SPA. This could comprise an additional bullet point in Policy IF4 (Developer Contributions), as given in Chapter 5 (Ribble and Alt Estuaries SPA/Ramsar);
- 7.11.3 The above measures would enable West Lancashire Council to be confident that the Local Plan contains an adequate policy framework to enable the delivery of necessary measures to avoid or adequately mitigate adverse effects on Mersey Narrows and North Wirral Foreshore pSPA/pRamsar.

## 8 Liverpool Bay SPA

### 8.1 Introduction

8.1.1 Liverpool Bay SPA is an approximately 198,000ha maritime European site located in the Irish Sea, straddling the English and Welsh borders. The site has exposed mudflats and sandbanks in places, although the Site extends up to approximately 20km from the shoreline and thus most of the area of the SPA is relatively shallow water up to 20m deep. It is contiguous with a number of other European sites, including the Ribble and Alt Estuaries SPA and Ramsar Site, Mersey Narrows and North Wirral Foreshore pSPA and pRamsar Site, and Mersey Estuary SPA and Ramsar Site.

### 8.2 Reasons for Designation

8.2.1 In 2004, a study team of the Joint Nature Conservation Committee (JNCC) (referred to in citation as 'Webb et al.') produced two reports on a potential Liverpool Bay SPA, the first on the recommendation for designation, and the second on boundary options. The former reported that *'Liverpool Bay hosted populations of red-throated divers Gavia stellata and common scoter Melanitta nigra in numbers that exceeded thresholds that would qualify the site for SPA status'*<sup>71</sup>

8.2.2 The site qualified as an SPA for the following reasons:

- Species listed in Annex 1 of the Habitats Directive (article 4.1): red-throated diver, 922 individuals representing at least 5.4% of the wintering population of Great Britain (5 year peak mean 2001/2 – 2006/7);
- Regularly occurring migratory species (article 4.2): common scoter, 54,675 individuals representing at least 3.4% of the wintering NW Europe population (5 year peak mean 2001/2 – 2006/7);
- Assemblage of at least 20,000 waterfowl or seabirds in any season (article 4.2): over winter, the area regularly supports 55,597 individual waterfowl (5 year peak mean 2001/2 – 2006/7), including red-throated diver and common scoter.

### 8.3 Historic Trends and Current Pressures

8.3.1 With the site encompassing approximately 198,000 hectares and a range of estuarine and maritime habitat, Liverpool Bay SPA is subject to a wide range of pressures of varying spatial scope and human activity. Perhaps the most direct way to establish the proposed site's recent changes in health/ ecological status is through the changing environmental pressures upon the Irish Sea.

<sup>71</sup> Webb et al., 2004b – Webb A., McSorley C..A., Dean B. J. and Reid J. B. (2004b). *Recommendations for the selection of, and boundary options for, an SPA in Liverpool Bay.* <http://www.jncc.gov.uk/default.aspx?page=3815>

- 8.3.2 The industrial revolution of the 19th century led to the Irish Sea being used to dispose liquid waste, including sewage and unwanted by-products of industrial processes (including mining, manufacturing, nuclear waste reprocessing and energy generation). This improved in the latter half of the 20th century, and sewage and other waste are no longer dumped offshore in an uncontrolled manner. While Liverpool Bay is hypernutrified, there is no evidence of harmful algal blooms or de-oxygenation of seawater (Environment Agency, pers. comm.).
- 8.3.3 Some of the main existing environmental pressures on the Irish Sea relevant to the nature conservation objectives of the Liverpool Bay SPA are:
- Disturbance of sediment, releasing legacy heavy metal pollution (lead, cadmium, arsenic and other poisons) that is bound into the sediment;
  - Pollution via rivers and drains by both treated wastewater and untreated runoff containing inorganic chemicals and organic compounds from everyday domestic products, which *'may combine together in ways that make it difficult to predict their ultimate effect of the marine environment... Some may remain indefinitely in the seawater, the seabed, or the flesh, fat and oil of sea creatures'*;
  - Pollution via commercial shipping by chemical or noise pollution and the dumping of litter at sea;
  - Damage of marine benthic habitat directly from fishing methods;
  - Damage of marine benthic habitat directly or indirectly from aggregate extraction;
  - 'Coastal squeeze' (a type of coastal habitat loss) from land reclamation and coastal flood defences and drainage used in order to farm or develop coastal land, and from erosion and sea level rise;
  - Loss or damage of marine benthic habitat directly and indirectly (through changed sedimentation/deposition patterns) as a result of navigational dredging in order to accommodate large vessels – e.g. into the ports of Liverpool;
  - Harm to wildlife (especially birds) or habitat loss due to increasing proposals/demand for offshore wind turbines;
  - Pollution, direct kills, litter or loss of habitat as a result of water-based recreation and related development along the foreshore.

## 8.4 Nature Conservation Objectives

- 8.4.1 Since the site has only recently received SPA designation, there are no nature conservation objectives provided at this stage, but they would likely be similar to those of other maritime and estuarine SPAs, particularly nearby sites such as the Mersey Estuary SPA. Such objectives are thus assumed to include:
- To prevent a significant reduction in numbers or displacement of all qualifying species of over-wintering birds from a reference level – these are:
    - red-throated diver *Gavia stellata*: currently estimated at 1,405 wintering individuals = 28.7% of the GB population,

- common scoter *Melanitta nigra*: currently estimated at 53,454 wintering individuals = 3.3% of the GB population,
- To prevent significant damage to or decrease in extent of habitat, vegetation characteristics or landscape features from a reference level; and
- To maintain the presence and abundance of prey species, primarily aquatic invertebrates but also aquatic vegetation (including algae), whereby the populations do not deviate significantly from a reference level.

## 8.5 Key Potential Pressures from West Lancashire

8.5.1 From the environmental requirements that have been identified above it, can be determined that the following impacts of development could interfere with the above environmental requirements and processes on the SPA:

- Increased recreational pressures;
- Potential displacement of qualifying bird species due to development of wind turbines within West Lancashire borough Boundary;
- A rise in population and industry within the borough resulting in greater discharge to the Ribble and Alt Catchment exacerbating existing water quality pressure and associated damage to marine benthic communities, particularly in infrastructure is not phased and adequately in place. There are hydraulic connections to the Liverpool Bay SPA;
- Pollution, direct kills, litter, disturbance or loss of habitat as a result of water-based recreation or other recreation activity and related development along the foreshore.



## 8.6 Likely Significant Effects of the Local Plan

8.6.1 These are described in the table below, against each potential impact.

Aspect of the Local Plan	Pathway of Effect Direct Disturbance/ Excessive recreational pressure	Water Quality Deterioration
Provision of 4,650 new dwellings (net) over the lifetime of the Local Plan (2012-2027) based on a target of 300 per annum. (CS1, RS2);	New housing and employment development, will contribute to a rise in population. There is expected to be a demographic shift to a greater % of retired population with greater leisure time. This rise in population, alongside policies enhancing recreation and tourism within the borough is likely to exacerbate existing recreational pressures to nearby tourist attractions. Sefton Coast SAC and Ribble and Alt Estuaries SPA/Ramsar and Martin Mere SPA/Ramsar are more accessible, however Liverpool Bay would target the recreational boating visitors.	River Tawd flows through Skelmersdale, which discharges into the Ribble and Alt Estuary (through the River Douglas)
Provision of 75 hectares of new employment land (CS1, SP3; EC1);		The Leeds and Liverpool Canal flows through Burscough which connects to the River Douglas and discharges into the Ribble and Alt Estuary.
The development of land west of Burscough including up to 500 new residential houses and 10ha new employment land (SP1; SP3)		Banks is located immediately adjacent to 'the sluice' which discharges into the Ribble and Alt Estuary
Provision of infrastructure including water supply/treatment and social infrastructure (community services/facilities) (SP1; IF3), energy supply (SP1; EN1) and green infrastructure (EN3), and the developers contribution to this (IF4)	The area is important for recreational boating with 38 sailing clubs, 6 marinas and 37 slipways along the coast adjacent to the European site (none are actually within the Site), with a further 70 in inner Liverpool Bay and Morecambe Bay and around Anglesey. The European site overlaps with cruising routes, areas for recreational sailing and inshore racing areas. There are a number of sites from which personal watercraft are launched and operate within the site; Colwyn Bay being a hot spot on the North Wales coast.	A rise in population, and a development focus within Skelmersdale Burscough and Banks within the borough may result in greater waste water discharges into these water courses resulting potential increase in pollution levels in the Ribble and Alt Estuary. Also, should development take place beyond the rate of infrastructure provision this may result in a rise in pollution levels.
Enhancement and regeneration of Skelmersdale as a town centre regional development site, the focus of borough wide housing and employment land provision (SP1; SP2)		
Expansion of Edge Hill University at Ormskirk, including up to 10ha greenbelt land (SP3)	For screening purposes, we have taken the precautionary approach and concluded that at this point it is not possible to say with certainty that a rise in recreational activity on Liverpool Bay SPA as a result of the West Lancashire Local Plan would result in a significant adverse effect. This will be	This may result in adverse effects on the qualifying features of Liverpool Bay SPA, however this is likely to be at most an in combination effect (with water quality deterioration issues relating to the Mersey Estuary and Dee Estuary which also connect to Liverpool Bay SPA.

Aspect of the Local Plan	Pathway of Effect Direct Disturbance/ Excessive recreational pressure	Water Quality Deterioration
Renewable energy development including district heating networks, (SP1; EN1), including as part of the development of rural economy (EC2) has the potential to result in atmospheric nitrogen deposition.	investigated in further detail during the Appropriate Assessment  Construction of onshore/offshore turbines as part of renewable energy policies has the potential to disrupt flight paths and displace qualifying bird species	

## 8.7 Likely Significant Effects of other Projects and Plans

8.7.1 In addition to the effects of the Local Plan when considered alone, the potential impacts could be exacerbated by the following other plans and projects.

Plan or project	How could it interact with the Local Plan
Local Development Frameworks for other Merseyside Authorities, particularly the delivery of 31,100 at Liverpool itself. Port expansion. Birkenhead and Bootle have potential for significant development, including port facilities. This may lead to increased water pollution both through construction and from shipping.	Development elsewhere within Merseyside (particularly Liverpool) will also result in increased recreational activity within the Bay.  Large numbers of seaduck and in particular common scoter occur in the shallow waters of Liverpool Bay and these appear to be susceptible to disturbance e.g. dispersal of feeding or roosting flocks by surface vessel passage in proximity or aircraft low overflight.  Disturbance caused by shipping entering the mouth of the Mersey already has the potential to affect detrimentally Liverpool Bay SPA.
Flintshire coastal towns marked for regeneration in West Cheshire/ North East Wales subregional spatial strategy: up to 7500 new homes in Flintshire and 7000 in Wrexham Gwynt y Mor offshore windfarm and other windfarms in the Bay	While these impacts are different from those of the Local Plan there could be a significant cumulative effect As with development in Merseyside, these could operate cumulatively with the recreational pressure that would result from the Local Plan.  The Environmental Statement (November 2005) concluded that there would be no significant effects on birds, as most are found inshore of the proposed wind farm, or marine mammals. The effect of electromagnetic fields generated by subsea cables on the behaviour of fish was considered to be potentially

Plan or project	How could it interact with the Local Plan
Liverpool City Region Renewable Energy Options	<p>significant due to the current lack of knowledge.</p> <p>Six of the currently proposed offshore wind farm Sites are located in Liverpool Bay, off the coast of North Wales and west coast of England. An assessment of the cumulative impacts on humans, biology and physical environment has been carried out ... In terms of biological impacts, the overall cumulative impact from the proposed wind farms on birds is considered to be negative with the cumulative effects of all wind farms to be high, particularly to the Common Scoter and the Red Throated Diver<sup>72</sup>.</p> <p>Interaction with Policy EN1 with regards to location of wind turbine/CHP plant locations</p>

<sup>72</sup><http://64.233.183.104/search?q=cache:VWmJ9hZm71sJ:www.lancashire.gov.uk/council/meetings/displayFile.asp%3FFTYPE%3DD%26FILEID%3D2370+Lancashire+offs+hore+wind+turbine+Cleveleys+Blackpool+2003&hl=en&ct=clnk&cd=1&client=firefox-a>

## 8.8 Screening Conclusion: Liverpool Bay SPA

8.8.1 The Local Plan is therefore screened in for Appropriate Assessment as it is not possible at this stage to conclude that there are unlikely to be significant adverse effects on at least some of the interest features of the Liverpool Bay SPA as a result of direct disturbance to qualifying species arising from excessive recreational pressure, the development of wind turbines, and a potential deterioration in water quality.

8.8.2 The following Policies are screened in as therefore requiring Appropriate Assessment:

- SP1 A Sustainable Development Framework for West Lancashire
- SP2 Skelmersdale Town Centre – A Strategic Development Site
- SP3 Yew Tree Farm, Burscough - A Strategic Development Site
- EC1 The Economy and Employment Land
- EC2 The Rural Economy
- EC4 Edge Hill University
- RS1 Residential Development
- IF3 Service Accessibility and Infrastructure for Growth
- EN1 Low Carbon Development and Energy Infrastructure

8.8.3 Potential pathways created by these policies may interact with potential pathways created by other plans and policies. Such an interaction would have the potential to result in an exacerbated, potentially significant 'in combination' effect.

## 8.9 Appropriate Assessment and Mitigation: Deterioration in Water Quality

8.9.1 Liverpool Bay SPA extends over the mouth of the Ribble Estuary. It is therefore susceptible to changes in water quality within the Ribble Estuary arising from:

- Wastewater discharge (domestic and industrial) and surface water runoff; and
- Shipping, port/dock expansion and associated navigational dredging/ship wash.

8.9.2 Chapter 5 provides an Appropriate Assessment of these identified pathways from the Local Plan to the Ribble Estuary. These potentially significant effects could also be relevant on Liverpool Bay SPA due to the hydraulic connections.

- 8.9.3 The Natural England Draft Conservation Objectives and Advice on Operation<sup>73</sup> provide more detail on the risk that the pollutants pose to the qualifying features of interest at the Liverpool Bay SPA.
- 8.9.4 With respect to wastewater discharge, non-toxic contamination through nutrient loading, organic loading and changes to the thermal regime could impact on prey species and distribution. The sensitivity of the prey species of both red-throated diver and common scoter to non-toxic contamination is considered moderate. As benthic feeders, common scoter are closely associated with the availability and condition of their shallow sandbank habitat. As such they are considered highly sensitive to its physical loss and smothering and any adverse impact on benthic communities.
- 8.9.5 PCBs are toxic persistent organic pollutants used in industry as dielectric fluids for transformers, capacitors, coolants can bioaccumulate in the sublittoral prey species of the common scoter and bioaccumulate/ biomagnify in the fish species of the red-throated diver. If marine pollution were to occur there is the potential for exposure to PCBs to change. Hotspots of PCBs include industrial estuaries and sandy environments offshore, but as PCB's are currently banned, exposure can be considered low. However disturbance of sediments through shipping, dock/port expansion and navigational dredging may release such hotspots of PCBs.
- 8.9.6 Large oil and chemical spills affecting shallow sandbank habitats can have a detrimental effect on bird populations as it can affect their food sources and also the birds directly especially during their moulting times when they are far less mobile. Sensitivity to non-synthetic compounds is therefore considered to be high. Oil on the feathers of birds could lead to loss of insulation, reduced buoyancy and possible drowning. Consequently both qualifying bird species may suffer the inability to feed, resulting in starvation and death. The possibility of a pollution event, however, has been considered and the overall assessment of exposure is considered to be low. This is a combination of 'normal' toxic contamination in the SPA plus the low risk of a catastrophic event. Although exposure is low, the possibility of a catastrophic event due to vessel traffic (oil tankers, ships with toxic contaminants etc) exists.
- 8.9.7 The recommendations given in Chapter 5 for addressing water quality related impacts with regard to the Ribble and Alt Estuaries SPA/Ramsar Site would also serve for Liverpool Bay SPA.

## 8.10 Appropriate Assessment: Recreational Pressure

- 8.10.1 Recreational disturbance arising from fishing, boating, visual impacts and noise is highlighted as a pressure on the qualifying features of Liverpool Bay SPA<sup>74</sup>. North Wirral Foreshore SPA/pRamsar, Sefton Coast SAC and Ribble and Alt Estuaries SPA/Ramsar. Due to their close proximity to Liverpool Bay SPA, these same pressures are likely to be relevant. Red-throated diver winter inshore in water 0-20m deep (having one of their key concentrations off the north Wirral foreshore) and as such is likely to be particularly exposed to the impacts of water-borne recreation which largely takes place close to the shore.

<sup>73</sup> Natural England and Countryside Council for Wales (September 2009) *Liverpool Bay / Bae Lerpwl pSPA Conservation Objectives from Natural England and CCW, September 2009* [http://www.naturalengland.org.uk/Images/LivBay-consobj\\_tcm6-15189.pdf](http://www.naturalengland.org.uk/Images/LivBay-consobj_tcm6-15189.pdf)

<sup>74</sup> Natural England and Countryside Council for Wales (September 2009) *Liverpool Bay / Bae Lerpwl pSPA Conservation Objectives from Natural England and CCW, September 2009* [http://www.naturalengland.org.uk/Images/LivBay-consobj\\_tcm6-15189.pdf](http://www.naturalengland.org.uk/Images/LivBay-consobj_tcm6-15189.pdf)

- 8.10.2 Most of Liverpool Bay SPA is sufficiently far from the coast that coastal water-borne recreation (e.g. windsurfing, personal watercraft, water-skiing etc.) will constitute a small source of disturbance in comparison to conventional shipping. However, there is a margin of the European site which abuts and is integrally linked with the North Wirral Foreshore and the Sefton Coast. As such, water-borne recreation around either coast will potentially affect not only the interest features of the Mersey Narrows & North Wirral Foreshore pSPA/pRamsar Site and Ribble & Alt Estuaries SPA/ Ramsar Site but also Liverpool Bay SPA. However, this should be considered within the context of contributing to an 'in combination' effect with other plans and policies which may result in an increase in visitor numbers. (e.g. Merseyside Core Strategies and LDFs tourism management plans).
- 8.10.3 The recommendations given in Chapter 7 for the Local Plan to make a clear commitment on the part of West Lancashire Council to collaborate with the other Merseyside Authorities to manage, influence and control visitor pressure on European sites within Policy IF4 (Developer Contributions) would also serve to mitigate recreational pressures on Liverpool Bay SPA.
- 8.10.4 The above measures would enable West Lancashire Council to be confident that the Local Plan contains an adequate policy framework to enable the delivery of necessary measures to avoid or adequately mitigate adverse effects on Mersey Narrows and North Wirral Foreshore pSPA/pRamsar.

## 8.11 Appropriate Assessment: Renewable Energy

- 8.11.1 The Local Plan promotes a renewable energy development (Policy EN1). HRA Screening identified that, should this include wind turbine construction, a pathway exists for the construction of onshore turbines to disrupt flight paths and displace qualifying bird species within Liverpool Bay SPA. This is discussed in detail in Chapter 4. The strong wording in policies EN1 and EN2 enables West Lancashire Council to be confident that the Local Plan contains an adequate policy framework to enable the delivery of necessary measures to avoid or adequately mitigate adverse effects on Mersey Narrows and North Wirral Foreshore pSPA/pRamsar.

## 8.12 Conclusion: Liverpool Bay SPA

- 8.12.1 The Appropriate Assessment has concluded that the West Lancashire Local Plan Preferred Options has the potential to contribute to adverse effects on qualifying features of the Liverpool Bay SPA, either alone or in combination with other plans and projects.
- 8.12.2 Recommendations to avoid/mitigate these effects through additional policy wording has been given in previous Chapters:
- recommend that a specific policy or statement within the Local Plan should make a clear commitment on the part of West Lancashire Council to collaborate with the other Merseyside/Lancashire Authorities to manage, influence and control visitor pressure on the sensitive Merseyside Coast as far as possible and to support the delivery of the Site management plans for Mersey Narrows and North Wirral Foreshore SPA. This could comprise an additional bullet point in Policy IF4 (Developer Contributions), as given in Chapter 5 (Ribble and Alt Estuaries SPA/Ramsar).

- 8.12.3 The above measures would enable West Lancashire Council to be confident that the Local Plan contains an adequate policy framework to enable the delivery of necessary measures to avoid or adequately mitigate adverse effects on Liverpool Bay SPA.



## 9 The Dee Estuary SAC, SPA & Ramsar Site

- 9.1.1 The Dee Estuary SPA, Ramsar and SAC is located outside approximately 15km west of West Lancashire borough. The boundaries of the SPA, Ramsar and SAC differ somewhat. The Dee Estuary SPA/ Ramsar site is immediately adjacent to Mersey Narrows pSPA/ pRamsar site. However, the Dee Estuary SAC partially overlaps with Mersey Narrows pSPA/ pRamsar site (Figure 3).
- 9.1.2 The Dee is a large funnel-shaped sheltered estuary and is one of the top five estuaries in the UK for wintering and passage waterfowl populations. The Dee Estuary Site covers over 13,000ha and is the largest macro-tidal coastal plain estuary between the larger Severn Estuary and the Solway Firth. The Dee Estuary is hyper-tidal with a mean spring tidal range of 7.7m at the mouth. The European site has extensive areas of intertidal sand-flats, mud-flats and saltmarsh. In areas where agricultural use has not occurred, the saltmarshes grade into transitional brackish and swamp vegetation on the upper shore. The site also supports three sandstone islands (the Hilbre islands) which have important cliff vegetation and maritime heathland and grassland. The two sides of the estuary show a marked difference between the industrialised usage of the Welsh coastal belt and the residential and recreational English side.
- 9.1.3 The Dee Estuary supports internationally important numbers of waterfowl and waders. The estuary is an accreting system and the saltmarsh continues to expand as the estuary seeks to achieve a new equilibrium following large-scale historical land-claim at the head of the estuary which commenced in the 1730s. Nevertheless, the estuary still supports extensive areas of intertidal sand and mudflats as well as saltmarsh. Where land-claim has not occurred, the saltmarshes grade into transitional brackish and freshwater swamp vegetation, on the upper shore. The site includes the three sandstone islands of Hilbre with their important cliff vegetation and maritime heathland/grassland. The site also includes an assemblage of nationally scarce plants and the sandhill rustic moth *Luperina nickerlii gueneei*, a British Red Data Book species. The two shorelines of the estuary show a marked contrast between the industrialised usage of the coastal belt in Wales and residential and recreational usage in England.

## 9.2 Reasons for Designation

- 9.2.1 The Dee Estuary qualifies as an SAC for both habitats and species. Firstly, the site contains the following Habitats Directive Annex I habitats:
- Water courses of plain to montane levels with the *Ranunculon fluitantis* and *Callitricho-Batrachion* vegetation;
  - Mudflats and sandflats not covered by seawater at low tide;
  - *Salicornia* and other annuals colonising mud and sand - The Dee Estuary is representative of pioneer glasswort *Salicornia spp.* saltmarsh in the north-west of the UK. *Salicornia spp.* saltmarsh forms extensive stands in the Dee, especially on the more sandy muds where there is reduced tidal scour. It mainly occurs on the seaward fringes as a pioneer community, and moving landwards usually forms a transition to common saltmarsh-grass *Puccinellia maritima* saltmarsh (SM10). There is also a low frequency of *Salicornia spp.* extending well inland.

Associated species often include annual sea-blite *Suaeda maritima* and hybrid scurvy grass *Cochlearia x hollandica*.

- Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) - The Dee Estuary is representative of H1330 Atlantic salt meadows in the north-west of the UK. It forms the most extensive type of saltmarsh in the Dee, and since the 1980s it has probably displaced very large quantities of the non-native common cord-grass *Spartina anglica*. The high accretion rates found in the estuary are likely to favour further development of this type of vegetation. The saltmarsh is regularly inundated by the sea; characteristic salt-tolerant perennial flowering plant species include common saltmarsh-grass *Puccinellia maritima*, sea aster *Aster tripolium*, and sea arrowgrass *Triglochin maritima*. In a few areas there are unusual transitions to wet woodland habitats.

9.2.2 Secondly, the site contains the following Habitats Directive Annex II habitats and species:

- Estuaries
- Annual vegetation of drift lines
- Vegetated sea cliffs of the Atlantic and Baltic coasts
- Embryonic shifting dunes
- Shifting dunes along the shoreline with *Ammophila arenaria* ('white dunes')
- Fixed dunes with herbaceous vegetation ('grey dunes')
- Humid dune slacks
- Sea lamprey *Petromyzon marinus*
- River lamprey *Lampetra fluviatilis*
- Petalwort *Petalophyllum ralfsii*

9.2.3 The Dee Estuary also qualifies as a SPA supporting:

9.2.4 During the breeding season;

- Common Tern *Sterna hirundo*, 277 pairs representing at least 2.3% of the breeding population in Great Britain (5 year mean 1991-95)
- Little Tern *Sterna albifrons*, 56 pairs representing at least 2.3% of the breeding population in Great Britain (RSPB, 5 year mean 1991-95)

9.2.5 On passage;

- Sandwich Tern *Sterna sandvicensis*, 818 individuals representing at least 5.8% of the population in Great Britain (5 year mean 1991-95)
- Redshank *Tringa totanus*, 8,451 individuals representing at least 4.8% of the Eastern Atlantic - wintering population (5 year peak mean 1991/2 - 1995/6)

9.2.6 Over winter;

- Bar-tailed Godwit *Limosa lapponica*, 1,013 individuals representing at least 1.9% of the wintering population in Great Britain (5 year peak mean 1991/2 - 1995/6)

9.2.7 This Site also qualifies under Article 4.2 of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species:

- Black-tailed Godwit *Limosa limosa islandica*, 1,739 individuals representing at least 2.5% of the wintering Iceland - breeding population (5 year peak mean 1991/2 - 1995/6)
- Curlew *Numenius arquata*, 4,028 individuals representing at least 1.2% of the wintering Europe - breeding population (5 year peak mean 1991/2 - 1995/6)
- Dunlin *Calidris alpina alpina*, 22,479 individuals representing at least 1.6% of the wintering Northern Siberia/Europe/Western Africa population (5 year peak mean 1991/2 - 1995/6)
- Grey Plover *Pluvialis squatarola*, 2,193 individuals representing at least 1.5% of the wintering Eastern Atlantic - wintering population (5 year peak mean 1991/2 - 1995/6)
- Knot *Calidris canutus*, 21,553 individuals representing at least 6.2% of the wintering North-eastern Canada/Greenland/Iceland/North-western Europe population (5 year peak mean 1991/2 - 1995/6)
- Oystercatcher *Haematopus ostralegus*, 28,434 individuals representing at least 3.2% of the wintering Europe & Northern/Western Africa population (5 year peak mean 1991/2 - 1995/6)
- Pintail *Anas acuta*, 6,498 individuals representing at least 10.8% of the wintering North-western Europe population (5 year peak mean 1991/2 - 1995/6)
- Redshank *Tringa totanus*, 6,382 individuals representing at least 4.3% of the wintering Eastern Atlantic - wintering population (5 year peak mean 1991/2 - 1995/6)
- Shelduck *Tadorna tadorna*, 6,827 individuals representing at least 2.3% of the wintering North-western Europe population (5 year peak mean 1991/2 - 1995/6)
- Teal *Anas crecca*, 5,918 individuals representing at least 1.5% of the wintering North-western Europe population (5 year peak mean 1991/2 - 1995/6)

9.2.8 The Dee Estuary is also designated as an SPA for regularly supporting 130,408 individual waterfowl (5 year peak mean 1991/2 - 1995/6)<sup>75</sup>.

9.2.9 In addition to the SPA designation, the Dee Estuary is also designated as a Ramsar Site by meeting Ramsar criteria 1, 5 and 6 as follows:

- Extensive intertidal mud and sand flats (20 km by 9 km) with large expanses of saltmarsh towards the head of the estuary.
- Supporting an overall bird assemblage of international importance; and
- Supporting the following species at levels of international importance: shelduck, oystercatcher, curlew, redshank, teal, pintail, grey plover, red knot, dunlin, bar-tailed godwit, black-tailed godwit and turnstone

<sup>75</sup> The Ramsar citation sheet identifies the waterfowl population as 74,230 using slightly more recent data (5 year peak mean 1998/99-2002/2003). However, this is still more than the 20,000 needed for consideration as being internationally important.

9.2.10 The historic trends and current pressures on the European site are summarised below.

## 9.3 Historic Trends and Current Pressures

9.3.1 The majority of the European site is in the ownership and sympathetic management of public bodies and voluntary conservation organisations. Unlike most western estuaries, sizeable areas of saltmarsh in the Dee remain ungrazed and therefore plant species that are susceptible to grazing are widespread. This distinctive flora would therefore be sensitive to an increase in grazing pressure. The intertidal and subtidal habitats of the estuary are broadly subject to natural successional change, although shellfisheries and dredging are a current concern. Threats to the estuary's conservation come from its industrialised shorelines on the Welsh side and the impact of adjacent historic industrial use. These include land contamination from chemical and steel manufacture and localised water quality problems. Remediation works are being undertaken. Contemporary issues relate to dock development and navigational dredging, coastal defence works and their impact on coastal process, regulation of shellfisheries, and the recreational use of sand dunes and saltmarshes.

9.3.2 The environmental pressures upon the Dee Estuary SAC, SPA & Ramsar Site are mainly:

- Overgrazing of ungrazed/ little-grazed saltmarsh;
- Certain recreational activities in sensitive areas at sensitive times such as shellfishing (in terms of loss of material from the food chain) and dog walking (in terms of disturbance of waterfowl);
- Water quality threats from ex-industrial usage and agriculture;
- Physical loss and alteration of coastal processes due to navigational dredging;
- 'Coastal squeeze' from land reclamation and coastal flood defences and drainage used in order to develop coastal land, and from sea level rise;
- Introduction of non-native species;
- Risk of excessive abstraction resulting in a decrease in freshwater flows into the estuary, reducing drinking and bathing habitat for birds and increasing the salinity in localised areas.

## 9.4 Nature Conservation Objectives

9.4.1 The conservation objectives for the European site are to maintain the following features in favourable condition (where features are currently not in a favourable condition the objectives seek to restore these to a favourable condition):

- Estuaries
- Mudflats and sandflats
- *Salicornia* and other annuals colonising mud and sand;
- Atlantic salt meadow
- Annual vegetation of drift lines

- River lamprey
- Sea lamprey

## 9.5 Key Potential Pressures from West Lancashire

9.5.1 From the environmental requirements that have been identified above it can be determined that the following impact of development requires investigation, since if it occurred it could interfere with the above environmental requirements and processes on the SAC:

- Damaging levels of abstraction to supply housing and industry requirements in West Lancashire when considered in combination with development elsewhere in United Utilities' Integrated Resource Zone and development outside the zone that will receive water from the same sources (e.g. abstraction from the River Dee in relation to development in North Wales).

## 9.6 Likely Significant Effects of Local Plan in Combination with other Projects and Plans

9.6.1 The most recent draft United Utilities Water Resource Management Plan (January 2009) indicates that the water available for use in the Integrated Resource Zone is expected to reduce by 24.8 Ml/d between 2009/10 and 2014/15. Without water efficiency measures or new resources the initial supply demand balance for the Integrated Resource Zone is calculated to be in deficit by 8 Ml/day by 2024/25.

9.6.2 However, from reading the Water Resource Management Plan it does appear that increased abstraction from the Dee or any other European sites beyond the current licensed volumes is not part of United Utilities' intended future supply strategy<sup>76</sup>, which depends on a mixture of demand management and increased abstraction from groundwater as follows:

- Planned expenditure in United Utilities' spending cycle (AMP 5) includes the upgrade of the Southport boreholes to reduce the reliance on the Dee supply<sup>77</sup>;
- Construction of a bi-directional pipeline, known as the West East Link Main, between Merseyside and North Manchester. It is due to be in operation by April 2011. This will help United Utilities maintain adequate supplies to Greater Manchester and Merseyside if there is a need to temporarily reduce supply from a major reservoir, for example due to maintenance work or drought conditions;
- Maintenance of current leakage levels;
- Assistance to customers to help them save water, a saving of 9 Ml/d by 2014/15 (increasing later on to 12 Ml/d), through a base service water efficiency programme;

<sup>76</sup> Mark Smith of United Utilities North & Central Area Water Asset Management Team confirmed in a personal communication on 27/07/09 that abstraction from the Dee will not exceed the current licensed volume. The current licensed volume was subject to the Environment Agency's Review of Consents process and no reductions were considered necessary. It can therefore be concluded that no adverse effects on the River Dee (either alone or 'in combination') will result from the United Utilities abstraction.

<sup>77</sup> *Pers comms* Helen Rafferty West Lancashire Borough Council 20<sup>th</sup> August 2010

- A water demand reduction of 10 MI/d in a dry year by 2014/15 (increasing to 22 MI/d by 2034/35) as a result of the expected scale of voluntary metering of households;
- A reduction in the demand for water from non-household customers in the Integrated Zone by 87 MI/d by 2014/15 (141 MI/d by 2034/35) due to the effects of the economic downturn and as part of their continuing water efficiency programmes.

9.6.3 Furthermore, United Utilities' enhanced plans identified as part of their economic programme to maintain adequate supply-demand balances are:

- Further reducing leakage by 23 MI/d by 2034/35;
- A programme of economic water efficiency measures to save 4 MI/d by 2034/35;
- Implementing water source enhancements of 48 MI/d by 2034/35<sup>78</sup>.

## 9.7 Screening Conclusion: Dee Estuary SAC/SPA/Ramsar

9.7.1 It is concluded that since no increased abstraction from the River Dee/Dee Estuary will be required in order to service new development in West Lancashire (or elsewhere within the Integrated Supply Zone) that significant effects on the Dee Estuary SAC, SPA or Ramsar site can be screened out as unlikely. Risk of abstraction at inappropriate times of the year (such as periods of low flow) will be prevented by the Environment Agency's licensing regime and Review of Consents process.

9.7.2 No Appropriate Assessment has therefore been undertaken.

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<sup>78</sup> Widnes groundwater (22.7 MI/d), Southport groundwater (22.5 MI/d) and Oldham groundwater (2.5 MI/d)

## 10 River Dee and Bala Lake SAC

### 10.1 Reasons for Designation

10.1.1 The River Dee and Bala Lake qualifies as a SAC for both habitats and species. Firstly, the European site contains the following Habitats Directive Annex I habitats:

- Water courses of plain to montane levels with the *Ranunculus fluitantis* and *Callitriche-Batrachion* vegetation

10.1.2 Secondly, the site contains the following Habitats Directive Annex II species:

- Atlantic salmon *Salmo salar*
- Floating water-plantain *Luronium natans*
- Sea lamprey *Petromyzon marinus*
- Brook lamprey *Lampetra planeri*
- River lamprey *Lampetra fluviatilis*
- Bullhead *Cottus gobio*
- Otter *Lutra lutra*

10.1.3 The historic trends and current pressures on the European site are summarised below.

### 10.2 Historic Trends and Current Pressures

10.2.1 The habitats and species for which the site is designated are dependent on the maintenance of good water quality and suitable flow conditions. Fish species require suitable in-stream habitat and an unobstructed migration route. Otters also require suitable terrestrial habitat to provide cover and adequate populations of prey species. The site and its features have been historically threatened by practices which had an adverse effect on the quality, quantity and pattern of water flows, such as inappropriate flow regulation, excessive abstraction, deteriorating water quality from direct and diffuse pollution, eutrophication and siltation. Degradation of riparian habitats due to engineering works, agricultural practices and invasive plant species have also had localised adverse effects in the past. The Atlantic salmon population has been threatened by excessive exploitation by high sea, estuarine and recreational fisheries. Introduction of non-indigenous species has also been a risk to both fish and plant species.

10.2.2 The environmental pressures upon the River Dee & Bala Lake SAC can be described as:

- Deterioration in water quality and changes in flow rates due to ex-industrial runoff, discharge of treated sewage effluent (which contains elevated nitrates) and agricultural runoff;
- Risk of excessive abstraction resulting in a decrease in freshwater flows and an increase in sediment loading of water such that dehydration of interest features may occur;
- Overfishing of Atlantic salmon;



- Introduction of invasive species.

## 10.3 Key Potential Pressures from West Lancashire

10.3.1 From the environmental requirements that have been identified above, it can be determined that the following impact of development requires investigation, since if it occurred it could interfere with the above environmental requirements and processes on the SAC:

- Damaging levels of abstraction to supply housing and industry requirements in West Lancashire, when considered in combination with development elsewhere in United Utilities' Integrated Resource Zone and development outside the zone that will receive water from the same sources (e.g. abstraction from the River Dee in relation to development in North Wales).

## 10.4 Likely Significant Effects of Local Plan in Combination with other Projects and Plans

10.4.1 The most recent draft United Utilities Water Resource Management Plan (January 2009) indicates that the water available for use in the Integrated Resource Zone is expected to reduce by 24.8 MI/d between 2009/10 and 2014/15. Without water efficiency measures or new resources, the initial supply demand balance for the Integrated Resource Zone is calculated to be in deficit by 8 MI/day by 2024/25.

10.4.2 However, from reading the Water Resource Management Plan it does appear that increased abstraction from the Dee or any other European sites beyond the current licensed volumes is not part of United Utilities' intended future supply strategy<sup>79</sup>, which rather depends on a mixture of demand management and increased abstraction from groundwater as follows:

- Expenditure in United Utilities' spending cycle (AMP 5) includes the upgrade of the Southport boreholes to reduce the reliance on the Dee supply<sup>80</sup>;
- Construction of a bi-directional pipeline, known as the West East Link Main, between Merseyside and North Manchester. It is due to be in operation by April 2011. This will help United Utilities maintain adequate supplies to Greater Manchester and Merseyside if there is a need to temporarily reduce supply from a major reservoir, for example due to maintenance work or drought conditions;
- Maintain current leakage levels;
- Help customers save 9 MI/d by 2014/15 (increasing later on to 12 MI/d), through a base service water efficiency programme;
- Achieve a water demand reduction of 10 MI/d in a dry year by 2014/15 (increasing to 22 MI/d by 2034/35) as a result of the expected scale of voluntary metering of households;

<sup>79</sup> Mark Smith of United Utilities North & Central Area Water Asset Management Team confirmed in a personal communication on 27/07/09 that abstraction from the Dee will not exceed the current licensed volume. The current licensed volume was subject to the Environment Agency's Review of Consents process and no reductions were considered necessary. It can therefore be concluded that no adverse effects on the River Dee (either alone or 'in combination') will result from the United Utilities abstraction.

<sup>80</sup> *Pers comms* Helen Rafferty West Lancashire Borough Council 20<sup>th</sup> August 2010

- Non-household customers in the Integrated Zone are expected to reduce water demand by 87 MI/d by 2014/15 (141 MI/d by 2034/35) due to the effects of the economic downturn and as part of their continuing water efficiency programmes.

10.4.3 Furthermore, United Utilities' enhanced plans identified as part of their economic programme to maintain adequate supply-demand balances are:

- Further reducing leakage by 23 MI/d by 2034/35;
- A programme of economic water efficiency measures to save 4 MI/d by 2034/35;
- Implementing water source enhancements of 48 MI/d by 2034/35<sup>81</sup>.

## 10.5 Screening Conclusion: River Dee and Bala Lake SAC

10.5.1 It is concluded that since no increased abstraction from the Bala Lake/River Dee will be required in order to service new development in West Lancashire (or elsewhere within the Integrated Supply Zone) that significant effects on the River Dee and Bala Lake SAC Site can be screened out as unlikely. Risk of abstraction at inappropriate times of the year (such as periods of low flow) will be prevented by the Environment Agency's licensing regime and Review of Consents process.

10.5.2 An Appropriate Assessment has therefore not been undertaken.

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<sup>81</sup> Widnes groundwater (22.7 MI/d), Southport groundwater (22.5 MI/d) and Oldham groundwater (2.5 MI/d)

## 11 River Eden SAC

### 11.1 Reasons for Designation

11.1.1 The River Eden in the Lake District qualifies as an SAC for both habitats and species. Firstly, the site contains the following Habitats Directive Annex I habitats:

- Oligotrophic to mesotrophic standing waters with vegetation of the *Littorelletea uniflorae* and/or of the *Isoëto-Nanojuncetea*
- Watercourses of plain to montane levels with the *Ranunculion fluitantis* and *Callitricho-Batrachion* vegetation
- Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*)

11.1.2 Secondly, the site contains the following Habitats Directive Annex II species:

- White-clawed crayfish *Austropotamobius pallipes*
- Sea lamprey *Petromyzon marinus*
- Brook lamprey *Lampetra planeri*
- River lamprey *Lampetra fluviatilis*
- Atlantic salmon *Salmo salar*
- Bullhead *Cottus gobio*
- Otter *Lutra lutra*

11.1.3 The historic trends and current pressures on the European site are summarised below.

### 11.2 Historic Trends and Current Pressures

11.2.1 The maintenance of breeding and nursery areas for the species on this European site depends on the habitat quality of streams and their margins. Many of the streams within the site suffer from overgrazing of riverbanks and nutrient run-off. This is being addressed by a number of measures, including a conservation strategy with actions to address river quality issues, and a partnership approach to funding habitat improvements. The water-crowfoot communities as well as the Annex II species are sensitive to water quality, particularly eutrophication.

11.2.2 Practices associated with sheep-dipping pose a potential threat at this site, and are currently under investigation. Much of the alluvial forest cover is fragmented and/or in poor condition. It is hoped to address this through management agreements or Woodland Grant Schemes with individual owners.

11.2.3 The habitats and species for which the European site is designated are dependent on the maintenance of good water quality and suitable flow conditions. Fish species require suitable in-stream habitat and an unobstructed migration route. Otters also require suitable terrestrial habitat

to provide cover and adequate populations of prey species. The site and its features have been historically threatened by practices which had an adverse effect on the quality, quantity and pattern of water flows, such as inappropriate flow regulation, excessive abstraction, deteriorating water quality from direct and diffuse pollution, eutrophication and siltation. Degradation of riparian habitats due to engineering works, agricultural practices and invasive plant species have also had localised adverse effects in the past. The Atlantic salmon population has been threatened by excessive exploitation by high sea, estuarine and recreational fisheries. Introduction of non-indigenous species has also been a risk to both fish and plant species.

11.2.4 The environmental pressures upon the River Eden SAC can be summarised as:

- Deterioration in water quality and changes in flow rates due to agricultural runoff and discharge of treated sewage effluent (which contains elevated nitrates);
- Risk of excessive abstraction resulting in a decrease in freshwater flows and an increase in sediment loading of water such that dehydration of interest features may occur;
- Overfishing;
- Introduction of invasive species.

## 11.3 Key Potential Pressures from West Lancashire

11.3.1 Traditionally, the water supply for West Lancashire comes from the River Dee and Welsh sources, while that for Greater Manchester comes from the Lake District (particularly Haweswater which is within the catchment of the River Eden). The new West-East Link Main will enable greater flexibility of supply such that there will no longer be a strong split between water sources.

11.3.2 From the environmental requirements that have been identified above, it can be determined that the following impacts of development could interfere with the above environmental requirements and processes on the SAC:

- Damaging levels of abstraction to supply housing in West Lancashire when considered in combination with development elsewhere in United Utilities Integrated Resource Zone and development outside the zone that will receive water from the same sources (e.g. abstraction from Haweswater in relation to development in Cumbria).

## 11.4 Likely Significant Effects of Local Plan in Combination with other Projects and Plans

- 11.4.1 The most recent draft United Utilities Water Resource Management Plan (January 2009) indicates that the water available for use in the Integrated Resource Zone is expected to reduce by 24.8 MI/d between 2009/10 and 2014/15. Without water efficiency measures or new resources, the initial supply demand balance for the Integrated Resource Zone is calculated to be in deficit by 8 MI/day by 2024/25.
- 11.4.2 However, it has been confirmed by United Utilities that one of the main reasons for the construction of the new West East Link Main is in response to expected reductions in the licensed abstractions from Haweswater and other Lake District sources resulting from the Environment Agency's Review of Consents process. As such, abstraction from these sources is already being revised to ensure no adverse effect on the River Eden SAC or other sensitive European sites in the Lake District.
- 11.4.3 Furthermore expenditure in United Utilities spending cycle (AMP 5) includes the upgrade of the Southport boreholes to reduce the reliance on the Dee supply<sup>82</sup>. This suggests that, whilst the Integrated Resource Zone will create an element of flexibility, the Southport boreholes are likely to provide a greater portion of the new demand over the lifetime of the Local Plan.

## 11.5 Screening Conclusion: River Eden SAC

- 11.5.1 It is concluded that since no increased abstraction from the River Eden SAC will be required in order to service new development in West Lancashire (or elsewhere within the Integrated Supply Zone) significant effects can be screened out as unlikely.
- 11.5.2 An Appropriate Assessment has therefore not been undertaken.

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<sup>82</sup> *Pers comms* Helen Rafferty West Lancashire Borough Council 20<sup>th</sup> August 2010

## 12 Mersey Estuary SPA and Ramsar

### 12.1 Introduction

- 12.1.1 Figures 3 and 4 show the location of the Mersey Estuary SPA and Ramsar Site, and the extent to which it is located within the borough of West Lancashire. The Mersey Estuary is a large sheltered estuary that receives drainage from a catchment area of c.5000km<sup>2</sup> encompassing the conurbations of Liverpool and Manchester, and including the River Mersey and the River Bollin and their tributaries in Cheshire and Merseyside. The estuary covers 5023.35ha of saltmarsh and inter-tidal sand and mudflats, with limited areas of brackish marsh, rocky shoreline and boulder clay cliffs, within a rural and industrial environment. The intertidal flats and saltmarshes provide feeding and roosting sites for large and internationally important populations of waterbirds, and during the winter, the European site is of major importance for duck and waders. The site is also important during the spring and autumn migration periods, particularly for wader populations moving along the west coast of Britain.

### 12.2 Reasons for Designation

- 12.2.1 The Mersey Estuary is designated an SPA under Article 4.183

- Golden plover (*Pluvialis apricaria*): 3,040 individuals (1.2% of GB population)

- 12.2.2 SPA Article 4.2 - winter:

- Redshank (*Tringa totanus*): 4,993 individuals (2.8% of Eastern Atlantic population)
- Dunlin (*Calidris alpina*): 48,789 individuals (3.6% of Northern Siberian / Europe / West African population)
- Pintail (*Anas acuta*): 1,169 individuals (1.9% of NW European population)
- Shelduck (*Tadorna tadorna*): 6,746 individuals (2.2% of wintering NW European population)
- Eurasian teal (*Anas crecca*): 11,723 individuals (2.9% of NW European population)
- Wigeon (*Anas penelope*): 11,886 individuals (4.2% of the GB population) Black-tailed godwit (*Limosa limosa*): 976 individuals (1.6% of the Iceland population)
- Curlew (*Numenius arquata*): 1,300 individuals (1.1% of the GB population)
- Grey plover (*Pluvialis squatarola*): 1,010 individuals (2.3% of the GB population)
- Great crested grebe (*Podiceps cristatus*): 136 individuals (1.4% of the GB population)
- Lapwing (*Vanellus vanellus*): 10,544 individuals (0.7% of the GB population)

- 12.2.3 SPA Article 4.2 - on passage:

- Ringed plover (*Charadrius hiaticula*): 505

<sup>83</sup> All bird count data in this document is sourced from the SPA Review European site accounts as available on the Joint Nature Conservation Committee website [www.jncc.gov.uk/page-1412](http://www.jncc.gov.uk/page-1412)

12.2.4 Ramsar Criterion 6, Internationally important populations of:

- Shelduck
- Black-tailed godwit (*Limosa limosa*)
- Redshank
- Eurasian teal
- Pintail
- Dunlin

12.2.5 Ramsar Criterion 5:

- 89,576 waterfowl (5-year peak mean 1998/99-2002/03)

12.2.6 Birdlife (2001) identify the Important Bird Area (IBA) to exceed the area currently designated as a Ramsar Site, and recommend that the designated area should be expanded. This additional area is termed a 'potential Ramsar' (which precedes the 'proposed' Ramsar (pRamsar) designation). This additional area is not considered in the assessment, as objectives and site boundaries are unconfirmed, however its status highlights the nature conservation value of areas of the Mersey outside of the SPA/Ramsar designation.

## 12.3 Historic Trends and Existing Pressures

12.3.1 Appendix 7 illustrates the extent of the Mersey Catchment. Water pollution has been an issue in the Mersey Estuary since at least the 18th century, when the Mersey catchment became a prime location for industrial expansion, especially the textile industry. With this there was an associated growth in bleaching, dyeing, and finishing trades, and paper, heavy chemical and glass industries, which are still in production to this day. All of these industries used the waterways as a means for the disposal of industrial waste, resulting in a legacy of pollutants within the River Mersey, including mercury, pesticides (e.g. DDT), and persistent organic contaminants (e.g. polychlorinated biphenyls (PCBs), pentachlorophenol (PCP)) (Mersey Basin Campaign 2004). In addition, there was surface runoff, and the discharge of domestic waste-water and sewage directly into the waterways from a large and growing human population, resulting in gross pollution<sup>84</sup>. The high levels of sewage discharged in to the waterways resulted in low oxygen levels and a major difficulty in improving water quality.

12.3.2 The problem of water pollution in the Mersey Estuary '*was probably at its worst in the 1960's*' and made it the most polluted Estuary in the UK (Mersey Basin Campaign 2004). Major improvements to water quality have been realised since the formation of the Mersey Basin Campaign in 1985, which aims to '*revitalise the River Mersey and its waterfront*'.

12.3.3 The major projects that brought about the improvements to water quality tackled the direct discharges of sewage into the region's waterways. New projects included: primary wastewater

<sup>84</sup> Langston, W.J., Chesman, B.S. and Burt, G.R. (2006). Characterisation of European Marine European sites. Mersey Estuary SPA. [Online]. *Marine Biological Association of the United Kingdom. Occasional Publications* 18, 185pp. Available at: [www.mba.ac.uk/nmb/publications/occpub/pdf/occ\\_pub\\_18.pdf](http://www.mba.ac.uk/nmb/publications/occpub/pdf/occ_pub_18.pdf) (accessed 15<sup>th</sup> June 2009).



treatment works at Sandon Dock which replaced 28 crude sewage discharges directly into the Mersey Estuary through the MEPAS scheme (Mersey Estuary Pollution Alleviation Scheme); primary wastewater treatment plants on the Wirral peninsula; secondary wastewater treatment and petrochemical effluent treatment plants at Ellesmere Port; secondary wastewater treatment plants at Widnes and Warrington; modification of the Davyhulme wastewater treatment plant in Greater Manchester to treat ammonia (which may kill salmonid species); and later secondary wastewater treatment plants at Birkenhead/Bromborough. Other improvements have been made, including reducing inputs of mercury, lead, cadmium, PCP and chlorinated hydrocarbons into the Estuary.

12.3.4 However, certain inputs remain, including:

- Pesticides and herbicides from agriculture (largely dairy farming) into the upper river system;
- Phthalate esters (used as plasticisers, increasing flexibility in plastics) thought to come from wastewater discharges in the upper Mersey;
- Hydrocarbon contamination from oil spillage/spills from Tranmere Oil Dock/Terminal, Stanlow (Shell) Oil Refinery and oil tanks along the southern bank of the Estuary, from pipelines that run between these sites along the southern bank of the Estuary, and from oil shipping spills in the Irish Sea;
- PCBs from the River Mersey (possibly also dredge spoils);
- PCBs from contaminated land in the catchment area (Marine Biological Association, 2006).

12.3.5 The General Quality Assessment scheme, introduced by the National Rivers Authority, and replaced by the Environment Agency in 1996, monitors the water quality of rivers and canals throughout England and Wales. It assesses the chemical and biological status, nutrient levels, and aesthetic water quality from permanent sampling stations. The Mersey Basin Campaign (2005) reports on sites in the Mersey catchment that detail low (Grades D, E and F, or 'fair' to 'bad') biological and chemical river water quality; only those within the Mersey catchment – see Appendix 7 – are described here. Such sampling sites are particularly concentrated in the area between Knowsley and Manchester, including St. Helens and Wigan, although biological quality is generally poor from Liverpool to Manchester.

12.3.6 The main current environmental pressures upon the Mersey Estuary SPA and Ramsar Site are considered to be:

- Disturbance of sediment releasing legacy heavy metal pollution (mercury, lead, cadmium and other poisons) that is bound into the sediment, or other introduction of these metals;
- Pollution via rivers and drains by both treated sewerage and untreated runoff containing inorganic chemicals and organic compounds from everyday domestic products, which '*may combine together in ways that make it difficult to predict their ultimate effect of the marine environment. Some may remain indefinitely in the seawater, the seabed, or the flesh, fat and oil of sea creatures*'<sup>85</sup>;

<sup>85</sup> Langston, W.J., Chesman, B.S. and Burt, G.R. (2006). Characterisation of European Marine European sites. Mersey Estuary SPA. [Online]. *Marine Biological Association of the United Kingdom. Occasional Publications 18*, 185pp. Available at: [www.mba.ac.uk/nmb/publications/occpub/pdf/occ\\_pub\\_18.pdf](http://www.mba.ac.uk/nmb/publications/occpub/pdf/occ_pub_18.pdf) (accessed 15<sup>th</sup> June 2009).

- Pollution via commercial shipping by chemical pollution and the dumping of litter at sea;
- 'Coastal squeeze' and physical loss from land reclamation and coastal flood defences and drainage used in order to develop coastal land, and from sea level rise;
- Loss or physical damage of marine benthic habitat directly and indirectly (through changed sedimentation/deposition patterns) as a result of navigational or aggregate dredging;
- Disturbance to birds from increased recreational pressure (e.g. boat or other recreational activity) and wildfowling;
- Introduction of non-native species;
- Selective removal of species (e.g. bait digging, wildfowl, fishing) (Wildlife Trust 2006; Langston et al. 2006).

12.3.7 Although the Mersey Estuary does have a high load of nutrients mainly from diffuse sources, with levels for phosphate and nitrogen decreasing from point sources, recent modelling has shown that due to the natural turbidity of the water, there is only a low risk of excessive algal growth.

## 12.4 Nature Conservation Objectives

12.4.1 The Nature Conservation Objectives for the European site are as follows:

- No significant damage to or decrease in the extent of habitat, the vegetation characteristics, or the landscape features important for supporting populations of qualifying species from a reference level, e.g. grazing of the saltmarsh by suitable stocking levels of livestock to maintain diversity and vegetation height throughout areas used for feeding and roosting;
- Prevent an increase in obstructions to existing bird viewlines;
- Prevent significant reduction in numbers, or displacement of, all qualifying species of over-wintering birds from a reference level;
- Maintain presence and abundance of aquatic plants and invertebrates, whereby the populations do not deviate significantly from a reference level.

## 12.5 Key Potential Pressures from West Lancashire

12.5.1 From the environmental requirements that have been identified above, it can be determined that the following impacts of development in West Lancashire could interfere with the environmental requirements and processes on the SPA/Ramsar Site:

- Potential disturbance to qualifying bird species arising from the development of wind turbines within two identified areas of West Lancashire.

## 12.6 Likely Significant Effects of the Local Plan

12.6.1 One of the two potential large scale wind energy development Sites (see Appendix 1 Core Diagram) is located in the south-western corner of the West Lancashire borough, approximately 15km from the Mersey Estuary SPA/ Ramsar. The other is located to the east of the borough,

approximately 20km from the Mersey Estuary SPA/ Ramsar. At these distances, it is possible that the construction of wind turbines within West Lancashire has the potential to displace the flight path of qualifying bird species. Qualifying species such as golden plover, pintail, common teal, dunlin and ringed plover are common to both the Mersey Estuary and/or Ribble and Alt Estuaries SPA/Ramsar, and Martin Mere SPA/ Ramsar within West Lancashire borough.

- 12.6.2 It would be more appropriate to consider these likely significant effects as an 'in combination effect' with other policies that may contribute to the disruption of qualifying bird species of the Mersey Estuary SPA/Ramsar and policies that may contribute to the construction of wind turbines in the region.

## 12.7 Likely Significant Effects of Other Projects and Plans

- 12.7.1 Other plans and projects that have the potential to interact with the West Lancashire Local Plan Policies SP1 (A Sustainable Development Framework) and EN1 (Low Carbon Development and Energy Infrastructure) and result in an in combination effect on qualifying bird species of the Mersey Estuary SPA/ Ramsar include:

- Liverpool John Lennon Airport Masterplan (2007);
- Halton Local Plan (with respect to renewable energy and Liverpool John Lennon Airport Expansion policies);
- Liverpool Local Plan (with respect to renewable energy and Liverpool John Lennon Airport Expansion policies);
- Liverpool City Region Renewable Energy Options.

## 12.8 Screening Conclusion: Mersey Estuary SPA Ramsar

- 12.8.1 The Local Plan is therefore screened in for Appropriate Assessment as it is not possible at this stage to conclude that there are unlikely to be significant adverse effects on at least some of the interest features of the SPA/ Ramsar extension, as a result of in combination effects on the displacement of qualifying bird species through the development of wind turbines within the borough This is with respect to the following Policies:

- A Sustainable Development Framework (SP1); and
- Low Carbon Development and Energy Infrastructure (EN1)

- 12.8.2 These may interact with other plans and policies which have been identified to have the potential to have similar impacts on the Mersey Estuary SPA/Ramsar, thus creating an exacerbated 'in combination' effect.

## 12.9 Appropriate Assessment: Renewable Energy

- 12.9.1 The discussion of policy EN1 as it relates to renewable energy in Chapter 4 (Martin Mere) is also applicable to Mersey Estuary SPA/Ramsar.

- 12.9.2 It is understood that the Joint Merseyside HRAs/ AAs (drafts completed by URS/Scott Wilson 2010) have considered the findings of the regional renewable energy study<sup>86</sup> with respect to the potential effects of wind turbines on qualifying bird species throughout the North West coastline/estuaries including sites within West Lancashire. It is recommended that this joined-up approach towards progressing renewable energy developments within the region is maintained to ensure potential in combination effects of policy is adequately considered.

## 12.10 Conclusion: Mersey Estuary SPA/Ramsar

- 12.10.1 The use of strong policy wording in policies EN1 and EN2, as discussed in Chapter 4 with respect to Martin Mere SPA/Ramsar, enables West Lancashire Council to be confident that the Local Plan contains an adequate policy framework to enable the delivery of necessary measures to avoid or adequately mitigate its proportion of adverse effects on Mersey Estuary SPA/Ramsar.

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<sup>86</sup> Arup (2010) Liverpool City Regional Renewable Energy Study, completed on behalf of MEAS

## 13 Morecambe Bay SPA/Ramsar

### 13.1 Introduction

- 13.1.1 Morecambe Bay SPA and Ramsar (37404.6ha) is located on the Irish Sea coast of north-west England between the coasts of South Cumbria and Lancashire (54°07'19"N, 02°57'21"W). The area is of intertidal mud and sandflats, with associated saltmarshes, shingle beaches and other coastal habitats. It is a component in the chain of west coast estuaries of outstanding importance for passage and overwintering waterfowl (supporting the third-largest number of wintering waterfowl in Britain), and breeding waterfowl, gulls and terns.
- 13.1.2 It is one of the largest estuarine systems in the UK and is fed by five main river channels (the Leven, Kent, Keer, Lune and Wyre) which drain through the intertidal flats of sand and mud. Mussel (*Mytilus edulis*) beds and banks of shingle are present, and locally there are stony outcrops. The whole system is dynamic, with shifting channels and phases of erosion and accretion affecting the estuarine deposits and surrounding saltmarshes. The flats contain an abundant invertebrate fauna that supports many of the waterbirds using the bay. The capacity of the bay to support large numbers of birds derives from these rich intertidal food sources together with adjacent freshwater wetlands, fringing saltmarshes and saline lagoons, as well as dock structures and shingle banks that provide secure roosts at high tide. The site is of European importance throughout the year for a wide range of bird species. In summer, areas of shingle and sand hold breeding populations of terns, whilst very large numbers of geese, ducks and waders not only overwinter, but (especially for waders) also use the site in spring and autumn migration periods. The bay is of particular importance during migration periods for waders moving up the west coast of Britain.

### 13.2 Reasons for Designation

- 13.2.1 This site qualifies under Article 4.1 of the Directive (79/409/EEC) by supporting populations of European importance of the following species listed on Annex I of the Directive (JNCC 2000; 2001c)
- 13.2.2 During the breeding season;
- Little Tern (*Sterna albifrons*), 26 pairs representing at least 1.1% of the breeding population in Great Britain (Count, as at 1994)
  - Sandwich Tern (*Sterna sandvicensis*), 290 pairs representing at least 2.1% of the breeding population in Great Britain (5 year peak mean for 1992 to 1996).
- 13.2.3 Over winter;
- Bar-tailed Godwit (*Limosa lapponica*), 2,611 individuals representing at least 4.9% of the wintering population in Great Britain (5 year peak mean for 1991/92 to 1995/96)
  - Golden Plover (*Pluvialis apricaria*), 4,097 individuals representing at least 1.6% of the wintering population in Great Britain (5 year mean for 1991/92 to 1995/96)
- 13.2.4 This site also qualifies under Article 4.2 of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species:
- 13.2.5 During the breeding season;

- Herring Gull *Larus argentatus*, 11,000 pairs representing at least 1.2% of the breeding North-western Europe (breeding) and Iceland/Western Europe - breeding population (5 year mean 1992 to 1996)
- Lesser Black-backed Gull *Larus fuscus*, 22,000 pairs representing at least 17.7% of the breeding Western Europe/Mediterranean/Western Africa population (5 year mean 1992 to 1996)

13.2.6 On passage;

- Ringed Plover *Charadrius hiaticula*, 693 individuals representing at least 1.4% of the Europe/Northern Africa - wintering population (5 year peak mean for 1991/92 to 1995/96)
- Sanderling *Calidris alba*, 2,466 individuals representing at least 2.5% of the Eastern Atlantic/Western & Southern Africa - wintering population (Count as at May 1995)

13.2.7 Over winter;

- Curlew *Numenius arquata*, 13,620 individuals representing at least 3.9% of the wintering Europe - breeding population (5 year peak mean for 1991/92 to 1995/96)
- Dunlin *Calidris alpina alpina*, 52,671 individuals representing at least 3.8% of the wintering Northern Siberia/Europe/Western Africa population (5 year peak mean for 1991/92 to 1995/96)
- Grey Plover *Pluvialis squatarola*, 1,813 individuals representing at least 1.2% of the wintering Eastern Atlantic - wintering population (5 year peak mean for 1991/92 to 1995/96)
- Knot *Calidris canutus*, 29,426 individuals representing at least 8.4% of the wintering North-eastern Canada/Greenland/Iceland/North-western Europe population (5 year peak mean for 1991/92 to 1995/96)
- Oystercatcher *Haematopus ostralegus*, 47,572 individuals representing at least 5.3% of the wintering Europe & Northern/Western Africa population (5 year peak mean for 1991/92 to 1995/96)
- Pink-footed geese *Anser brachyrhynchus*, 2,475 individuals representing at least 1.1% of the wintering Eastern Greenland/Iceland/UK population (5 year peak mean for 1991/92 to 1995/96)
- Pintail *Anas acuta*, 2,804 individuals representing at least 4.7% of the wintering North-western Europe population (5 year peak mean for 1991/92 to 1995/96)
- Redshank *Tringa totanus*, 6,336 individuals representing at least 4.2% of the wintering Eastern Atlantic - wintering population (5 year peak mean for 1989/90 to 1993/94)
- Shelduck *Tadorna tadorna*, 6,372 individuals representing at least 2.1% of the wintering North-western Europe population (5 year peak mean for 1991/92 to 1995/96)
- Turnstone *Arenaria interpres*, 1,583 individuals representing at least 2.3% of the wintering Western Palearctic - wintering population (5 year peak mean for 1991/92 to 1995/96)

13.2.8 The area qualifies under Article 4.2 of the Directive (79/409/EEC) by regularly supporting at least 20,000 seabirds (seabird assemblage of international importance): during the breeding season, the area regularly supports 61,858 individual seabirds (5 year peak mean for 1991/92 to 1995/96) including: Herring Gull *Larus argentatus*, Lesser Black-backed Gull *Larus fuscus*, Little Tern *Sterna albifrons*, Sandwich Tern *Sterna sandvicensis*.

13.2.9 The area qualifies under Article 4.2 of the Directive (79/409/EEC) by regularly supporting at least 20,000 waterfowl (a wetland of international importance): over winter, the area regularly supports 210,668 individual waterfowl (5 year peak mean for 1991/92 to 1995/96) including:



Great Crested Grebe *Podiceps cristatus*, Bar-tailed Godwit *Limosa lapponica*, Pink-footed geese *Anser brachyrhynchus*, Shelduck *Tadorna tadorna*, Pintail *Anas acuta*, Oystercatcher *Haematopus ostralegus*, Grey Plover *Pluvialis squatarola*, Knot *Calidris canutus*, Dunlin *Calidris alpina alpina*, Curlew *Numenius arquata*, Golden Plover *Pluvialis apricaria*, Turnstone *Arenaria interpres*, Black-tailed Godwit *Limosa limosa islandica*, Cormorant *Phalacrocorax carbo*, Wigeon *Anas penelope*, Teal *Anas crecca*, Mallard *Anas platyrhynchos*, Eider *Somateria mollissima*, Goldeneye *Bucephala clangula*, Red-breasted Merganser *Mergus serrator*, Ringed Plover *Charadrius hiaticula*, Lapwing *Vanellus vanellus*, Sanderling *Calidris alba*, Redshank *Tringa totanus*, Whimbrel *Numenius phaeopus*.

13.2.10 It is additionally designated as a Ramsar Site in accordance with (UN, 2005); JNCC (2008c):

- Criterion 4: for serving as a staging area for migratory waterfowl including internationally important numbers of passage ringed plover *Charadrius hiaticula*)
- Criterion 5: for supporting up to 22,3709 waterfowl (5 year peak mean 1998/99-2002/2003)
- Criterion 6: for supporting internationally important populations of the following:
  - during breeding season; Lesser black-backed gull , *Larus fuscus graellsii*, Herring gull *Larus argentatus argentatus*, Sandwich tern , *Sterna (Thalasseus) sandvicensis sandvicensis*
  - with peak counts in spring/autumn: great cormorant, *Phalacrocorax carbo carbo*, Common shelduck , *Tadorna tadorna*, Northern pintail , *Anas acuta*, Common eider , *Somateria mollissima mollissima*, Eurasian oystercatcher , *Haematopus ostralegus ostralegus*, Ringed plover , *Charadrius hiaticula*, Grey plover, *Pluvialis squatarola*, Sanderling, *Calidris alba*, Eurasian curlew , *Numenius arquata arquata*, Common redshank , *Tringa totanus totanus*, Ruddy turnstone , *Arenaria interpres interpres*, Lesser black-backed gull , *Larus fuscus graellsii*,
  - with peak counts in winter: Great crested grebe , *Podiceps cristatus cristatus*, Pink-footed geese , *Anser brachyrhynchus*, Eurasian wigeon , *Anas penelope*, Common goldeneye , *Bucephala clangula clangula*, Red-breasted merganser , *Mergus serrator*, European golden plover , *Pluvialis apricaria apricaria*, Northern lapwing , *Vanellus vanellus*, Red knot , *Calidris canutus islandica*, Dunlin , *Calidris alpina alpina*, Bar-tailed godwit , *Limosa lapponica lapponica*,

## 13.3 Historic Trends and Current Pressures

13.3.1 The site is subject to a wide range of pressures such as land-claim for agriculture, overgrazing, dredging, overfishing, industrial uses and unspecified pollution. However, overall the European site is relatively robust and many of those pressures have only slight to local effects and are being addressed thorough Management Plans. The breeding tern interest is very vulnerable and the colony has recently moved to the adjacent Duddon Estuary SPA.

13.3.2 Positive management is being secured through management plans for non-governmental organisation reserves, English Nature Site Management Statements, European Marine Site Management Scheme, and the Morecambe Bay Partnership.

## 13.4 Nature Conservation Objectives

13.4.1 To maintain in favourable condition the habitats for the populations of Annex 1 species (sandwich tern), with particular reference to shingle areas,

13.4.2 To maintain in favourable condition the habitats for the populations of migratory bird species (pink-footed geese, shelduck, pintail, oystercatcher, grey plover, knot, dunlin, bar-tailed godwit, curlew, redshank, turnstone and ringed plover), with particular reference to intertidal mudflat



and sandflat communities, intertidal and subtidal, boulder & cobble skew communities and saltmarsh communities

- 13.4.3 To maintain in favourable condition the habitats for the populations of waterfowl that contribute to the wintering waterfowl assemblage and the populations of seabirds that contribute to the breeding seabird assemblage, with particular reference to intertidal mudflat and sandflat communities, intertidal and subtidal boulder and cobble skew communities and saltmarsh communities.

## 13.5 Key Potential Pressures from West Lancashire

- 13.5.1 From the environmental requirements that have been identified above it can be determined that the following impacts of development in West Lancashire could interfere with the environmental requirements and processes on the SPA/Ramsar Site:

- Potential disturbance to qualifying bird species arising from the development of wind turbines within two identified areas of West Lancashire.

## 13.6 Likely Significant Effects of the Local Plan

- 13.6.1 One of the two potential large scale wind energy development sites (see Appendix 1 Core Diagram) is located in the east of the borough, approximately 25km from the SPA/Ramsar designation. The other is located in the south-western corner of the West Lancashire borough, approximately 35km from the SPA/Ramsar. It is possible that the construction of wind turbines within West Lancashire has the potential to displace the flight path of qualifying bird species. Qualifying species including pink-footed geese and pintail are common to both Morecambe Bay and Martin Mere SPA/Ramsar within the borough, and ringed plover, lesser black-backed gull and sanderling are common to both Morecambe Bay Ribble and Alt Estuaries SPA/Ramsar within the West Lancashire borough.
- 13.6.2 It would be more appropriate to consider these likely significant effects as an 'in combination effect' with other policies that may contribute to the disruption of qualifying bird species of the Mersey Estuary SPA/Ramsar and policies that may contribute to the construction of wind turbines in the region.

## 13.7 Likely Significant Effects of Other Projects and Plans

- 13.7.1 Other plans and projects that have the potential to interact with the West Lancashire Local Plan Policies SP1 (A Sustainable Development Framework) and EN1 (Low Carbon Development and Energy Infrastructure) and result in an in combination effect on qualifying bird species of the Morecambe Bay SPA/Ramsar include:
- Liverpool City Region Renewable Energy Options.
  - Morecambe borough Local Plan.

## 13.8 Screening Conclusion: Morecambe Bay SPA Ramsar

13.8.1 The Local Plan is therefore screened in for Appropriate Assessment as it is not possible at this stage to conclude that there are unlikely to be significant adverse effects on at least some of the interest features of the SPA/ Ramsar, as a result of in combination effects on the displacement of qualifying bird species through the development of wind turbines within the borough. This is with respect to the following Policies:

- A Sustainable Development Framework (SP1); and
- Low Carbon Development and Energy Infrastructure (EN1)

13.8.2 These policies may interact with other plans and policies which have been identified to have the potential to have similar impacts on the Morecambe Bay SPA/Ramsar, thus creating an exacerbated 'in combination' effect.

## 13.9 Appropriate Assessment: Renewable Energy

13.9.1 The discussion of policy EN1 as it relates to renewable energy in Chapter 4 (Martin Mere) is also applicable to Mersey Estuary SPA/Ramsar.

13.9.2 It is understood that the Joint Merseyside HRAs/ AAs (drafts completed by URS/Scott Wilson 2010) have considered the findings of the regional renewable energy study<sup>87</sup> in the potential effects of wind turbines on qualifying bird species throughout the North West coastline/estuaries including sites within West Lancashire. It is recommended that this joined-up approach towards progressing renewable energy developments within the region is maintained to ensure potential in combination effects of policy is adequately considered.

## 13.10 Conclusion: Morecambe Bay SPA/Ramsar

13.10.1 The strong wording in policies EN1 and EN, as discussed in Chapter 4 with respect to Martin Mere SPA/Ramsar, enables West Lancashire Council to be confident that the Local Plan contains an adequate policy framework to enable the delivery of necessary measures to avoid or adequately mitigate its proportion of adverse effects on Morecambe Bay SPA/ Ramsar.

<sup>87</sup> Arup (2010) Liverpool City Regional Renewable Energy Study, completed on behalf of MEAS

## 14 Summary and Conclusion of Appropriate Assessment

### 14.1 Focus of Appropriate Assessment

14.1.1 Following the HRA Screening of the West Lancashire Local Plan Preferred Options, the Appropriate Assessment focused on the following issues:

- Direct disturbance to qualifying bird species (through renewable energy development) at Martin Mere SPA/Ramsar, Ribble and Alt Estuaries SPA/Ramsar, Mersey Narrows and North Wirral Foreshore pSPA/ pRamsar, Liverpool Bay SPA, Mersey Estuary SPA/Ramsar and Morecambe Bay SPA/Ramsar;
- Excessive recreational pressures on Ribble and Alt Estuary SPA/Ramsar, Sefton Coast SAC, Mersey Narrows and North Wirral Foreshore pSPA/pRamsar, Liverpool Bay SPA;
- Direct disturbance to qualifying bird species through and provision of sites for gypsies, travellers and travelling showpeople for Martin Mere SPA/Ramsar and Ribble and Alt Estuaries SPA/Ramsar;
- Loss of supporting habitat to qualifying bird species of Martin Mere SPA/Ramsar and Ribble and Alt Estuaries SPA/Ramsar;
- Coastal squeeze at Ribble and Alt Estuaries SPA/Ramsar;
- Changes to the hydrological table as a result of water abstraction pressures on Martin Mere SPA/Ramsar, Ribble and Alt Estuaries SPA/Ramsar and Sefton Coast SAC; and
- A deterioration of water quality at Martin Mere SPA/Ramsar, Ribble and Alt Estuaries SPA/Ramsar, Liverpool Bay SPA.

14.1.2 Consideration was given to the potential for the Local Plan to result in adverse effects on these sites, both alone and/or in combination with other plans and policies listed in Chapter 2.

14.1.3 Although the Local Plan was screened for likely significant effects upon The Dee Estuary SAC/SPA/Ramsar, River Dee & Bala Lake SAC and River Eden SAC, it was ultimately concluded that the Local Plan was unlikely to lead to significant effects on these European sites, even when considered in combination with other plans, policies or projects.

14.1.4 Policy wording regarding the protection of the European sites is included within the Local Plan, but it is considered not to be sufficiently compliant with the Habitats Directive. This relates to the following Policies:

- SP1 A Sustainable Development Framework for West Lancashire
- SP2 Skelmersdale Town Centre – A Strategic Development Site
- SP3 Yew Tree Farm, Burscough - A Strategic Development Site
- EC1 The Economy and Employment Land
- EC2 The Rural Economy
- EC4 Edge Hill University
- RS1 Residential Development

- RS4 Provision for Gypsies Travellers and Travelling Showpeople
  - IF2 Enabling Sustainable Transport Choice
  - IF3 Service Accessibility and Infrastructure for Growth
  - IF4 Developer Contributions
  - EN1 Low Carbon Development and Energy Infrastructure
  - EN2 Preserving and Enhancing West Lancashire's Natural Environment
  - EN3 Provision of Green Infrastructure and Open Recreation Space
- 14.1.5 Recommendations for amendments to policy to enable the delivery of measures to avoid or adequately mitigate the adverse effects are set out below. Existing text is in italics, recommended new text is given in italics and is underlined.

## 14.2 Disturbance

- 14.2.1 To ensure Policy EN2 better complies with the Habitats Directive, it is recommended that the following wording is included: *'the development of recreation will be targeted in areas which are not sensitive to visitor pressures: the protection of biodiversity will be considered over and above the development of recreation in sensitive areas of Natura 2000 and Ramsar Sites'*. This additional policy wording will provide a mechanism for the Local Plan to support the development of Ribble Coast and Wetlands Regional Park whilst ensuring that ensure recreation is planned and managed appropriately with respect to Martin Mere SPA/Ramsar, Ribble and Alt Estuaries SPA/Ramsar and Sefton Coast SAC. This also places management of the green infrastructure network within the context of sustaining the protection of Sites by directing recreational activity to less sensitive areas.
- 14.2.2 It is also recommend that a specific policy or statement within the Local Plan is included which makes a clear commitment on the part of West Lancashire Council to collaborate with the other Merseyside/ Lancashire Authorities to manage, influence and control visitor pressure on the sensitive Merseyside/ Lancashire Coast as far as possible and to support the delivery of the Site management plans. This could comprise an additional bullet point in Policy IF4 (Developer Contributions): *The types of infrastructure and services that developments may be required to provide or contribute towards the provision of are set out in the Infrastructure Delivery Plan (IDP) and include but are not limited to:*
- *Financial contribution to the management of environmentally sensitive areas including Natura 2000 and Ramsar Sites e.g. through Site Management Plans.*
- 14.2.3 This would make the Local Plan more compliant with the Habitat Directive with respect to potential future 'in combination' recreational pressures on Ribble and Alt Estuaries SPA/Ramsar, Sefton Coast SAC, Mersey Narrows and North Wirral Foreshore pSPA/pRamsar, Liverpool Bay SPA.

## 14.3 Coastal Squeeze and Loss of Supporting Habitat

- 14.3.1 Additional policy wording is recommended for Policy SP1 (A Sustainable Development Framework for West Lancashire) to make it more compliant with the Habitat Directive. This is because this policy supports the development of Banks and Hesketh Bank (as 'Local Centres') located immediately adjacent to the Ribble and Alt Estuary, and currently prone to coastal

flooding. Further development of these areas may result in the requirement of further coastal defence which could result in further coastal squeeze. Policy SP1 contains text which seeks to avoid this situation from occurring. This text states *'to avoid unnecessary flood risk, development will be directed away from Flood Zones 2 and 3 wherever possible, with the exception of water compatible uses and key infrastructure. Other land uses and development will only be permitted within Flood Zones 2 and 3 where it can be shown that there are no alternative Sites for that development outside of those areas of flood risk, in line with the sequential approach and exception test outlined in national planning policy (PPS25). Flood risk is generally an issue in the Northern and Western Parishes, especially in and around the village of Banks'*. It is recommended that the consideration for potential adverse effects on the Ribble and Alt Estuaries SPA/Ramsar is made more explicit: *'development that is likely to result in the requirement of further flood defence and therefore result in adverse effects on the Ribble and Alt Estuaries SPA/Ramsar (i.e. 'coastal squeeze') will not be taken forward'*.

## 14.4 Overall Conclusion: West Lancashire Local Plan Habitat Regulations Assessment

14.4.1 The HRA Screening and Appropriate Assessment has found that the West Lancashire Local Plan Preferred Options has the potential to result in adverse effects on the following European Designated Sites:

- Direct disturbance to qualifying bird species (through renewable energy development) at Martin Mere SPA/Ramsar, Ribble and Alt Estuaries SPA/Ramsar, Mersey Narrows and North Wirral Foreshore pSPA/ pRamsar, Liverpool Bay SPA, Mersey Estuary SPA/Ramsar and Morecambe Bay SPA/Ramsar;
- Excessive recreational pressures on Ribble and Alt Estuary SPA/Ramsar, Sefton Coast SAC, Mersey Narrows and North Wirral Foreshore pSPA/pRamsar, Liverpool Bay SPA;
- Direct disturbance to qualifying bird species through and provision of sites for gypsies, travellers and travelling show people for Martin Mere SPA/Ramsar and Ribble and Alt Estuaries SPA/Ramsar;
- Loss of supporting habitat to qualifying bird species of Martin Mere SPA/Ramsar and Ribble and Alt Estuaries SPA/Ramsar;
- Coastal squeeze at Ribble and Alt Estuaries SPA/Ramsar;
- Changes to the hydrological table as a result of water abstraction pressures on Martin Mere SPA/Ramsar, Ribble and Alt Estuaries SPA/Ramsar and Sefton Coast SAC; and
- A deterioration of water quality at Martin Mere SPA/Ramsar, Ribble and Alt Estuaries SPA/Ramsar, Liverpool Bay SPA.

14.4.2 These effects apply to the following policies:

- SP1 A Sustainable Development Framework for West Lancashire
- SP2 Skelmersdale Town Centre – A Strategic Development Site
- SP3 Yew Tree Farm, Burscough - A Strategic Development Site
- EC1 The Economy and Employment Land
- EC2 The Rural Economy

- EC4 Edge Hill University
- RS1 Residential Development
- RS4 Provision for Gypsies & Travellers and Travelling Show people
- IF2 Enabling Sustainable Transport Choice
- IF3 Service Accessibility and Infrastructure for Growth
- IF4 Developer Contributions
- EN1 Low Carbon Development and Energy Infrastructure
- EN2 Preserving and Enhancing West Lancashire's Natural Environment
- EN3 Provision of Green Infrastructure and Open Recreation Space

14.4.3 The HRA process has identified amendments to policy wording that would enable the delivery of measures to avoid or adequately mitigate the adverse effects. The development of the West Lancs Local Plan has been undertaken iteratively alongside the HRA and SA. This approach will allow for the recommended changes to policy wording to be incorporated into the Publication version of the Local Plan. West Lancs Borough Council<sup>88</sup> has confirmed that the recommended changes to policy wording presented in this HRA/AA Report will be incorporated as the Preferred Options document is 'refined' into the Publication version of the Local Plan. This will either be in the policy itself, or, where it relates to site specifics, in the supporting text contained within the Local Plan document. This approach is in-keeping with the policy as a whole (which is generally borough-wide rather than site-specific in its implementation).

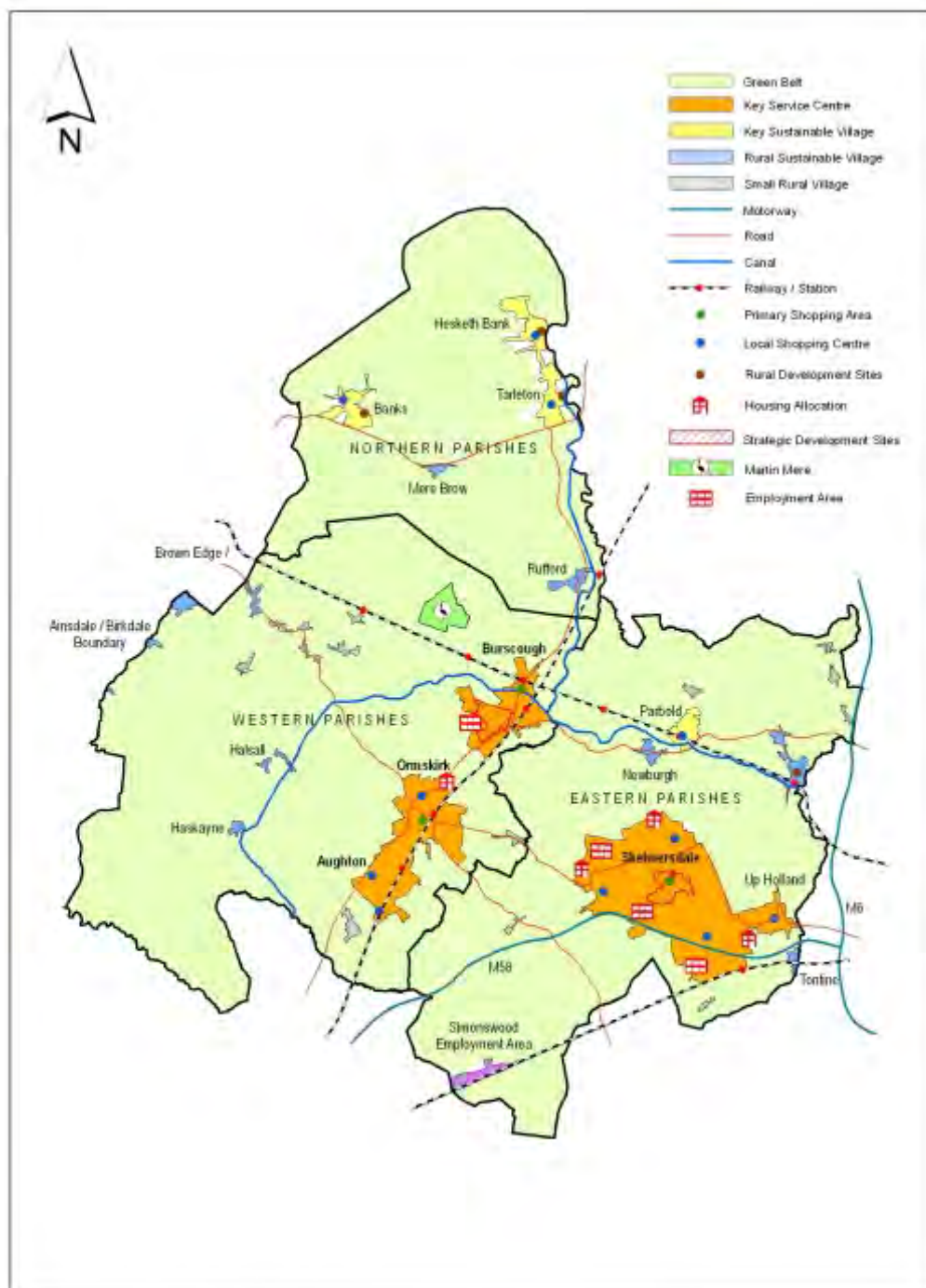
14.4.4 With the implementation of these changes in policy wording, it is considered that the West Lancs Local Plan Preferred Options is unlikely to result in adverse effects on European Designated Sites. To ensure the Publication version of the Local Plan does not result in adverse effects on European Sites, and to ensure compliance with the Habitats Directive, the Publication version of the Local Plan will be subject to a final HRA/AA review.

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<sup>88</sup> *Pers Comms*, Peter Richards (West Lancs LDF Team Leader) 'NE Comments HRA/AA West Lancs Local Plan (Preferred Options Report)' email to Leila Payne (URS/Scott Wilson) 7<sup>th</sup> March 2011



## Appendix 1: Local Plan Key Diagram



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## Appendix 2: HRA Screening Table

## Appendix 2: Screening tables for Local Plan preferred approaches

Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision																			
Policy SP1  A Sustainable Development Framework for West Lancashire	<p>New development in West Lancashire will contribute towards the continuation and creation of sustainable communities in the Borough by being sustainable in its construction and use of resources and in its location and accessibility. New development will be promoted in accordance with the following Settlement Hierarchy, with those settlements higher up the hierarchy, in general, taking more development than those lower down and new development being of a type and use that is appropriate to the scale and character of settlements at each level of the hierarchy.</p> <table><tr><th>Hierarchy</th><th colspan="2">Settlements</th></tr><tr><td rowspan="3">Key Service Centres</td><td>Regional Town</td><td>Skelmersdale with Up Holland</td></tr><tr><td>Borough Town</td><td>Ormskirk with Aughton</td></tr><tr><td>Market Town</td><td>Burscough</td></tr><tr><td colspan="2">Key Sustainable Village</td><td>Tarleton; Hesketh Bank; Parbold; Banks</td></tr><tr><td colspan="2">Rural Sustainable Village</td><td>Rufford; Newburgh; Appley Bridge; Brown Edge/Pool Hey; Birkdale/Ainsdale Boundary; Mere Brow; Halsall; Haskayne; Tontine</td></tr><tr><td colspan="2">Small Rural Village</td><td>Scarisbrick/Bescar; Shirdley Hill; Holt Green; Stanley Gate; Westhead; Hildale; Mossy Lea; Hunger Hill; Wrightington Bar; Crawford</td></tr></table> <p>The three Key Service Centres of the Borough will take the vast majority of new development. Spatially and economically, Skelmersdale is the main location for new development throughout the Local Plan period in order to enable the delivery of the town centre masterplan and the wider regeneration of the town. Ormskirk with Aughton and Burscough are also key locations for new development.</p>	Hierarchy	Settlements		Key Service Centres	Regional Town	Skelmersdale with Up Holland	Borough Town	Ormskirk with Aughton	Market Town	Burscough	Key Sustainable Village		Tarleton; Hesketh Bank; Parbold; Banks	Rural Sustainable Village		Rufford; Newburgh; Appley Bridge; Brown Edge/Pool Hey; Birkdale/Ainsdale Boundary; Mere Brow; Halsall; Haskayne; Tontine	Small Rural Village		Scarisbrick/Bescar; Shirdley Hill; Holt Green; Stanley Gate; Westhead; Hildale; Mossy Lea; Hunger Hill; Wrightington Bar; Crawford	<p>The following elements of this policy have potential pathways (atmospheric emissions; water quality deterioration loss of supporting habitat; recreational disturbance) to the following European sites.</p> <p>New housing and employment development within the borough contributing to a rise in population resulting in:</p> <ul style="list-style-type: none"><li>greater recreational pressure on Martin Mere SPA/Ramsar, Sefton Coast SAC, Ribble and Alt Estuary SPA/Ramsar</li><li>increased water abstraction pressures on Bala Lake, River Dee SAC, Dee Estuary SAC/SPA/Ramsar, and potential future abstraction pressures on River Eden SAC (in combination with other plans and plans and policies)</li><li>deterioration in water quality of Ribble and Alt Estuary SPA/Ramsar, Liverpool Bay SPA if supporting infrastructure is not phased and adequately in place to support development</li><li>greater net use of motorised vehicles resulting in atmospheric nitrogen deposition at Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar, Sefton Coast SAC.</li></ul> <p>Loss of brownfield and greenfield habitat including agricultural fields has the potential to result in loss of supporting habitat for qualifying bird species at Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar (e.g. internationally important numbers of</p>
Hierarchy	Settlements																				
Key Service Centres	Regional Town	Skelmersdale with Up Holland																			
	Borough Town	Ormskirk with Aughton																			
	Market Town	Burscough																			
Key Sustainable Village		Tarleton; Hesketh Bank; Parbold; Banks																			
Rural Sustainable Village		Rufford; Newburgh; Appley Bridge; Brown Edge/Pool Hey; Birkdale/Ainsdale Boundary; Mere Brow; Halsall; Haskayne; Tontine																			
Small Rural Village		Scarisbrick/Bescar; Shirdley Hill; Holt Green; Stanley Gate; Westhead; Hildale; Mossy Lea; Hunger Hill; Wrightington Bar; Crawford																			

Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
	<p>Development in rural areas will be restricted to the Key and Rural Sustainable Villages, except where development involves a like-for-like redevelopment of an existing property or the appropriate re-use of an existing building or minor infill development.</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> <p>All new built development in the Borough will take place within settlement boundaries (as defined in Policy GN1), except where a specific need for development for a countryside use is identified that retains or enhances the rural character of an area. The settlement boundaries will encompass land previously included within the Green Belt that it is proposed will be released in the Local Plan (2012-2027) and Green Belt boundaries will be amended on the Proposals Maps to reflect the release of these sites. This will include land required for development before 2027, land to be safeguarded for the “Plan B” of this Local Plan and land to be safeguarded for development needs beyond 2027.</p> <p>Over the life of the Local Plan (2012-2027) there will be a need for 4,650 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:</p>	<p>pink-footed geese have been recorded on Simonswood Moss, qualifying bird species for Martin Mere SPA/Ramsar and Ribble and Alt SPA/Ramsar).</p> <p>The location of wind turbines within the borough has the potential to result in disturbance to qualifying bird species of Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar. Depending on locations, the development of CHP plants has the potential to result in atmospheric nitrogen deposition on Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar, Sefton Coast SAC.</p> <p><u>Policy SP1 is <b>Screened In</b> therefore requiring Appropriate Assessment</u></p>

Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision																					
	<table border="1"> <thead> <tr> <th></th><th>Housing</th><th>Employment</th></tr> </thead> <tbody> <tr> <td>Skelmersdale with Up Holland</td><td>2,400 dwellings</td><td>52 ha</td></tr> <tr> <td>Ormskirk with Aughton</td><td>750 dwellings</td><td>-</td></tr> <tr> <td>Burscough</td><td>850 dwellings</td><td>13 ha</td></tr> <tr> <td>Northern Parishes</td><td>400 dwellings</td><td>3.5 ha</td></tr> <tr> <td>Eastern Parishes</td><td>100 dwellings</td><td>6.5 ha*</td></tr> <tr> <td>Western Parishes</td><td>150 dwellings</td><td>-</td></tr> </tbody> </table> <p>* includes 5 ha at Simonswood Employment Area</p> <p>The above housing and employment land development should initially be prioritised to sites within the existing built-up areas of the three Key Service Centres and the Key / Rural Sustainable Villages (including appropriate greenfield sites). However, it is recognised that in order to meet the above housing and employment land development targets for Ormskirk with Aughton and Burscough and to enable a small expansion of the Edge Hill University campus, a small amount of land is proposed for release from the Green Belt in the Local Plan (2012-2027). This land involves three specific sites:</p> <ul style="list-style-type: none"> <li>• Yew Tree Farm, Liverpool Road South, Burscough – for 500 dwellings, 10 ha of new employment land and new community infrastructure (see Policy SP3)</li> <li>• Grove Farm, High Lane, Ormskirk – for 250 dwellings (see Policy RS1)</li> <li>• Edge Hill University, St Helen's Road, Ormskirk – 10 ha for new university buildings, car parking and new access road (see Policy EC4)</li> </ul> <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</p>		Housing	Employment	Skelmersdale with Up Holland	2,400 dwellings	52 ha	Ormskirk with Aughton	750 dwellings	-	Burscough	850 dwellings	13 ha	Northern Parishes	400 dwellings	3.5 ha	Eastern Parishes	100 dwellings	6.5 ha*	Western Parishes	150 dwellings	-	
	Housing	Employment																					
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Western Parishes	150 dwellings	-																					

Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
	<p>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. The planned expansion of the Edge Hill University campus may come forward relatively early in the plan period, subject to the provision of appropriate infrastructure improvements.</p> <p>The regeneration of Skelmersdale town centre (designated as a Strategic Development Site in Policy SP2) will provide new and high quality retail, education, leisure, open space and community facilities for the town, facilitating the wider economic regeneration of the town. In all other locations, local services and facilities will be maintained at their current high level or improved and access to these will be maintained and improved through sustainable transport networks.</p> <p>Proposals for grid connected low carbon energy development will be supported in appropriate locations and all development will be encouraged to mitigate against climate change through sustainable design, use of resources, low carbon energy solutions and where possible, connection to decentralised heat and energy networks. Design and location of development will be required to adapt to the impacts of climate change by avoiding areas at risk of existing and future flood risk and providing Sustainable Drainage Systems (SuDS).</p> <p>To avoid unnecessary flood risk, development will be directed away from Flood Zones 2 and 3 wherever possible, with the exception of water compatible uses and key infrastructure. Other land uses and development will only be permitted within Flood Zones 2 and 3 where a site-specific Flood Risk Assessment, which is approved by the Environment Agency, identifies that any impact on flood risk, including that associated with ground and surface water flooding, can be mitigated. Flood risk is generally an issue in the Northern and Western Parishes, especially in and around the village of Banks.</p> <p>While new development that is in accordance with this Local Plan will be promoted in the appropriate locations, the valuable biodiversity, landscape, heritage and green infrastructure assets of the Borough will be protected and,</p>	

Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
	<p>where appropriate, enhanced. Development proposals should also consider the possibility of ground condition issues (e.g. contamination and structural) and the potential for the presence of mineral resources. Such issues should be mitigated accordingly prior to development and ensure that important mineral resources are not sterilised by development.</p> <p>Should monitoring of residential and employment completions show that development targets for the Local Plan period are not being delivered due to unforeseen circumstances or if new evidence emerges that demonstrates a need to increase development targets, the Council may choose to enact all or part of the "Plan B" set out in the Local Plan by releasing land for development that has been removed from the Green Belt and safeguarded for this purpose.</p>	
Policy SP2 Skelmersdale Town Centre – A Strategic Development Site	<p>Proposals for the enhancement, regeneration and redevelopment of Skelmersdale Town Centre within the Strategic Development Site defined on the Proposals Map will be supported. A revitalised Skelmersdale Town Centre is vital to the wider regeneration of the town. All proposals will be expected to conform to the broad principles as indicated in the masterplan shown at Figure 4.2 below.</p> <p>1. The following should form the key principles for any development proposals:</p> <ul style="list-style-type: none"> <li>• Make Skelmersdale a leisure, recreational and retail centre of excellence within the North West</li> <li>• Ensure that the parks and open space in and around the Town Centre are integral to the regeneration and are more accessible to Skelmersdale's communities and visitors</li> <li>• Reconnect the Town Centre with surrounding communities through the building of new roads and footpaths.</li> <li>• Increase the number of residents in the Town Centre and diversify the style and range of residential accommodation available.</li> <li>• Ensure that high quality low carbon design will be the key to creating a</li> </ul>	<p>This policy is capable of an effect on European sites, as it indicates Skelmersdale to be a Strategic Development Site with a focus of a large portion of new housing and employment development within the borough. New housing and employment development within the borough contributing to a rise in population could result in</p> <ul style="list-style-type: none"> <li>• greater recreational pressure on Martin Mere SPA/Ramsar, Sefton Coast SAC, Ribble and Alt Estuary SPA/Ramsar</li> <li>• increase water abstraction pressures on Bala Lake, River Dee SAC, Dee Estuary SAC/SPA/Ramsar, and potential future abstraction pressures on River Eden SAC (in combination with other plans and policies)</li> <li>• deterioration in water quality if supporting infrastructure is not phased and adequately in place to support development of Ribble and Alt</li> </ul>



Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
	<p>vibrant Town Centre.</p> <p>2. The following are the key development aims of the strategic site:</p> <ul style="list-style-type: none"> <li>A new high street linking the Concourse and Asda / Skelmersdale College to include a range and mix of uses including retailing (food and non-food), leisure, entertainment (including a cinema), office space, residential and green space. It is expected that up to approximately 33,440sqm of retail floorspace could be developed to 2027.</li> <li>A new supermarket either close to or integrated with the Concourse Centre, or, alternatively, close to the new high street. Should the supermarket be adjacent to the high street an active retail frontage should be maintained and the supermarket should form part of an integrated scheme to deliver an improved retail and leisure offer for the town centre.</li> <li>New housing with approximately 800 units to be delivered over the Local Plan period. All housing areas should conform to a Design Code to be developed by the Borough Council.</li> <li>The Firbeck estate should be improved through the remodelling of the existing housing stock and the provision of new housing and landscaped areas where appropriate, linking to a high quality housing scheme on the adjacent Findon site.</li> <li>10% of all housing should be affordable in order to meet local housing needs</li> <li>New office development will be permitted within the town centre area indicated on the plan. Retail uses would also be permitted in this area</li> <li>Delph House and Whelmar House should continue to be used for office uses, but should redevelopment opportunities occur replacement offices or non-food bulky goods retail would be appropriate.</li> <li>Improved pedestrian and cycle linkages into the Town Centre from surrounding residential areas.</li> </ul>	<p>Estuary SPA/Ramsar, Liverpool Bay SPA</p> <ul style="list-style-type: none"> <li>greater net use of motorised vehicles resulting in atmospheric nitrogen deposition at Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar, Sefton Coast SAC.</li> </ul> <p><u>Policy SP2 is <b>Screened In</b> therefore requiring Appropriate Assessment</u></p>



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	<ul style="list-style-type: none"> <li>To ensure maximum practical integration, an improved western entrance into the Concourse Centre to link with the new high street and a relocated bus station, and re-use of the top floor of the Concourse to provide office, leisure or retail uses.</li> <li>Major improvements to the Tawd Valley and the River Tawd corridor to make it a key feature of, and integrate it into, the town centre, with the creation of a Formal Park for the Town Centre adjacent to the TawdValley. In addition, general improvements will be made to green infrastructure in the town along with conserving and enhancing biodiversity.</li> <li>To maximise decentralised energy opportunities and low carbon design.</li> <li>All development to be of the highest quality of design in terms of buildings and public realm, having full regard to the relationships between buildings and spaces.</li> <li>The site of the former college (adjacent to Glenburn School) is designated as a Development Opportunity Site appropriate for either improved educational facilities, office accommodation or housing development.</li> <li>The adjacent Glenburn School site should be enhanced as an educational facility and development will be permitted on the site to allow this to be achieved.</li> </ul>	
Policy SP3 Yew Tree Farm, Burscough - A Strategic Development Site	<p>An area to the west of Burscough has been identified for a Strategic Development Site on the site of Yew Tree Farm that should deliver:</p> <ul style="list-style-type: none"> <li>Residential development for at least 500 new dwellings and safeguarded land for up to 500 more dwellings in the future (post 2027);</li> <li>10 ha of new employment land as an extension to the existing employment area and safeguarded land for up to 10 ha more in the future (post 2027);</li> <li>A new town park for Burscough, with a Management Trust to co-ordinate and fund the maintenance of the park;</li> </ul>	<p>This policy is capable of an adverse impact on European sites. New housing, and employment development within the borough contributing to a rise in population could result in</p> <ul style="list-style-type: none"> <li>greater recreational pressure on Martin Mere SPA/Ramsar, Sefton Coast SAC, Ribble and Alt Estuary SPA/Ramsar;</li> <li>increased water abstraction pressures on Bala Lake, River Dee SAC, Dee Estuary</li> </ul>

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	<ul style="list-style-type: none"> <li>A new Primary School and other local community facilities that cannot be appropriately accommodated elsewhere in the town;</li> <li>A decentralised energy network facility, including district heat and energy infrastructure, which will provide heat and electricity for the entire site and possibly beyond the site boundary;</li> <li>Appropriate highway access for the site on Liverpool Road South and Tollgate Road, together with a suitable internal road network;</li> <li>Traffic mitigation measures to improve Liverpool Road South and protect other local roads</li> <li>A robust and implementable Travel Plan for the entire site to address the provision of, and accessibility to, frequent public transport services and to improve pedestrian and cycling links with Burscough town centre, rail stations and Ormskirk;</li> <li>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;</li> <li>Financial contributions to improve the health care facilities and other existing community facilities in the town; and</li> <li>Financial contributions to improve public transport services and facilities and to improve cycling and walking facilities.</li> </ul> <p>The Strategic Development Site will involve the release of approximately 74 ha of Green Belt to enable development but at least 30 ha of this will be safeguarded from development until at least 2027. The precise layout of the site will be defined through a separate masterplan that will be prepared in consultation with local residents.</p> <p>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</p>	<p>SAC/SPA/Ramsar, and potential future abstraction pressures on River Eden SAC (in combination with other plans and policies)</p> <ul style="list-style-type: none"> <li>deterioration in water quality of Ribble and Alt Estuary SPA/Ramsar, Liverpool Bay SPA; Martin Mere SPA/Ramsar if supporting infrastructure is not phased and adequately in place to support development</li> <li>greater net use of motorised vehicles resulting in atmospheric nitrogen deposition at Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar, Sefton Coast SAC.</li> </ul> <p>The loss of Green belt, if comprising appropriate semi natural habitats has the potential to be supporting habitat for qualifying bird species for Martin Mere SPA/Ramsar and Ribble and Alt SPA/Ramsar.</p> <p>Depending on the locations /types of renewable energy technology employed for the decentralised energy facility, the following impact pathways are possible:</p> <ul style="list-style-type: none"> <li>wind turbines have the potential to result in disturbance to qualifying bird species of Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar</li> <li>CHP plants have the potential to result in atmospheric nitrogen deposition on Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar, Sefton Coast SAC.</li> </ul> <p><u>Policy Area SP3 is <b>Screened In</b> therefore requiring Appropriate Assessment</u></p>

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	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 or Burscough. Development in this Strategic Development Site should be of a high quality of design and be of a high standard in relation to energy efficiency in line with Code for Sustainable Homes and Building Research Establishment Environmental Assessment Method (BREEAM), the specific level of which will be set in future detailed guidance for this site. The scale and massing of development should be appropriate, given the site's edge of built-up area location, in accordance with the Council's Design Guide SPD.	
Policy GN1 Settlement Boundaries	<p>The boundaries of West Lancashire's settlements, and sites designated as Protected Land, are shown on the Proposals Map ...</p> <p><u>A. Development within settlement boundaries</u></p> <p>Within settlement boundaries, development on brownfield land will be encouraged, subject to other relevant Local Plan policies being satisfied.</p> <p>Development proposals on greenfield sites within settlement boundaries will be assessed against all relevant Local Plan policies applying to the site, including, but not limited to, policies on settlements' development targets, infrastructure, open and recreational space and nature conservation, as well as any land designations or allocations.</p> <p><u>B. Development outside settlement boundaries</u></p> <p>Development proposals within the Green Belt will be assessed against national policy and any relevant Local Plan policies.</p> <p>Development on Protected Land will only be permitted where it retains or enhances the rural character of the area, for example small scale, low intensity</p>	<p>This policy does not result in any additional pathways to those identified other policies.</p> <p><u>Policy GN1 is <b>Screened Out</b> therefore not requiring Appropriate Assessment .</u></p>

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	<p>tourism and leisure uses, and forestry and horticulture related uses.</p> <p>Small scale affordable housing (i.e. 10 units or fewer), or small scale rural employment (i.e. up to 1,000 square metres) or community facilities to meet an identified local need may be permitted on Protected Land, provided that a sequential site search has been carried out in accordance with Policy GN5. If it is demonstrated that there are no sequentially preferable sites within the settlement boundary, then the most sustainable Protected Land sites closest to the village centre should be considered first, followed by sites which are further from the village centre where a problem of dereliction would be removed. Only after this search sequence has been satisfied should other sites outside the settlement boundary be considered.</p>	
Policy GN2 Safeguarded Land	<p>The land identified on the maps in Appendix X as safeguarded land is within the settlement boundaries but will be protected from development and planning permission will be refused for development proposals which would prejudice the development of this land in the future. This safeguarding is necessary for one of the following two reasons:</p> <ul style="list-style-type: none"> <li>It is allocated for the "Plan B" – such land will be safeguarded for the development needs of the "Plan B" should it be required. If the "Plan B" is not required then this land will be safeguarded for development needs beyond 2027.</li> <li>It is safeguarded for development needs beyond 2027 – these sites will only be considered for development after 2027 if there are no longer any other suitable sites within the settlement boundaries to meet any identified development needs at that time.</li> </ul> <p>The following sites will be safeguarded from development:</p> <p>1. "Plan B" sites</p> <ul style="list-style-type: none"> <li>Land at Parr's Lane (east), Aughton</li> </ul>	<p>This policy is capable of an adverse impact on European sites. New housing, and employment development within the borough contributing to a rise in population could result in</p> <ul style="list-style-type: none"> <li>greater recreational pressure on Martin Mere SPA/Ramsar, Sefton Coast SAC, Ribble and Alt Estuary SPA/Ramsar;</li> <li>increased water abstraction pressures on Bala Lake, River Dee SAC, Dee Estuary SAC/SPA/Ramsar, and potential future abstraction pressures on River Eden SAC (in combination with other plans and policies)</li> <li>deterioration in water quality of Ribble and Alt Estuary SPA/Ramsar, Liverpool Bay SPA; Martin Mere SPA/Ramsar if supporting infrastructure is not phased and adequately in place to support development</li> <li>greater net use of motorised vehicles resulting in</li> </ul>

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	<ul style="list-style-type: none"> <li>Land at Ruff Lane, Ormskirk</li> <li>Land at Red Cat Lane, Burscough</li> <li>Land at Mill Lane, Up Holland</li> <li>Land at Moss Road (west), Halsall</li> <li>Land at Fine Jane's Farm, Halsall</li> <li>Land at New Cut Lane, Halsall</li> </ul> <p>2. Safeguarded for beyond 2027</p> <ul style="list-style-type: none"> <li>Land at Yew Tree Farm (south), Burscough</li> <li>Land at Parr's Lane (west), Aughton</li> <li>Land at Moss Road (east), Halsall</li> <li>Land at Guinea Hall Lane / Greaves Hall Avenue, Banks</li> </ul>	<p>atmospheric nitrogen deposition at Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar, Sefton Coast SAC.</p> <p>The loss of Green belt, if comprising appropriate semi natural habitats has the potential to be supporting habitat for qualifying bird species for Martin Mere SPA/Ramsar and Ribble and Alt SPA/Ramsar.</p> <p>Depending on the locations /types of renewable energy technology employed for the decentralised energy facility, the following impact pathways are possible:</p> <ul style="list-style-type: none"> <li>wind turbines have the potential to result in disturbance to qualifying bird species of Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar</li> <li>CHP plants have the potential to result in atmospheric nitrogen deposition on Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar, Sefton Coast SAC.</li> </ul> <p><u>Policy Area SP3 is <b>Screened In</b> therefore requiring Appropriate Assessment</u></p>
Policy GN3 Design of Development	<p>All development will be expected to be designed to a high standard. Development will be assessed against the following criteria, in addition to meeting other policy requirements within the Local Plan:</p> <p>1. Quality Design</p> <ul style="list-style-type: none"> <li>i. It is of high quality, imaginative and inspiring design and be in keeping with the West Lancashire Design Guide SPD;</li> <li>ii. It respects the historic character of the local landscape and townscape;</li> </ul>	<p>This policy relates to design of development and so does not result in any additional pathways to those identified in other policies.</p> <p><u>Policy GN3 is <b>Screened Out</b> therefore not requiring Appropriate Assessment .</u></p>

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	<ul style="list-style-type: none"> <li>• iii. It retains or create reasonable levels of privacy, amenity and sufficient garden/outdoor space for occupiers of the neighbouring and proposed properties;</li> <li>• iv. It complements or enhances any attractive attributes and/or local distinctiveness within its surroundings through sensitive design, including appropriate siting, orientation, scale, materials, landscaping, boundary treatment, detailing and use of art features where appropriate;</li> <li>• v. Where the proposal involves extensions, conversions or alterations to existing buildings, its design should relate to the existing building, in terms of design and materials, and should not detract from the character of the street scene.</li> </ul> <p>2. Crime</p> <ul style="list-style-type: none"> <li>• i. It creates safe and secure environments which, through design, reduce the opportunities for crime. A crime impact statement may be required in accordance with the Council's validation checklist.</li> </ul> <p>3. Accessibility and Transport</p> <ul style="list-style-type: none"> <li>• i. It integrates well with the surrounding area and provides safe, convenient and attractive pedestrian and cycle access;</li> <li>• ii. It prioritises the convenience of pedestrians, cyclists and public transport users over car users, where appropriate;</li> <li>• iii. Parking provision is made in line with the thresholds set out in Local Plan Policy IF2;</li> <li>• iv. Proposals for developments over a certain size will be required to provide Transport Assessments and Travel Plans as detailed within the Council's Validation Checklist;</li> <li>• v. It creates an environment that is accessible to all sectors of the community including children, elderly people, and people with disabilities;</li> </ul>	

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	<ul style="list-style-type: none"> <li>vi. It provides, where appropriate, suitable provision for public transport including bus stops and shelters;</li> <li>vii. It incorporates suitable and safe access and road layout design, in line with latest standards.</li> </ul> <p>4. Drainage / Sewerage</p> <ul style="list-style-type: none"> <li>i. It incorporates sustainable drainage systems where feasible, or, where this is not feasible, incorporates features to reduce the amount of surface water run-off by minimising hard surfaces and using porous materials where possible;</li> <li>ii. It is designed to prevent sewerage problems.</li> </ul> <p>5. Landscaping and the Natural Environment</p> <ul style="list-style-type: none"> <li>i. It maintains or enhances the distinctive character and visual quality of any Landscape Character Areas in which it is located;</li> <li>ii. It provides sufficient landscaped buffer zones and appropriate levels of public open space / greenspace to limit the impact of development on adjoining sensitive uses and the open countryside;</li> <li>iii. It minimises the loss of trees, hedgerows, and areas of ecological value, or, where loss is unavoidable, provides for their like for like replacement or enhancement of features of ecological value;</li> <li>iv. It incorporates new habitat creation where possible;</li> <li>v. It incorporates and enhances the landscape and nature conservation value of any water features, such as streams, ditches and ponds.</li> </ul> <p>6. Other environmental considerations</p> <ul style="list-style-type: none"> <li>i. It is designed to minimise any reduction in air quality;</li> <li>ii. It incorporates recycling collection facilities;</li> </ul>	



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	<ul style="list-style-type: none"> <li>iii. Proposed floodlighting should provide minimum levels of lighting required whilst having regard for any potential adverse impacts and ensuring any light spillage is minimised;</li> <li>iv. In coal mining development referral areas, appropriate account is taken of issues relating to the mining legacy. For certain types of development in these areas, a coal mining risk assessment report will be required.</li> </ul> <p>In accordance with the Council's validation checklist, a Design and Access Statement should be submitted with any application for proposals of a certain scale or those on sensitive sites.</p>	
Policy GN4 Demonstrating Viability	<p>1. Applicants proposing the redevelopment of a site (or re-use of a building) for alternative uses not directly in accordance with other Local Plan policies will be required to submit a Viability Statement as part of a planning application. Redevelopment resulting in the loss of any of the following uses, though this list is not exhaustive, will require preparation of a Viability Statement:</p> <ul style="list-style-type: none"> <li>i. Commercial / industrial (B1, B2 or B8);</li> <li>ii. Retail (A1); and</li> <li>iii. Agricultural workers' dwellings.</li> </ul> <p>2. The Viability Statement should provide proof of marketing and demonstrate that there is no realistic prospect of retaining or re-using the site in its current use. The viability case will be considered along with other policy considerations. Proof of marketing should include all of the following criteria:</p> <ul style="list-style-type: none"> <li>i. The land / premises has been widely marketed through an agent or surveyor at a price that reflects its current market or rental value for employment purposes, and no reasonable offer has been refused. For consistency, any commercial / industrial property should also be recorded on the Council's sites and premises search facility. The period of marketing should be 18 months for commercial / industrial, 6 months for retail and 12 months for agricultural workers' dwellings.</li> <li>ii. The land / premises has been regularly advertised in the local press and</li> </ul>	<p>This policy does not result in any additional pathways to those identified in other policies.</p> <p><u>Policy GN4 is <b>Screened Out</b> therefore not requiring Appropriate Assessment .</u></p>

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	<p>regional press, property press, specialist trade papers and any free papers covering relevant areas. This should initially be weekly advertising for the first month, followed by monthly advertising for the remainder of the marketing period.</p> <p>iii. The land / premises has been continuously included on the agent's website, the agent's own papers and lists of commercial / business premises for the marketing period.</p> <p>iv. There has been an agent's advertisement board on each site frontage to the highway throughout the marketing period.</p> <p>v. Evidence that local property agents, specialist commercial agents and local businesses have been contacted and sent mail shots or hard copies of particulars to explore whether they can make use of the premises.</p> <p>4. The Viability Statement should also detail the following information:</p> <p>i. Details of current occupation of the buildings and where this function would be relocated;</p> <p>ii. Details as to why the site location makes it unsuitable for existing uses, including consideration for redevelopment of the site for modern premises of that use – having regard for access/highways issues and potential lack of public transport serving the site;</p> <p>iii. Any physical constraints making the site difficult to accommodate existing uses;</p> <p>iv. Environmental considerations/amenity issues;</p> <p>v. For an employment site, consideration for other employment generating uses such as those relating to tourism, leisure, retail and residential institutions; and</p> <p>vi. Consideration of the viability of providing affordable housing on the site, which could meet a specific local need, before consideration of market housing.</p> <p>In certain cases, for example, where a significant departure from policy is</p>	

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	proposed, the Council may seek to independently verify the Viability Statement, and the applicant will be expected to bear the cost of independent verification.	
Policy GN5 Sequential Tests	<p>Sequential tests will be required for the following types of development:</p> <ul style="list-style-type: none"> <li>Retail and other town centre uses on sites outside town centres (in line with national policy)</li> <li>Affordable housing, employment uses, or community facilities on Protected Land (Policy GN1)</li> <li>Affordable housing in the Green Belt (Policy RS1)</li> <li>Gypsy sites in the Green Belt (Policy RS4)</li> <li>Office developments outside settlement centres (Policy IF1)</li> </ul> <p>In undertaking a sequential site search, the onus is on the applicant to demonstrate that there are no alternative sites in preferable locations that could reasonably be expected to accommodate the proposed development within the expected project timeframe.</p> <p>To achieve a satisfactory sequential test, the Council will expect the following from applicants:</p> <ul style="list-style-type: none"> <li>Area of search: This will usually be the settlement, ward or parish in which the proposed development site lies. For major development proposals, the area of search will be wider, and may include the whole Borough.</li> <li>Comprehensiveness of search: Evidence should be provided of a rigorous investigation of relevant sources of information to find sequentially preferable sites.</li> <li>Availability / viability / deliverability of sequentially preferable sites: Evidence should be provided to demonstrate that landowners / site occupiers or their agents have been contacted to discuss the possibility of selling or developing</li> </ul>	<p>This policy does not result in any additional pathways to those identified in other policies.</p> <p><u>Policy GN4 is <b>Screened Out</b> therefore not requiring Appropriate Assessment .</u></p>

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	<p>the land, and financial information submitted to show on what basis that it would be unviable to proceed with the proposed development on any site rejected on viability grounds.</p> <ul style="list-style-type: none"> <li>Suitability: The test should take account of the suitability of sequentially preferable sites to accommodate the proposed development.</li> </ul>	
EC1 The Economy and Employment Land	<p><u>1. Overall provision of employment land:</u></p> <p>The delivery of 75 ha of new employment development (B1, B2 and B8 uses) will be promoted in West Lancashire between 2012 and 2027. Such a requirement will be met as follows:</p> <p>52 ha of new employment development will be provided in the Skelmersdale area through the development of existing allocations and the regeneration of vacant and under-used premises on Pimbo, Gillibrands and Stanley Industrial Estates as well as the development of existing allocations at XL Business Park and White Moss Business Park.</p> <p>The remaining 23 ha of the 75 ha target will be provided through:</p> <ul style="list-style-type: none"> <li>Existing allocations and remodelling of the Burscough industrial estates (3 ha);</li> <li>Extension of the Burscough industrial estates into the Green Belt (10 ha);</li> <li>Existing allocations and remodelling of Simonswood Industrial Estate (5 ha); and</li> <li>Existing allocations and new opportunities for rural employment sites in rural areas (5 ha).</li> </ul> <p>Employment development in West Lancashire should continue to provide for the advanced manufacturing and distribution industries but should also encourage higher quality business premises and offices for business and professional services, the health sector, the media industry and other sectors related to research and degree courses provided at Edge Hill University. The “green”</p>	<p>This policy is capable of an adverse impact on European sites through employment development within the borough contributing to a rise in population which could result in</p> <ul style="list-style-type: none"> <li>greater recreational pressure on Martin Mere SPA/Ramsar, Sefton Coast SAC, Ribble and Alt Estuary SPA/Ramsar</li> <li>increased water abstraction pressures on Bala Lake, River Dee SAC, Dee Estuary SAC/SPA/Ramsar, and potential future abstraction pressures on River Eden SAC (in combination with other plans and policies)</li> <li>deterioration in water quality of Ribble and Alt Estuary SPA/Ramsar, Liverpool Bay SPA if supporting infrastructure is not phased and adequately in place to support development</li> <li>greater net use of motorised vehicles resulting in atmospheric nitrogen deposition at Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar, Sefton Coast SAC.</li> </ul> <p>Additionally, loss of greenbelt land or disturbance around Simonswood has the potential to affect large populations of pink footed geese recorded in</p>

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	<p>construction and “green” technology sectors will also be encouraged to locate in West Lancashire and developers should work with such businesses to ensure appropriate premises are provided.</p> <p><u>2. Managing development on employment land:</u></p> <p>A. <i>Strategic Employment Sites</i> - On the following sites, as detailed on the Proposals Map, the Council will require a mix of industrial, business, storage and distribution uses (B1, B2 and B8):</p> <ol style="list-style-type: none"> <li>1. Pimbo Industrial Estate</li> <li>2. Stanley Industrial Estate</li> <li>3. Gillibrands Industrial Estate</li> <li>4. Burscough Industrial Estate</li> </ol> <p>On the following Strategic Employment Site, the Council will permit B1 use classes only:</p> <ol style="list-style-type: none"> <li>5. White Moss Business Park</li> </ol> <p>B. <i>Other Significant Employment Sites</i> - On the following sites, as detailed on the Proposals Map, the Council will permit industrial, business, storage and distribution uses (B1, B2 and B8):</p> <ol style="list-style-type: none"> <li>1. Westgate, Skelmersdale</li> <li>2. Chequer Lane, Up Holland</li> <li>3. Ormskirk Employment Area</li> <li>4. Southport Road / Green Lane, Ormskirk</li> <li>5. Abbey Lane, Burscough</li> <li>6. Platts Lane, Burscough</li> <li>7. Briars Lane, Burscough</li> </ol>	<p>Simonswood Moss (qualifying bird species for Martin Mere SPA/Ramsar and Ribble and Alt SPA/Ramsar).</p> <p><u>Policy EC1 is <b>Screened In</b> therefore requiring Appropriate Assessment</u></p>

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	<p>8. Orrell Lane, Burscough</p> <p>9. Red Cat Lane, Burscough</p> <p>10. North Quarry, Appley Bridge</p> <p>11. Appley Lane North, Appley Bridge</p> <p>12. Simonswood Industrial Estate</p> <p><i>C. Other Existing Employment Sites</i> - On other employment sites the Council will permit industrial, business, storage and distribution uses (B1, B2 and B8) provided that the proposals will not cause harm to the amenity of other nearby users. The redevelopment of individual existing employment sites for other uses will be considered where a viability case can be put forward (in line with Policy GN4) and where the provisions of Policy EC2 and EC3 are met, where relevant.</p> <p>D. The Council will take account of the following factors when assessing all development proposals for employment uses:</p> <p>i) The accommodation should be flexible &amp; suitable to potentially meet changing future employment needs, and in particular to provide for the requirements of local businesses and small firms;</p> <p>ii) The scale, bulk and appearance of the proposal should be compatible with the character of its surroundings;</p> <p>iii) The development must not significantly harm the amenities of nearby occupiers nor cause unacceptable adverse environmental impact on the surrounding area;</p> <p>iv) The scale of development should be compatible with the level of existing or potential public transport accessibility, and the on-street parking situation. Where additional infrastructure is required due to the scale of the development, such a development will be required to fund the necessary infrastructure to support it via appropriate means;</p> <p>v) The nature of the business sector proposed. The Council will seek to ensure</p>	

Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
	that opportunities are provided for local people and, where necessary, developers will be encouraged to implement relevant training programmes.	
Policy EC2 The Rural Economy	<p>The irreversible development of open, agricultural land will only be permitted where it would not result in the loss of the best and most versatile agricultural land, except where absolutely necessary to deliver development allocated within this Local Plan or strategic infrastructure.</p> <p>Employment opportunities in the rural areas of the Borough are limited, and therefore the Council will protect the continued employment use of existing employment sites. This could include any type of employment use, including agriculture and farming, and may not be merely restricted to B1, B2 and B8 land uses. Where it can be robustly demonstrated that the site is unsuitable for an ongoing viable employment use (in accordance with the requirements of Policy GN4), the Council will consider alternative uses where this is in accordance with other policies in the Local Plan. As a general approach, the re-use of existing buildings within rural areas will be supported where they would otherwise be left vacant.</p> <p>Proposals for new or significant extensions to agricultural produce packing and distribution facilities will be permitted in rural areas provided that:</p> <ul style="list-style-type: none"> <li>• there is not a more suitable alternative site located within a nearby employment area;</li> <li>• the proposed use remains linked, operationally, to the agricultural use of the land;</li> <li>• the majority of the produce processed on the site is grown upon holdings located in the local area;</li> <li>• the loss of agricultural land is kept to a minimum and, where there is a choice, that the lowest grade of agricultural land is used; and</li> <li>• traffic generated can be satisfactorily accommodated on the local road</li> </ul>	<p>This policy could lead to adverse effects on European sites due to the following:</p> <ul style="list-style-type: none"> <li>• depending on location and scale, the development of employment within rural areas may result in the loss of supporting habitat for qualifying bird species, or disturbance of qualifying bird species within adjacent areas of Martin Mere SPA/Ramsar and Ribble and Alt Estuary SPA/Ramsar</li> <li>• depending on location and scale, wind turbines within the borough has the potential to result in disturbance to qualifying bird species of Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar.</li> <li>• depending on locations and scale, the development of CHP plants has the potential to result in atmospheric nitrogen deposition on Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar, Sefton Coast SAC.</li> <li>• the promotion and enhancement of tourism development within the borough has the potential to increase existing recreational pressures on Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar, Sefton Coast SAC and potentially Liverpool Bay SPA.</li> </ul> <p><u>Policy EC2 is <b>Screened In</b>, therefore requiring</u></p>



Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
	<p>network and will not be detrimental to residential amenity</p> <p>The promotion and enhancement of tourism and the natural economy in the Borough's countryside will be encouraged through agricultural diversification to create small -scale, sensitively designed visitor attractions and accommodation which:</p> <ul style="list-style-type: none"> <li>• take advantage of some of the Borough's natural and heritage assets such as the canal network and Rufford Old Hall;</li> <li>• promote walking and cycling routes including long distance routes and linkages to national networks; and</li> <li>• contribute to the Ribble Coast and Wetlands Regional Park and its enjoyment by visitors.</li> </ul> <p>Encouragement will also be given towards the delivery of renewable and green energy projects.</p> <p>Land allocated for the purpose of Rural Employment is as follows:</p> <p>1. Land between Greaves Hall Avenue and Southport New Road, Banks</p> <p>Mitigation for areas of flood risk and other site constraints will need to be provided.</p> <p>In addition to the above site, the Council will assess other proposals for rural employment on a site by site basis and having regard for other policies within the Local Plan.</p>	<p><u>Appropriate Assessment</u></p>
Policy EC3 Rural Development Opportunities	<p>The development of some brownfield sites within more rural parts of the Borough for mixed uses will be permitted in order to stimulate the rural economy and provide much needed housing. High quality design will be essential in such areas.</p> <p>The following sites are allocated as 'Rural Development Opportunities':</p> <ul style="list-style-type: none"> <li>• Greaves Hall Hospital, Banks (a site-specific flood risk assessment for this</li> </ul>	<p>This policy is capable of an adverse impact on European sites. New housing, and employment development within the borough contributing to a rise in population could result in</p> <ul style="list-style-type: none"> <li>• greater recreational pressure on Martin Mere SPA/Ramsar, Sefton Coast SAC, Ribble and Alt</li> </ul>

Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
	<p>site will be required)</p> <ul style="list-style-type: none"> <li>• East Quarry, Appley Bridge</li> <li>• Alty's Brickwork's, Hesketh Bank (not all of this site will comprise built development and a masterplanning exercise will be required)</li> <li>• Tarleton Mill, Tarleton</li> </ul> <p>On the above named sites a mix of the following uses will be permitted:</p> <ul style="list-style-type: none"> <li>• Uses falling into classes B1, B2 and B8;</li> <li>• Wider employment generating uses where a case can be made to demonstrate that new jobs will be created;</li> <li>• Residential uses, particularly those meeting an identified need;</li> <li>• Leisure, recreational uses;</li> <li>• Essential services and infrastructure.</li> </ul> <p>Employment generating uses will be required to make up a reasonable proportion of the overall site in the interest of the rural economy. This will be determined on a site by site basis and in accordance with national and local planning policy.</p>	<p>Estuary SPA/Ramsar;</p> <ul style="list-style-type: none"> <li>• increased water abstraction pressures on Bala Lake, River Dee SAC, Dee Estuary SAC/SPA/Ramsar, and potential future abstraction pressures on River Eden SAC (in combination with other plans and policies)</li> <li>• deterioration in water quality of Ribble and Alt Estuary SPA/Ramsar, Liverpool Bay SPA; Martin Mere SPA/Ramsar if supporting infrastructure is not phased and adequately in place to support development</li> <li>• greater net use of motorised vehicles resulting in atmospheric nitrogen deposition at Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar, Sefton Coast SAC.</li> </ul> <p>The loss of Green belt, if comprising appropriate semi natural habitats has the potential to be supporting habitat for qualifying bird species for Martin Mere SPA/Ramsar and Ribble and Alt SPA/Ramsar.</p> <p>Depending on the locations /types of renewable energy technology employed for the decentralised energy facility, the following impact pathways are possible:</p> <ul style="list-style-type: none"> <li>• wind turbines have the potential to result in disturbance to qualifying bird species of Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar</li> <li>• CHP plants have the potential to result in atmospheric nitrogen deposition on Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar,</li> </ul>

Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
		Sefton Coast SAC. <u>Policy Area EC3 is <b>Screened In</b> therefore requiring Appropriate Assessment</u>
Policy EC4 Edge Hill University	<p>Through the Local Plan the Council will seek to maximise the role and benefit of EdgeHill University as a key asset to the Borough, in terms of the employment opportunities and community benefits it provides, investment in the local area and the up-skilling of the population, whilst seeking to minimise any adverse impacts on Ormskirk and the wider environment.</p> <p>The following key principles are promoted:</p> <ul style="list-style-type: none"> <li>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, where such development incorporates measures to alleviate any existing or newly created traffic and / or housing impacts;</li> <li>Requiring a masterplanned approach to future development within the Green Belt;</li> <li>Working with the University to develop travel plans and parking strategies to encourage sustainable travel and improve access to the campus;</li> <li>Improving the University accommodation offer and concentrating new student accommodation within the existing and / or extended campus in accordance with Policy RS3;</li> <li>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</li> <li>Where possible, ensuring that the benefits of the University and its future growth and development are also directed to those communities where</li> </ul>	<p>This preferred option is capable of an adverse impact on European sites by contributing to the following</p> <p>Expanding Edge Hill University, with associated housing/campus infrastructure requirements and local population growth</p> <ul style="list-style-type: none"> <li>greater recreational pressure on Martin Mere SPA/Ramsar, Sefton Coast SAC, Ribble and Alt Estuary SPA/Ramsar</li> <li>increased water abstraction pressures on Bala Lake, River Dee SAC, Dee Estuary SAC/SPA/Ramsar, and potential future abstraction pressures on River Eden SAC (in combination with other plans and policies)</li> <li>deterioration in water quality of Ribble and Alt Estuary SPA/Ramsar, Liverpool Bay SPA if supporting infrastructure is not phased and adequately in place to support development</li> <li>greater net use of motorised vehicles resulting in atmospheric nitrogen deposition at Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar, Sefton Coast SAC.</li> </ul> <p><u>Policy Area EC4 is Screened In therefore requiring Appropriate Assessment</u></p>

Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
	educational attainment is lower through specific programmes, and where possible and appropriate, led by private sector employers.	
Policy RS1 Residential Development	<p><u>A. Development within Settlement Boundaries</u></p> <p>Subject to other relevant policies being satisfied, residential development will be permitted within the Borough's settlements as set out below.</p> <p>Within Key Service Centres, Key Sustainable Villages and Rural Sustainable Villages, residential development will be permitted on brownfield sites, and on greenfield sites not protected by other policies, subject to the proposals conforming with all other planning policy.</p> <p>The following sites, as shown on the Proposals Map, are specifically allocated for residential development:</p> <ul style="list-style-type: none"> <li>• Skelmersdale Town Centre</li> <li>• Yew Tree Farm, Burscough</li> <li>• Grove Farm, Ormskirk</li> <li>• Land at Firwood Road, Lathom / Skelmersdale</li> <li>• Land at Whalleys, Skelmersdale</li> <li>• Chequer Lane, Up Holland</li> </ul> <p>Within Small Rural Villages, 100% affordable housing schemes that provide for local needs, or other specialist housing to meet the specific needs of a section of the local community, will be permitted.</p> <p><u>B. Development outside Settlement Boundaries</u></p> <p>On Protected Land, small-scale affordable housing (i.e. up to 10 units) may be permitted where it is proven that there are no suitable sites within the nearest or adjacent settlement, in accordance with Policy GN5 (Sequential Tests).</p> <p>Within the Green Belt, very limited affordable housing (i.e. up to 4 units) may be</p>	<p>This policy has the potential for adverse effects on the following European Sites. Residential development throughout the borough has the potential to result in a rise in population resulting in:</p> <ul style="list-style-type: none"> <li>• greater recreational pressure on Martin Mere SPA/Ramsar, Sefton Coast SAC, Ribble and Alt Estuary SPA/Ramsar</li> <li>• increased water abstraction pressures on Bala Lake, River Dee SAC, Dee Estuary SAC/SPA/Ramsar, and potential future abstraction pressures on River Eden SAC (in combination with other plans and policies)</li> <li>• deterioration in water quality of Ribble and Alt Estuary SPA/Ramsar, Liverpool Bay SPA if supporting infrastructure is not phased and adequately in place to support development</li> <li>• greater net use of motorised vehicles resulting in atmospheric nitrogen deposition at Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar, Sefton Coast SAC.</li> <li>• loss of brownfield and Greenfield habitat, resulting in loss of supporting habitat for qualifying bird species at Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar</li> </ul> <p><u>Policy RS1 is <b>Screened In</b>, therefore requiring Appropriate Assessment</u></p>

Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
	<p>permitted where it is proven that there are no suitable sites in non-Green Belt areas, in accordance with Policy GN5.</p> <p><u>C Development on garden land</u></p> <p>When considering proposals for residential development on garden land, careful attention will need to be paid to relevant policies, including, but not limited to, those relating to the amenity of nearby residents, access, biodiversity, and design.</p> <p><u>D. Density</u></p> <p>The density of residential development within West Lancashire should be a minimum of 30 dwellings per hectare, subject to the specific context for each site. Densities of less than 30 dwellings per hectare will only be permitted where special circumstances are demonstrated. Higher densities (in the order of 40-50 dwellings per hectare, or more, where appropriate) will be expected on sites with access to good public transport facilities and services.</p> <p>When considering the possibility of high density development, the Council will seek to ensure that there is no unacceptable negative impact on local infrastructure or highway safety, and that adequate open space can be provided. The achievement of higher residential densities should not be at the expense of good design nor of the amenity of the occupiers of the proposed or existing neighbouring properties.</p> <p><u>E. Provision for all ages</u></p> <p>In order to help meet the needs of an ageing population in West Lancashire, the Council will expect that at least 20% of units within residential developments of 15 or more dwellings should be designed specifically to accommodate the elderly, except in cases where it is clearly inappropriate to do so.</p> <p>Until such time as it becomes mandatory, new homes will be expected to meet the Lifetime Homes Standard, except where it is demonstrated that it would clearly be inappropriate for particular dwellings to meet the Standard.</p>	

Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision								
	<p><u>F. Management of housing land supply</u></p> <p>Should the supply of housing begin to grow too large (i.e. a situation emerges where there is a significant over-supply of housing relative to housing targets, either for the Borough as a whole, or for an individual settlement), and if it is clear that the over-supply of housing would cause harm to local or wider policy objectives, or towards the amenity or environment of a specific settlement, the Council may consider implementing some form of restraint, either Borough-wide or settlement-specific, provided this is clearly necessary and appropriate.</p>									
Policy RS2 Affordable and Specialist Housing	<p>Outside of Skelmersdale, affordable and specialist housing will be required as a proportion of new residential developments of 8 or more dwellings, as follows:</p> <table><tr><th>Proposed development size (number of units)</th><th>Affordable housing requirement (minimum % of units)</th></tr><tr><td>8-9</td><td>25%</td></tr><tr><td>10-14</td><td>30%</td></tr><tr><td>15 and above</td><td>35%</td></tr></table> <p>Within residential developments in Skelmersdale town centre, 10% of units will be required to be affordable, in accordance with Policy SP2. Elsewhere in Skelmersdale, no affordable housing will be required for developments of fewer than 15 units, whilst on sites of 15 or more dwellings, 20% of units will be required to be affordable, with up to 30% on greenfield sites on the edge of the built-up area.</p> <p>The Council will take account of viability when assessing individual schemes. If a level of affordable housing lower than those set out above is proposed for a specific scheme, the Council will expect robust information on viability to be provided by the applicant.</p>	Proposed development size (number of units)	Affordable housing requirement (minimum % of units)	8-9	25%	10-14	30%	15 and above	35%	<p>This policy does not result in any additional pathways to those identified in Policy RS1 Residential Development. The inclusion of affordable and specialist housing within the wider borough allocations is unlikely to result in additional pathways of effects to European sites.</p> <p><u>Policy RS2 is <b>Screened Out</b> therefore not requiring Appropriate Assessment .</u></p>
Proposed development size (number of units)	Affordable housing requirement (minimum % of units)									
8-9	25%									
10-14	30%									
15 and above	35%									

Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
	<p>The Council may seek to have such information independently verified in certain cases, with any costs associated with the verification expected to be met by the applicant, before approving a scheme with lower levels of affordable housing than those specified above.</p> <p>A forthcoming Supplementary Planning Document (SPD) may include a Dynamic Viability Model, which may vary the proportion of affordable housing required on sites from the levels stated above, depending on the viability, costs and expected income of the developments at the time that planning applications are submitted. Similarly, if future Housing Needs Studies indicate a change in the Borough's Housing Need, the SPD may vary the percentage requirements for affordable housing from those specified above.</p> <p>In accordance with Policies GN1 and RS1, 100% affordable housing schemes to meet an identified local need will be supported in the Borough's non-Green Belt settlements; small scale affordable housing developments (i.e. up to 10 units) may be permitted on non-Green Belt land outside settlements, provided that a sequential site search for sites within settlement areas has been carried out in accordance with Policy GN5; and very limited affordable housing developments (i.e. up to 4 units) may be permitted in the Green Belt, provided that a sequential site search for sites within areas excluded from the Green Belt has been carried out in accordance with Policy GN5.</p> <p>The precise requirements for tenure, size and type of affordable housing units will be negotiated on a case-by-case basis, having regard to the viability of individual sites and local need. Further details will be set out in the Affordable Housing SPD. The Council will usually expect the following:</p> <ul style="list-style-type: none"> <li>• <u>Tenure</u> - the majority of affordable housing provided should comprise social rented units, with the remainder intermediate housing.</li> <li>• <u>Lifetime Homes</u> - the Council expects all affordable units to be built to Lifetime Homes Standard.</li> <li>• <u>On / off-site provision</u> - affordable housing should be provided on the development site, unless there are exceptional circumstances which</li> </ul>	



Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
	<p>necessitate provision elsewhere. Such off-site provision should be provided in the locality of the development site.</p> <p><b>Specialist housing for the elderly</b></p> <p>Specialist housing for the elderly will be provided in sustainable locations via specific schemes for elderly accommodation (e.g. Extra Care and Sheltered Accommodation), and through the requirement in Policy RS1 that, in schemes of 15 dwellings or more, 20% of new residential units should be designed specifically as accommodation suitable for the elderly.</p>	
Policy RS3  Provision of Student Accommodation	<p><u>A. Purpose-Built Student Accommodation</u></p> <p>Proposals for the construction of purpose-built student accommodation will be supported within the University Campus or within any extension of the campus proposed in accordance with Policy EC4, where the need for increased provision of student accommodation associated with EdgeHill University is demonstrated by evidence. The development of purpose-built student accommodation elsewhere in Ormskirk and Aughton will be restricted, except where:</p> <ul style="list-style-type: none"> <li>• an over-riding need for such accommodation is demonstrated;</li> <li>• demand for the conversion of existing dwelling houses to HMOs will be demonstrably reduced; and</li> <li>• it will not negatively impact the amenity of surrounding uses, especially residential uses.</li> </ul> <p>When assessing the potential impact of purpose-built student accommodation on the amenity of the surrounding areas, the Council will also have regard to the presence of any HMOs in the vicinity.</p> <p><u>B Houses in Multiple Occupation</u></p> <p>When assessing proposals for conversion of a dwelling house to a House in Multiple Occupation (HMO)(12), the Council will have regard to the proportion of existing properties in use as, or with permission to become, an HMO, either in the</p>	<p>This policy does not result in any additional pathways to those identified in Policy RS1 Residential Development or Policy EC4 Edge Hill University. The inclusion of student housing within the wider borough allocations is unlikely to result in additional pathways of effects to European sites.</p> <p><u>Policy RS3 is <b>Screened Out</b> therefore not requiring Appropriate Assessment .</u></p>

Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision																
	<p>street as a whole, or within the nearest 60 properties in the same street, whichever is the smaller. Where levels of HMOs reach or exceed the percentages specified in the table below, proposals for further HMOs will not be permitted. The Council will also have regard to any purpose-built student accommodation in the same street, or section of the street.</p> <table><tr><th>Category</th><th>Max %</th><th>Description of street</th><th>Streets</th></tr><tr><td>Category A</td><td>15%</td><td>Typically A- and B- classified roads and other important routes in Ormskirk which tend to have the highest levels of traffic and are within easy walking distance from the University.</td><td>Aughton Street (section outside Primary Shopping Area), Moor Street (section outside Primary Shopping Area), Park Road, Derby Street West, Knowsley Road, Stanley Street, St. Helens Road, Wigan Road.</td></tr><tr><td>Category B</td><td>10%</td><td>Typically unclassified roads that have relatively high levels of through traffic, and / or roads with a significant amount of non-residential uses present, within reasonable distance of the University, usually further away than Category A roads.</td><td>Burscough Road, Burscough Street (section outside Primary Shopping Area), Southport Road (section east of County Road only), County Road, Derby Street, Green Lane, Hants Lane, Moorgate (section outside Primary Shopping Area), New Court Way, Railway Road (section outside Primary Shopping Area), Ruff Lane.</td></tr><tr><td>Category C</td><td>5%</td><td>All other streets in the Ormskirk area covered by the Article 4 Direction on HMOs (or in any other areas covered by other Article 4 Directions in the future).</td><td>-</td></tr></table>	Category	Max %	Description of street	Streets	Category A	15%	Typically A- and B- classified roads and other important routes in Ormskirk which tend to have the highest levels of traffic and are within easy walking distance from the University.	Aughton Street (section outside Primary Shopping Area), Moor Street (section outside Primary Shopping Area), Park Road, Derby Street West, Knowsley Road, Stanley Street, St. Helens Road, Wigan Road.	Category B	10%	Typically unclassified roads that have relatively high levels of through traffic, and / or roads with a significant amount of non-residential uses present, within reasonable distance of the University, usually further away than Category A roads.	Burscough Road, Burscough Street (section outside Primary Shopping Area), Southport Road (section east of County Road only), County Road, Derby Street, Green Lane, Hants Lane, Moorgate (section outside Primary Shopping Area), New Court Way, Railway Road (section outside Primary Shopping Area), Ruff Lane.	Category C	5%	All other streets in the Ormskirk area covered by the Article 4 Direction on HMOs (or in any other areas covered by other Article 4 Directions in the future).	-	
Category	Max %	Description of street	Streets															
Category A	15%	Typically A- and B- classified roads and other important routes in Ormskirk which tend to have the highest levels of traffic and are within easy walking distance from the University.	Aughton Street (section outside Primary Shopping Area), Moor Street (section outside Primary Shopping Area), Park Road, Derby Street West, Knowsley Road, Stanley Street, St. Helens Road, Wigan Road.															
Category B	10%	Typically unclassified roads that have relatively high levels of through traffic, and / or roads with a significant amount of non-residential uses present, within reasonable distance of the University, usually further away than Category A roads.	Burscough Road, Burscough Street (section outside Primary Shopping Area), Southport Road (section east of County Road only), County Road, Derby Street, Green Lane, Hants Lane, Moorgate (section outside Primary Shopping Area), New Court Way, Railway Road (section outside Primary Shopping Area), Ruff Lane.															
Category C	5%	All other streets in the Ormskirk area covered by the Article 4 Direction on HMOs (or in any other areas covered by other Article 4 Directions in the future).	-															

Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
	<p>The map below shows the above streets. (Not included in this extract)</p> <p>Within the primary shopping area of Ormskirk, as defined on the Proposals Map, a greater proportion than 15% of residential properties above ground floor level will be permitted to function as HMOs, subject to there being no unacceptable impact on the residential amenity of the primary shopping area or on the supply of accommodation for other town centre uses (for example, offices, or storage for ground floor retail units).</p> <p>When assessing proposals for changes of use to HMOs, the regard will be had towards any potential clustering of HMOs and the effects of this on nearby properties.</p> <p>The Council will not permit the conversion to HMOs of any new housing built in Ormskirk following the adoption of the emerging Local Plan, regardless of its location, and notwithstanding the limits in the above table, other than that created as part of purpose-built student accommodation.</p> <p>This policy is applicable in conjunction with an Article 4 Direction relating to HMOs and covering Ormskirk and Aughton. If in future years, there is evidence that HMOs are becoming an issue in settlements outside of Ormskirk and Aughton, and Article 4 Directions are implemented to cover such areas, the principles of Policy RS3 will apply to such areas.</p>	
Policy RS4 Provision for Gypsy and Traveller and Travelling Show People	<p><u>1. Number of Pitches</u></p> <p>In order to meet the established need for Gypsies and Travellers and travelling Showpeople within West Lancashire the following number of pitches/plots should be provided by 2027:</p> <ul style="list-style-type: none"> <li>Up to 21 permanent pitches for Gypsies and Travellers on up to 3 sites</li> <li>Up to 14 transit pitches for Gypsies and Travellers on 1 site</li> </ul>	<p>Depending on the location of sites allocated for gypsies/ travellers there is the potential for disturbance to qualifying species, and increase in recreational pressure on Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar and Sefton Coast SAC. Whilst this policy may be formalising the use of sites already being used for this purpose, this may increase the level of use.</p> <p>Policy Area RS4 is <b>Screened In</b> therefore requiring</p>

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	<ul style="list-style-type: none"> <li>Up to 7 permanent plots for Travelling Showpeople on 1 site</li> </ul> <p><u>2. Broad Location</u></p> <p>These sites should be broadly located as follows:</p> <ul style="list-style-type: none"> <li>Permanent gypsy and traveller pitches shall be located close to the M58 corridor and within, or close to, Scarisbrick</li> <li>Transit pitches shall be located close to the M58 corridor</li> <li>Plots for travelling showpeople shall be located within the Burscough area or close to the M58 corridor.</li> </ul> <p>Provision should be made in the above locations only, unless it can be demonstrated that appropriate sites cannot be provided in these locations.</p> <p><u>3. Criteria</u></p> <p>A. Proposals for establishing of Gypsy/Traveller and Travelling Show People sites will only be considered if:</p> <ul style="list-style-type: none"> <li>The intended occupants must meet the definition of Gypsies and Travellers and Travelling Show People as defined within Circular 01/2006 and 04/2007 and any replacement documents.</li> <li>The site will provide no more than 15 pitches.</li> </ul> <p>B. Proposed sites must be located sustainably and must meet the following criteria:</p> <ul style="list-style-type: none"> <li>The site must be within 1 mile of a motorway or a Class A road, with the road access onto the site being of a sufficient quality and size to enable access onto and off the site by heavy vehicles such as trailers or static caravans.</li> <li>The site must be located within 1 mile (or 20 minute walk) of public transport facilities and services in order to access GP's and other health services, education, jobs and training and local services.</li> </ul>	<p><u>Appropriate Assessment</u></p>

Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
	<ul style="list-style-type: none"> <li>• The location will not cause a significant nuisance or impact upon the amenity of neighbouring properties.</li> <li>• Proposals for Gypsy/Traveller and travelling showpeople sites should be well planned and include soft landscaping and play areas for children where suitable.</li> </ul> <p>C. In order to ensure that the health and safety and quality of life of the intended occupants is protected, sites must meet the following:</p> <ul style="list-style-type: none"> <li>• Sites will avoid contaminated land unless it can be demonstrated that suitable mitigation measures can be delivered.</li> <li>• Sites must be on stable and level land suitable for caravans</li> <li>• Sites must provide a safe environment for the intended occupants</li> <li>• Sites must be capable of providing adequate access to all emergency vehicles.</li> <li>• Sites will not be considered in areas defined as flood zone 2 or 3 on Environment Agency maps.</li> <li>• Sites must have access to sanitation facilities, a mains water supply and drainage or the applicant must demonstrate that they can be provided.</li> <li>• Consideration needs to be given to the health and safety of potential residents, particularly that of children. Where there are potential issues (including proximity to tips, electricity pylons, industrial areas etc) individual risk assessments must be carried out.</li> </ul> <p>D. As well as meeting the above criteria, sites for travelling show people will be allowed to accommodate mixed use yards, i.e they can accommodate both caravans and space for storage and equipment.</p> <p>E. A transit site will be considered providing it meets the above criteria and does not exceed the number of pitches required by this policy and provided that the applicant can demonstrate that they can and will enforce a suitable time limit on</p>	

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	<p>how long pitches are occupied.</p> <p>F. Sites will not be considered within the Green Belt unless applicants can demonstrate that there are no other suitable sites within the locality within settlement areas. This must be done by complying with the requirements of the sequential test as per Policy GN5 Sequential Tests.</p>											
Policy IF1  Maintaining Vibrant Town and Local Centres	<p>Retail and other appropriate town centre development will be encouraged in town and local centres, in line with national policy. Retail and other uses normally associated with town centres will be resisted in out-of-centre locations unless a specific need is proven for the proposed development and there is no suitable site within a town or local centre.</p> <p>The hierarchy of town centres within West Lancashire is as follows:</p> <table><tr><th>Level</th><th>Settlements in this level</th></tr><tr><td>1: Town Centre</td><td>Skelmersdale, Ormskirk, Burscough</td></tr></table> <table><tr><th>Level</th><th>Settlements in this level</th></tr><tr><td>2: Large Village Centre</td><td>Tarleton, Hesketh Bank, Up Holland, Banks, Parbold</td></tr><tr><td>3: Small Village Centres and Local Centres</td><td>All other centres</td></tr></table> <p>Town Centre Hierarchy within West Lancashire</p> <p>The Proposals Map shows the location of all town, village and local centres, and defines the primary shopping areas of town centres.</p> <p>Within local centres and the primary shopping areas of town centres, proposals for the change of use from retail (i.e. Class A1 of the Use Classes Order) to other uses will be required to meet the following criteria:</p> <ul style="list-style-type: none"><li>• The proposal, when taken cumulatively with other existing or consented non-</li></ul>	Level	Settlements in this level	1: Town Centre	Skelmersdale, Ormskirk, Burscough	Level	Settlements in this level	2: Large Village Centre	Tarleton, Hesketh Bank, Up Holland, Banks, Parbold	3: Small Village Centres and Local Centres	All other centres	<p>Policy IF1 focuses on the protection and enhancement of the vitality and viability of the borough's local and town centres, however is unlikely to result in an increase in population (as this is covered in housing policies of the Local Plan).</p> <p>No realistic pathway has been identified between this policy and Natura 2000 sites. As such this policy is <u>Screened Out</u> therefore not requiring Appropriate Assessment</p>
Level	Settlements in this level											
1: Town Centre	Skelmersdale, Ormskirk, Burscough											
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Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
	<p>retail uses, does not have a detrimental effect upon the vitality and viability of the centre;</p> <ul style="list-style-type: none"> <li>• The proposal retains a ground floor shop front with windows and display;</li> <li>• Any proposed non-A1 use should, wherever possible, have operational hours that include at least a part of traditional opening times (i.e. 9am – 5pm). Uses that involve operational hours in the evening or night should not create inappropriate disturbance to residents or other users of the town centre and surrounding areas;</li> <li>• There is evidence that the unit has been marketed as a retail unit in accordance with Policy GN4.</li> </ul> <p>At least 70% of ground floor units within each local centre and primary shopping area should remain in Class A1 retail use. A unit within a primary shopping area should only be released from a Class A1 retail use if at least 70% of the units within the immediate area and within the centre as a whole are in Class A1 use. The Council will not necessarily take the approach of allowing all proposals for change of use away from A1 until the proportion of units in A1 use drops down to, or below, 70%.</p> <p>When assessing the effect upon the vitality and viability of the centre (i.e. the town centre primary shopping area or the local centre), the following factors should be taken into account:</p> <ul style="list-style-type: none"> <li>• The size (amount of floorspace) of the unit proposed for change from retail to other uses and whether this is significant in relation to the total retail floorspace of the centre as a whole;</li> <li>• The extent of alternative provision in the centre and in the wider area, including the range of retail units remaining, and their size, type and quality;</li> <li>• The level of demand for retail units in the centre;</li> <li>• The nature of the immediate area;</li> </ul>	



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	<ul style="list-style-type: none"> <li>Whether conversion of the unit in question would cause the proportion of A1 uses to drop to around, or less than, the target (70%) of ground floor units in the immediate area, or in the centre as a whole;</li> <li>Any traffic / highways issues that may arise from certain A1 uses, especially in a pedestrianised area such as Ormskirk town centre; and</li> <li>Whether the proposed use is a typical town-centre use, and the likely contribution it would make towards the vitality and viability of the centre compared with the original retail unit.</li> </ul> <p>In the case of proposals to bring a vacant Class A1 retail unit back into non-A1 use, a judgement should be made as to whether the loss of inactive A1 floorspace for another active use outweighs any negative impact associated with loss of the A1 floorspace.</p> <p>Other uses in Town Centres</p> <p>Within town centres, a diversity of uses will be encouraged outside the Primary Shopping Area, and above ground floor level within the primary shopping area, in order to maximise centres' vitality and viability, to encourage an evening economy, and to improve safety and security by increasing natural surveillance of the centre. Such uses may include cultural facilities, restaurants and cafés, drinking establishments and nightclubs, financial and professional services, offices and residential uses, student accommodation, as well as uses relating to non-residential institutions and leisure / recreation uses that are appropriate in a town centre.</p> <p>Office development will be encouraged within or on the edge of the town centres of Skelmersdale, Ormskirk and Burscough, and on sites allocated for Class B1 development. Office uses will be permitted elsewhere within settlements, provided that they comply with other Local Plan policies, they are of a suitable scale, and they do not have an unacceptable impact on their locality, for example in terms of traffic generation. New office developments should be readily accessible by public transport. Proposals for office developments of more than 1,000 m2 outside town centres should demonstrate that there are no town centre sites that could be</p>	

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	developed, in line with Policy GN5 (Sequential Tests). Any proposals for office developments within the Primary Shopping Area will still be subject to the policy above regarding the change of use from retail (Class A1) uses.	
Policy IF2  Enabling Sustainable Transport Choice	<p>1. Transport Infrastructure</p> <p>A In order to secure the long term future and viability of the Borough, and to allow for the increased movement of people and goods expected, the Council will work with neighbouring authorities and transport providers to improve accessibility across the Borough, improve safety and quality of life for residents and reduce the Borough's carbon footprint. Over the Local Plan period the Council will seek to:</p> <ul style="list-style-type: none"> <li>• improve community health and well-being by providing alternative means of transport such as walking and cycling. This should be achieved through the provision of additional footpaths and cycleways (including towpaths) where appropriate;</li> <li>• reducing the environmental impact of transport through suitable mitigation and design;</li> <li>• reduce transport emissions such as carbon dioxide and other greenhouse gases by encouraging greater usage of public transport facilities;</li> <li>• reduce congestion in the Borough's key service centres to promote competitiveness, with particular reference to Burscough and Ormskirk;</li> <li>• preparing and actively promoting travel plans for all new developments, including both employment and residential, in accordance with DfT guidance on transport assessments;</li> <li>• improve public transport to rural parts of the Borough and where appropriate support and implement innovative rural transport initiatives and support the shift towards new technologies and fuels by promoting low carbon travel choices and encouraging the development of ultra low carbon / electric vehicles and associated infrastructure; and</li> </ul>	<p>The intention of this policy is to ensure that new development supports future sustainable transport. Whilst other policies seek to result in population growth within the borough, which may result in an increase in motorised vehicles and therefore transport emissions, this policy is likely to reduce congestion and associated air emissions.</p> <p>However, some of the listed schemes are close to or within areas identified as sensitive for pink-footed geese and whooper swans, qualifying species for Martin Mere SPA/ Ramsar and Ribble &amp; Alt Estuaries SPA/ Ramsar This could result in:</p> <ul style="list-style-type: none"> <li>• loss of supporting habitat</li> <li>• disturbance to qualifying bird species during construction</li> <li>• changes in the hydrology (surface and subsurface water flow) with indirect effects on habitat required to support qualifying bird species at Martin Mere.</li> <li>• Above resulting potential water quality pathways (turbidity and contamination).</li> </ul> <p>Due to the above pathways, this policy is <b>Screened In</b> therefore requiring Appropriate Assessment.</p>

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	<p>B The Council will support the delivery of and not allow development which could prejudice the delivery of the following schemes:</p> <ul style="list-style-type: none"> <li>• The proposed A570 Ormskirk bypass</li> <li>• A new rail station in Skelmersdale including new track, and electrification of existing track, as appropriate</li> <li>• An appropriate rail link made between the Ormskirk-Preston line and Southport-Wigan line</li> <li>• Electrification of the railway line between Ormskirk and Burscough</li> <li>• The remodelling of the bus station at Ormskirk, providing improved linkages with Ormskirk Railway station</li> <li>• A new bus station for Skelmersdale town centre</li> <li>• Improved cycle linkages between Ormskirk and Burscough</li> <li>• Improved car park management within Ormskirk</li> <li>• The provision of 3 linear parks between Ormskirk and Skelmersdale, Tarleton and Hesketh Bank and along the former railway line at Banks</li> <li>• Any potential park and ride schemes associated with public transport connections</li> <li>• Any potential green travel improvements associated with access to the Edge Hill University campus on St Helens Road, Ormskirk; and</li> <li>• Use of the land at the railway pad at the West Quarry, Appley Bridge for a small-scale rail facility.</li> </ul> <p><b>2. Parking Standards</b></p> <p><u>A Residential Development</u></p> <p>Proposals for residential development will be required to meet the following</p>	

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	<p>standards for car parking provision:</p> <table><tr><th>Type of development</th><th>Number of parking spaces</th><th>Cycle Parking Provision</th><th>Disabled parking Provision</th></tr><tr><td>Dwellings with 1 bedroom</td><td>1</td><td>1 communal space per 5 dwellings</td><td>1 space per 10 dwellings</td></tr><tr><td>Dwellings with 2-3 bedrooms</td><td>2</td><td>1 communal space per 5 dwellings</td><td>1 space per 10 dwellings</td></tr><tr><td>Dwellings with 4+bedrooms</td><td>3</td><td>1 communal space per 5 dwellings</td><td>1 space per 10 dwellings</td></tr></table> <p>Table 8.1</p> <p><u>B. Non-Residential Development</u></p> <p>Parking standards for non-residential developments are set out within Appendix F.</p> <p>The Council will support development which seeks to encourage the use of public transport. Locations that are considered more sustainable and well served by public transport by the Council may be considered appropriate for reduced levels of parking provision.</p> <p>Proposals for provision above or below the recommended parking standards will be supported by evidence detailing the local circumstances that justify a deviation from the policy. These local circumstances will include:</p> <ul style="list-style-type: none"><li>• The location of the development – urban /rural, within walking or easy cycling distance of a range of services and facilities;</li><li>• The proposed use;</li><li>• Levels of local parking provision, and any local parking congestion issues;</li><li>• The distance to public transport facilities, and the quality (frequency /</li></ul>	Type of development	Number of parking spaces	Cycle Parking Provision	Disabled parking Provision	Dwellings with 1 bedroom	1	1 communal space per 5 dwellings	1 space per 10 dwellings	Dwellings with 2-3 bedrooms	2	1 communal space per 5 dwellings	1 space per 10 dwellings	Dwellings with 4+bedrooms	3	1 communal space per 5 dwellings	1 space per 10 dwellings	
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	<p>reliability / connection to main routes or interchanges) of the public transport provision in question;</p> <ul style="list-style-type: none"> <li>• The quality of provision for cyclists: cycle parking, dedicated cycling facilities, access points to site, quality of design and provision;</li> <li>• The quality of provision for pedestrians;</li> <li>• Evidence of local parking congestion.</li> </ul> <p>Consideration will be given to allowing proposed developments to share car parking spaces where these joint developments have communal car parks and where it can be demonstrated that the different uses have peaks of usage that do not coincide.</p> <p><u>3. Electric Vehicle Recharging Points</u></p> <p>In addition to the above, developments may also be required to provide Electric Vehicle Recharging (EVR) points and a Low Emissions Strategy statement.</p> <p>Where a Transport Assessment, a Transport Statement or a Travel Plan is required (as advised in PPG 13 and LTP3), a Low Emission Strategy statement should be integrated within this work, explaining actions for carbon reductions and reductions in toxic air pollutant emissions. This requirement will mostly apply to larger developments.</p> <p>In order to support the development of the LES statement, information on the types of mitigation measures and low emission technologies and a national toolkit will be available online to guide applicants in the future (<a href="http://www.lowemissionsstrategies.org">http://www.lowemissionsstrategies.org</a>). This will help assess the amount of transport emissions resulting from the proposed development. Developers will be able to assess the costs, effects and benefits from adopting low emission fuels, technologies and infrastructure</p> <p>EVRs will be required for all types of new developments that require parking provision, as set out below:</p> <p><u>Minimum provision of Parking Bays and charging points for Electric Vehicles in</u></p>	

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	<p><u>new Developments</u></p> <table><tr><td>All dwelling houses with at least one off-street parking space or garage space integral to the curtilage of the property:</td><td>One charging point per house.</td></tr><tr><td>All residential properties served by communal parking areas for the use of those properties only:</td><td>At least one or 10% (whichever is the greater) of parking spaces must be marked out for use by electric vehicles only, together with an adequate charging infrastructure and cabling for each marked bay</td></tr><tr><td>All other development:</td><td>At least one or 10% (whichever is the greater) of parking spaces must be marked out for use by electric vehicles only, together with an adequate charging infrastructure and cabling for each marked bay</td></tr></table>	All dwelling houses with at least one off-street parking space or garage space integral to the curtilage of the property:	One charging point per house.	All residential properties served by communal parking areas for the use of those properties only:	At least one or 10% (whichever is the greater) of parking spaces must be marked out for use by electric vehicles only, together with an adequate charging infrastructure and cabling for each marked bay	All other development:	At least one or 10% (whichever is the greater) of parking spaces must be marked out for use by electric vehicles only, together with an adequate charging infrastructure and cabling for each marked bay	
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All other development:	At least one or 10% (whichever is the greater) of parking spaces must be marked out for use by electric vehicles only, together with an adequate charging infrastructure and cabling for each marked bay							
Policy IF3 Service Accessibility and Infrastructure for Growth	<p>Development will be required to provide essential site service and communications infrastructure and demonstrate that it will support infrastructure requirements as set out in the Infrastructure Delivery Plan.</p> <p>In order for West Lancashire to protect and create sustainable places for communities to enjoy, proposals for development should:</p> <ul style="list-style-type: none"><li>• make the most of existing infrastructure by focusing on sustainable locations with the best infrastructure capacity;</li><li>• ensure no negative impacts or depletion to the quality of the existing infrastructure as a result of new development;</li><li>• where appropriate, contribute towards improvements to existing infrastructure and provision of new infrastructure, as required to support the</li></ul>	<p>Should infrastructure not be in place to support essential development there would be the potential for adverse effects on European sites though the following pathways:</p> <ul style="list-style-type: none"><li>• deterioration in water quality if supporting infrastructure is not phased and adequately in place to support development of Ribble and Alt Estuary SPA/Ramsar, Liverpool Bay SPA</li><li>• atmospheric nitrogen deposition if transport infrastructure is not phased adequately, resulting in potentially adverse effects on Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar, Sefton Coast SAC.</li></ul>						



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	<p>needs of the development;</p> <ul style="list-style-type: none"> <li>where appropriate, demonstrate how access to services will be achieved by means other than the car; and</li> <li>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) of the development.</li> </ul> <p>New development proposed in the areas of Ormskirk, Burscough, Rufford and Scarisbrick that are affected by limitations on waste water treatment, must be phased to ensure delivery of the development coincides with the delivery of an appropriate solution which meets the standards of the Council, the Undertaker and the Regulators.</p> <p>The Council will support the delivery of broadband and communications technology to all parts of the Borough and will encourage and facilitate its use in line with national policy.</p> <p><u>Community Facilities</u></p> <p>Development proposals for new public facilities and services should be co-located where possible, creating “community hubs” and providing a range of services in one sustainable and accessible location. Where new facilities are required independent of new development, they should be located in the most accessible location available.</p> <p>The loss of any community facilities such as (but not limited too) pubs, post offices, community centres and open space will be resisted unless it can be demonstrated that the facility is no longer needed, or can be relocated elsewhere that is equally accessible by the community.</p>	<p>This policy, as it stands, contains this inherent mitigation, namely that infrastructure is appropriately in place and results in no adverse impacts. However it is considered prudent, to ensure this remains in place, that policy wording contains a firm commitment with regards to linking housing delivery of necessary infrastructure to ensure adverse effects on European Sites is avoided, including an indication of how this will be determined and delivered (United Utilities, Environment Agency) through a water cycle strategy.</p> <p>As such the policy is <u>Screened In</u> therefore requiring Appropriate Assessment.</p>
Policy IF4 Developer Contributions	New development will be expected to contribute to mitigating its impact on infrastructure, services and the environment and to contribute to the requirements of the community. This may be secured as a planning obligation through a Section 106 agreement, where the development would otherwise be	The majority of infrastructure and services that developers may be required to provide or contribute towards the provision of, have the potential to result in pathways of effects to European sites. These pathways



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	<p>unacceptable and through the Community Infrastructure Levy (CIL), at such a time when the Council has prepared a Charging Schedule.</p> <p>The types of infrastructure that developments may be required to provide contributions for include but are not limited to:</p> <ul style="list-style-type: none"> <li>• Utilities and Waste (where the provision does not fall within the utility providers legislative obligations);</li> <li>• Flood prevention and sustainable drainage measures;</li> <li>• Transport (highway, rail, bus and cycle / footpath network, canal and any associated facilities);</li> <li>• Community Infrastructure (such as health, education, libraries, public realm);</li> <li>• Green Infrastructure (such as outdoor sports facilities, open space, parks, allotments, play areas, enhancing and conserving biodiversity);</li> <li>• Climate change and energy initiatives through allowable solutions;</li> <li>• Affordable housing; and</li> <li>• Skelmersdale Town Centre Regeneration.</li> </ul> <p>Where appropriate, the Council will permit developers to provide the necessary infrastructure themselves as part of their development proposals, rather than making financial contributions.</p>	<p>have largely been identified in SP1 (Spatial Strategy) and IF3 (Infrastructure Provision).</p> <p>Policy IF4 seeks to create a mechanism whereby developers are committed to contributing to necessary infrastructure to avoid adverse effects on European sites.</p> <p>As it stands, contains inherent mitigation within the wording generally seeking to ensure adequate infrastructure and services are in place to support residential and employment development, therefore avoiding adverse effects on European sites.</p> <p>As it stands, this policy is <u>Screened Out</u> therefore not requiring Appropriate Assessment.</p>
Policy EN1 Low Carbon Development and Energy Infrastructure	<p><u>1. Low Carbon Design</u></p> <p>The Council will mitigate against and adapt to climate change by requiring all development to:</p> <ul style="list-style-type: none"> <li>• i. achieve the Code for Sustainable Homes Level 3 as a minimum standard for new residential development and conversions, rising to Level 4 and Level 6 in line with the increases to Part L of the Building Regulations;</li> </ul>	<p>This policy has the potential to result in adverse impacts on adjacent European sites</p> <p>Depending on locations, the development of CHP or similar plants has the potential to result in atmospheric nitrogen deposition on Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar, Sefton Coast SAC.</p>

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	<ul style="list-style-type: none"> <li>ii. achieve the BREEAM 'very good' standard as a minimum for new commercial buildings of more than 1000m2, rising to 'excellent' and "zero carbon" in line with the increases to Part L of the Building Regulations;</li> <li>iii. contribute financially to a Community Energy Fund, such as the Council's Community Energy Fund, through 'Allowable Solutions', for all new residential development, when carbon compliance cannot be achieved on site in line with the final Part L building regulation increase (expected 2016);</li> <li>iv. be resilient to climate change by incorporating shading and SuDS and locating it away from areas at risk of flooding, unless it can be demonstrated through a flood risk assessment that it satisfies the sequential test and the exception test, where applicable, as set out in national policy.</li> </ul> <p>The above standards are in line with the implementation of the revisions to Part L of the contemporary Building Regulations and are a minimum only. Development will be expected to set out how improvements are achieved within an Energy Statement as part of any planning application. These standards will apply until any other national or locally-determined standard is required.</p> <p><u>2. Low and Zero Carbon Energy Infrastructure</u></p> <p>The Council will deliver climate change mitigation and energy security measures by:</p> <ul style="list-style-type: none"> <li>Requiring all major developments to explore the potential for a district heating or decentralised energy network, particularly on those sites of strategic importance.</li> <li>Requiring development located where a decentralised or district heat network is planned to be constructed and sited to allow future connectivity at a later date or phase.</li> <li>Using funds from the Community Energy Fund to support carbon saving projects.</li> <li>Supporting proposals for renewable, low carbon or decentralised energy</li> </ul>	<p>The Liverpool City Region Renewable Energy Capacity Study (unpublished) has identified 2 broad areas of search for large scale grid connected renewable energy technologies (described in CS1). The sites are "south west of the borough around Great Altcar" and "east of the borough to the east of the A59 and the north of the A5209". The areas have been identified as those with the least constraint and greatest resources availability but will require further detailed ecological assessment work. There is therefore the potential for wind turbines to result in disturbance to qualifying bird species of Martin Mere SPA/Ramsar, Ribble and Alt Estuary SPA/Ramsar, particularly around Great Altcar which is known to support pink footed geese, a qualifying bird species for both these sites.</p> <p>Notwithstanding the above, the last paragraph of the policy states that proposals for such schemes will be supported "<i>provided they can demonstrate that they will not result in unacceptable harm to the local environment which cannot be satisfactorily addressed</i>".</p> <p>Policy EN1 is <u>Screened In</u> therefore requiring Appropriate Assessment</p>

Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
	schemes provided they can demonstrate that they will not result in unacceptable harm to the local environment which cannot be satisfactorily addressed and which is not outweighed by the benefits of such proposals. Renewable and low carbon energy development proposals within the Green Belt will need to demonstrate that the harm to the Green Belt is outweighed by the wider benefits of the development.	
Policy EN2 Preserving and Enhancing West Lancashire's Natural Environment	<p>Development proposals which seek to enhance, preserve and improve the biodiversity or geological value of West Lancashire will be supported in principle. In order to do this development must meet the requirements set out below:</p> <p><u>1. Biodiversity</u></p> <p>The Council will:</p> <ul style="list-style-type: none"> <li>Protect and safeguard all sites of international, national, county and local level importance including all Ramsar, Special Protection Areas, National Nature Reserves, Sites Special Scientific Interest, Regionally Geologically Important Sites, biological heritage and nature conservation sites;</li> <li>Support the development of the Ribble Coast and Wetlands Regional Park with the vision that by 2020 the Ribble Coast and Wetlands Regional Park will become an internationally recognised area; and</li> <li>Provide and support a network of strategic green links between the rural areas, river corridors and green spaces to provide a network of green corridors that will provide habitats to support biodiversity and prevent fragmentation of the natural environment.</li> </ul> <p>In addition to the provisions of national and European law, and the requirements of national planning policy, development must adhere to the provisions set out below.</p> <p><u>A. Nature Conservation Sites</u></p> <p>This policy applies to all presently designated nature conservation sites, as shown</p>	<p>The biodiversity elements of this policy seeks to avoid adverse impacts on European sites. It should be noted that this policy, as it stands, contains inherent mitigation within the wording generally seeking to ensure the development of green infrastructure does not result in adverse effects on European sites</p> <p>The Green infrastructure elements of this policy has the potential to result in adverse effects on European sites through enhancing accessibility to European sites and/or supporting habitat. This has the potential to exacerbate existing recreational pressures. There is the potential for this to be the case with Martin Mere SPA/Ramsar, Ribble and Alt SPA/Ramsar and Sefton Coast SAC.</p> <p><u>With the above in mind, and the pathways identified this policy EN2 is Screened In therefore requiring Appropriate Assessment</u></p>

Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
	<p>on the Proposals Map, and to any sites or networks that may be identified in the future by appropriate agencies.</p> <p>Development that would directly or indirectly affect any County Biological Heritage Site, Local Nature Reserve, Regionally Important Geological / Geomorphological Site or Local Nature Conservation Site, will be considered only where it is necessary to meet an overriding local public need.</p> <p>Where development is considered necessary, adequate mitigation measures and compensatory habitat creation will be required through planning conditions and / or obligations, with the aim of providing an overall improvement in the site's biodiversity value. Where compensatory habitat is provided it should be of equal area, if not larger and more diverse than what is being replaced.</p> <p>Where there is reason to suspect that there may be protected species on or close to a proposed development site, planning applications should be accompanied by a survey assessing the presence of such species and, where appropriate, making provision for their needs.</p> <p><u>B Damage to nature conservation assets</u></p> <p>The following definition of what constitutes damage to natural environmental assets will be used in assessing applications potentially impacting upon assets:</p> <ul style="list-style-type: none"> <li>• Loss of the undeveloped open character of a part, parts or all of the ecological framework;</li> <li>• Reducing the width or causing direct or indirect severance of the ecological framework or any part of it;</li> <li>• Restricting the potential for lateral movement of wildlife;</li> <li>• Causing the degradation of the ecological functions of the ecological framework or any part it;</li> <li>• Directly or indirectly damaging or severing links between green spaces, wildlife corridors and the open countryside; and</li> </ul>	

Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
	<ul style="list-style-type: none"> <li>Impeding links to ecological frameworks recognised by neighbouring planning authorities.</li> </ul> <p><u>C Trees and Hedgerows</u></p> <p>The Council will encourage the creation of new woodlands where appropriate. Development will not be permitted that would directly or indirectly damage existing mature or ancient woodland, veteran trees or species-rich hedgerows.</p> <p>All development should:</p> <ul style="list-style-type: none"> <li>Include appropriate tree planting which should integrate well with existing mature trees (both new and existing trees should be maintained by the owner of the site);</li> <li>Promote an increase in tree cover where it would not threaten other vulnerable habitats;</li> <li>Avoid encroachment into the canopy area or root spread of trees considered worthy of retention; and</li> <li>Replace any trees lost on a like-for-like basis.</li> </ul> <p><u>D. Land Resources</u></p> <p>Development will have regard to the conservation of the Borough's deep peat resources.</p> <p>Development on the most important agricultural land (Grades 1, 2 and 3a) will not be permitted unless it can be demonstrated that there are no other sites suitable to accommodate the development. This excludes land that has an environmental importance or designation or that provides habitat for protected species.</p> <p><u>E. Coastal Zone</u></p> <p>Development within the Borough's Coastal Zones, as defined on the Proposals Map, will be limited to that which is essential in meeting the needs of coastal navigation, amenity and informal recreation, tourism and leisure, flood protection,</p>	

Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
	<p>fisheries, nature conservation and / or agriculture. Development will not be allowed which would allow the loss of secondary sea embankments.</p> <p>Development in Marine areas as defined by the Marine Management Organisation (MMO) must be in line with Marine Policy Statements and Marine Management Plans.</p> <p><u>F Landscape Character</u></p> <p>New development will be required to take advantage of its landscape setting and historic landscapes by having regard to the different landscape character types across the Borough. Development likely to affect landscapes or their key features will only be permitted where it makes a positive contribution to them. The level of protection afforded will depend on the quality, importance and uniqueness of the landscape in question as defined in SPG Natural Areas and Areas of Landscape History Importance and any subsequent documents.</p> <p>The active use of the Borough's landscapes through leisure and tourism will be promoted where this is compatible with objectives relating to their protection. Proactive management of the Borough's landscape, for the benefit of carbon retention, biodiversity and flood prevention will also be supported.</p> <p>In addition, development will be permitted where it meets the following criteria:</p> <ul style="list-style-type: none"> <li>• The development maintains or enhances the distinctive character and visual quality of the Landscape Character Area, as shown on the Proposals Map, in which it is located;</li> <li>• It respects the historic character of the local landscape and townscape, as defined by the Areas of Landscape History Importance shown on the Proposals Map; and</li> <li>• It compliments or enhances any attractive attributes of its surroundings through sensitive design which includes appropriate siting, orientation, scale, materials, landscaping, boundary treatment, detailing and use of art features where appropriate'.</li> </ul>	

Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
Policy EN3 Provision of Green Infrastructure and Open Recreation Space	<p><u>1. Green Infrastructure</u></p> <p>The Council will:</p> <ul style="list-style-type: none"> <li>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, flood storage, habitat creation, footpaths 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;</li> <li>require development to contribute to the green infrastructure strategy and enhance as well as protect and safeguard the existing network of green links, open spaces and sports facilities, and secure additional areas where deficiencies are identified - this will be achieved through contributions to open space as outlined within Policy IF4;</li> <li>provide 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; and</li> <li>seek to deliver new recreational opportunities including the proposed linear parks between Ormskirk-Skelmersdale, along the River Douglas at Tarleton and Hesketh Bank and the former railway line in Banks.</li> </ul> <p><u>2. Open Space and Recreation Facilities</u></p> <p>A. Development should be strongly resisted if it results in the loss of existing open space or sports facilities (including school playing fields) unless the following conditions are met:</p> <ul style="list-style-type: none"> <li>The open space has been identified by the Council as being under used, poor quality or poorly located;</li> <li>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</li> </ul>	<p>The Green infrastructure elements of this policy has the potential to result in adverse effects on European sites through enhancing accessibility to European sites and/or supporting habitat. This has the potential to exacerbate existing recreational pressures. There is the potential for this to be the case with Martin Mere SPA/Ramsar, Ribble and Alt SPA/Ramsar and Sefton Coast SAC.</p> <p><u>With the above in mind, and the pathways identified this policy EN3 is Screened In therefore requiring Appropriate Assessment</u></p>



Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
	<p>area; or</p> <ul style="list-style-type: none"> <li>• 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</li> </ul> <p>B. Development will not be permitted where:</p> <ul style="list-style-type: none"> <li>• Development would effect the open characteristic of the area</li> <li>• Development would restrict access to publicly accessible Green Space</li> <li>• Development would adversely effect biodiversity in the locality</li> <li>• Development would result in the loss of Green Spaces, Corridors and the Countryside.</li> <li>• The open space contributes to the distinctive form, character and setting of a settlement</li> <li>• The open space is a focal point within the built up area</li> <li>• The open space provides a setting for important buildings (being listed or of local historic importance) or scheduled ancient monuments.</li> <li>• Proposals contradict other policies contained within the Local Plan.</li> </ul> <p>C. Development for outdoor sports and recreational facilities will be permitted within settlement boundaries providing that the facility is required and supported by local residents and does not conflict with other policies contained with the Local Plan. Appropriate development for outdoor sports and recreation facilities may be permitted in the Green Belt in accordance within national policy.</p> <p>D. Where a deficiency in existing open recreation space provision is demonstrated, new residential development will be expected to provide local open space on-site (where appropriate) or a financial contribution towards off-site local open space to meet the demand for such open space created by the new development.</p>	

Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
	<p>E. Recreational Facilities</p> <p>Facilities for informal countryside recreational activities are proposed at the following sites as shown on the proposals map</p> <ol style="list-style-type: none"> <li>1. Hunters Hill, Wrightington</li> <li>2. Parbold Hill, Parbold</li> <li>3. Platts Lane and Mill Dam Lane, Burscough</li> </ol> <p>Proposals will also be developed to protect and improve facilities at existing countryside recreation sites shown on the proposals map:</p> <ol style="list-style-type: none"> <li>1. Beacon Country Park, Skelmersdale</li> <li>2. Tawd Valley Park, Skelmersdale</li> <li>3. Fairy Glen, Appley Bridge</li> <li>4. Dean Wood, Up Holland</li> <li>5. Abbey Lakes, Up Holland</li> <li>6. Ruff Wood, Ormskirk</li> <li>7. Platts Lane Lake, Burscough</li> <li>8. Chequer Lane, Up Holland</li> </ol> <p>New children's play areas are proposed on sites shown on the Proposals Map at</p> <ol style="list-style-type: none"> <li>1. Latham Avenue, Parbold (0.2 ha)</li> <li>2. Tabbys Nook Newburgh (0.2 ha)</li> <li>3. Redgate, Ormskirk (1.0 ha)</li> <li>4. Elm Place, Ormskirk (0.6ha)</li> <li>5. Land East of Eavesdale, Skelmersdale (0.9 ha)</li> </ol>	

Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
	<p>6. Bescar Lane, Bescar (0.2 ha)</p> <p>7. Pickles Drive, Burscough</p>	
<p>Policy EN4</p> <p>Preserving and Enhancing West Lancashire's Built Environment</p>	<p><u>1. Quality Design</u></p> <p>High quality and inclusive design will be required for all new developments and will be expected to:</p> <ul style="list-style-type: none"> <li>• be inspiring and imaginative;</li> <li>• be adaptable to climate change through construction principles;</li> <li>• create safe and secure environments that reduce the opportunities for crime;</li> <li>• contribute to creating a 'sense of place' by responding positively to the setting and local distinctiveness of the area in relation to the scale of development, site layout, building style and design, materials and landscaping;</li> <li>• fully integrate with existing streets and paths to ensure safety for pedestrian, vehicles and cycle users;</li> <li>• create attractive public spaces to promote healthy and inclusive communities, making use of well designed open space, landscaping and public art, where appropriate; and</li> <li>• minimise the risk from all forms of pollution, contamination and land instability.</li> </ul> <p><u>2. Cultural and Heritage Assets</u></p> <p>The historic environment has an aesthetic value and promotes local distinctiveness and helps define our sense of place. In order to protect and enhance historic assets whilst facilitating economic development through regeneration, leisure and tourism, the following principles will be applied:</p>	<p>The importance sustaining and enhancing the heritage of West Lancashire is identified as a benefit for the regeneration of our communities, particularly through leisure, tourism and economic development. Whilst these elements may attract more visitors, this is unlikely to be significant outside of the borough. Any rise in recreational pressures on European Sites has been covered in housing growth policies.</p> <p>The use of sustainable quality design is of benefit to European sites.</p> <p>Policy EN4 is <b>Screened Out</b> therefore requiring Appropriate Assessment</p>

Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
	<p>A. There will be a presumption in favour of the conservation of designated heritage assets. Regard should be had for the following criteria:</p> <ul style="list-style-type: none"> <li>• Development will not be permitted that will adversely affect a listed building, a scheduled monument, a conservation area, historic park or garden, or important archaeological remains;</li> <li>• Development affecting the historic environment should seek to preserve or enhance the heritage asset and any features of specific historic, archaeological, architectural or artistic interest;</li> <li>• In all cases there will be an expectation that any new development will enhance the historic environment in the first instance, unless there are no identifiable opportunities available;</li> <li>• In instances where existing features have a negative impact on the historic environment, as identified through character appraisals, the Local Planning Authority will request the removal of the features that undermine the historic environment as part of any proposed development.</li> </ul> <p>B. Substantial harm or loss of a listed building, park or garden will only be permitted in exceptional circumstances where it can be demonstrated that:</p> <p>a) the substantial harm to, or loss of significance of, the heritage asset is necessary in order to deliver substantial public benefits that outweigh that harm or loss; or the nature of the heritage asset prevents all reasonable uses of the site;</p> <p>b) no viable use of the heritage asset itself can be found in the medium term that will enable its conservation (evidence of appropriate marketing and reasonable endeavours should be provided in line with Policy GN4);</p> <p>c) conservation through grant-funding or some form of charitable or public ownership is not possible; and</p> <p>d) the harm to or loss of the heritage asset is outweighed by the benefits of bringing the site back into use.</p>	

Policy number/ name	Key Features of Local Plan Preferred Policy Option (all figures are taken from the Preferred Options Report November 2011)	Screening Decision
	<p>C. There will be a presumption in favour of the protection and enhancement of existing buildings and built areas which do not have Listed Building or Conservation Area status but have a particular local importance or character which it is desirable to keep. Such buildings or groups of buildings will be identified through a Local List which will be adopted by the Council.</p> <p>4. Heritage Statements and / or Archaeological Evaluations will be required for proposals related to, or impacting on, the setting of heritage assets and/or known or possible archaeological sites, in order that sufficient information is provided to assess the impacts of development on historic environment assets, together with any proposed mitigation measures.</p> <p>5. Where possible, opportunities to mitigate and adapt to the effects of climate change will be encouraged. Re-use of heritage assets and, where suitable, modification so as to reduce carbon emissions and secure sustainable development will be permitted where appropriate. The public benefit of mitigating the effects of climate change should be weighed against any harm to the significance of the heritage asset.</p>	

## Appendix 3: Preliminary Consultation with Natural England and the Environment Agency

From: NW Planning (NE) [nwplanning@naturalengland.org.uk]  
Sent: 04 March 2011 11:26  
To: Leila Payne  
Subject: RE: NE Comments HRA/AA West Lancs Local Plan (Preferred Options Report)  
Attachments: West Lancs Local Plan HRA draft ScottWilson 04Mar11 EH.pdf

Follow Up Flag: Follow up  
Flag Status: Flagged

Dear Leila,

West Lancs Local Plan HRA

Please find attached to this email Natural England's response in relation to the above consultation. I'm sorry I was not able to get this response to you yesterday, but I hope it may still be useful for you to receive it ahead of 11th March, our previously agreed deadline.

We found the draft HRA to be extremely comprehensive in its level of detail, and have made a couple of suggestions with regard to the structure/contents of the document. With regard to wording of individual policies, we are encouraged to see the suggested changes. However, without seeing the Local Plan document itself it is difficult to make definitive comments on policy wording, so we have not attempted to look at policy wording in detail at this stage.

Please do not hesitate to contact me if you would like to discuss our response. Kind regards,

Elise Hall  
Planning and Conservation Adviser  
Bowland and Dales Team  
Natural England  
Hornbeam House  
Electra Way  
Crewe, CW1 6GJ  
Tel: 0300 060 4479  
Mobile: 07768 027179

<http://www.naturalengland.org.uk/>

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Date: 04 March 2011

Our ref: NW.10/11.CON17595

Your ref: West Lancs Core Strategy draft HRA

URS/Scott Wilson  
Environment and Natural Resources Sector  
Brunel House  
54 Princess Street  
Manchester  
M1 6HS



Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire CW1 6GJ

T 0300 060 4479

BY EMAIL ONLY

Dear Ms Payne,

### West Lancs Core Strategy (preferred options) draft HRA

Thank you for your consultation on the above, which was received by Natural England on 22 February 2011.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

We are pleased to have been consulted on your draft HRA report at this early stage in the process, as early engagement allows for changes to be made if necessary. On the whole we are impressed by the comprehensive approach that has been taken, and are encouraged by the level of detail contained within the report. There are a couple of changes that the report would benefit from, which I have outlined below.

#### *Conclusions of HRA screening and AA exercise*

We acknowledge the inclusion within the report of conclusions made with respect to both individual European sites (final paragraphs of relevant sections on European sites) and potential impacts (sections 14.4, 14.3 and 14.4). However, we consider that the *overall* conclusions of the screening and AA exercise should also be stated, perhaps at the end of section 14. This allows clear and easy identification of whether or not the Core Strategy is likely to result in adverse impacts on European sites, which is the ultimate purpose of the document.

We note that avoidance and mitigation measures have been recommended and fully described in respect of individual policies (within section 14) where potential impacts have been identified. However, the report should also explain how/if these measures will be taken account of (e.g. whether suggested changes to policy wording will actually be implemented). This will allow an overall conclusion (i.e. described above) to be made as to whether or not there are any *remaining* impacts resulting from the Core Strategy that cannot be avoided/mitigated against.

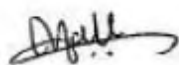
I hope that these comments are of use to you. Should you wish to discuss this response please do not hesitate to contact me at the above address.

Yours sincerely,

Page 1 of 2

Please send consultations for the North West Region via email to: [nwplanning@naturalengland.org.uk](mailto:nwplanning@naturalengland.org.uk)  
North West Planning, Natural England, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ





Elise Hall  
Planning and Conservation Adviser  
Bowland and Dales Team  
Direct dial: 0300 060 4479  
Email: [elise.hall@naturalengland.org.uk](mailto:elise.hall@naturalengland.org.uk)

From: Carter, Philip [philip.carter@environment-agency.gov.uk]  
Sent: 25 February 2011 12:14  
To: Leila Payne  
Subject: RE: EA Comments HRA/AA West Lancs Local Plan (Preferred Options Report) [Filed 25 Feb 2011 12:16]

Leila, we have no comments to make on the HRA/AA for the West Lancashire Local Plan (Preferred Options Report) but recommend consultation with Natural England. Kind regards

Philip

Philip Carter  
Planning Liaison Officer  
Environment Agency  
PO Box 519  
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PR5 8GD  
01772 714219  
[philip.carter@environment-agency.gov.uk](mailto:philip.carter@environment-agency.gov.uk)

**Legend**

- Main Rivers
- Canals
- Motorways
- Railway
- Lakes
- Urban Areas

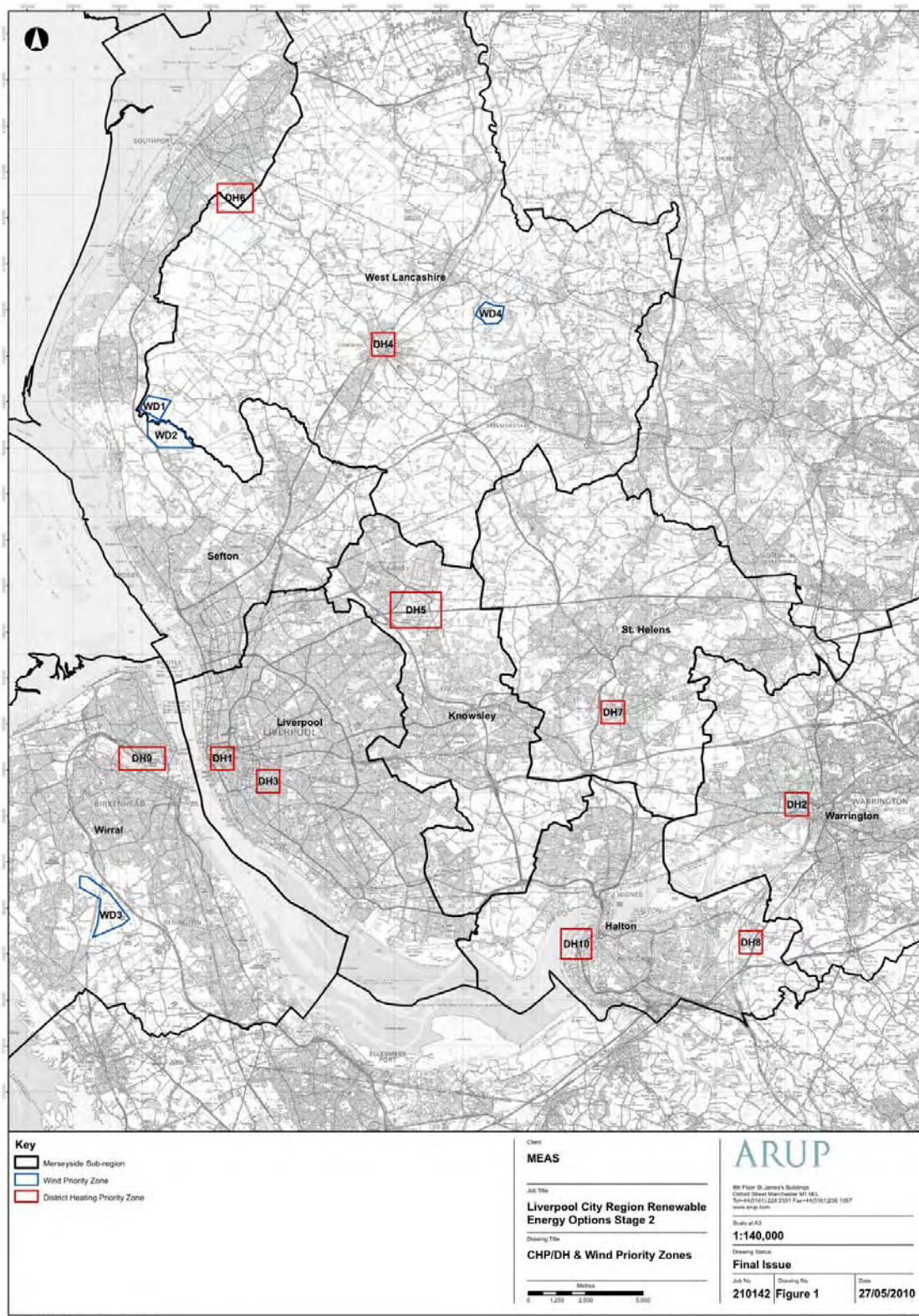
**Elevation (Metres)**

High : 400  
Low : 0

0 2 4 8 Kilometres

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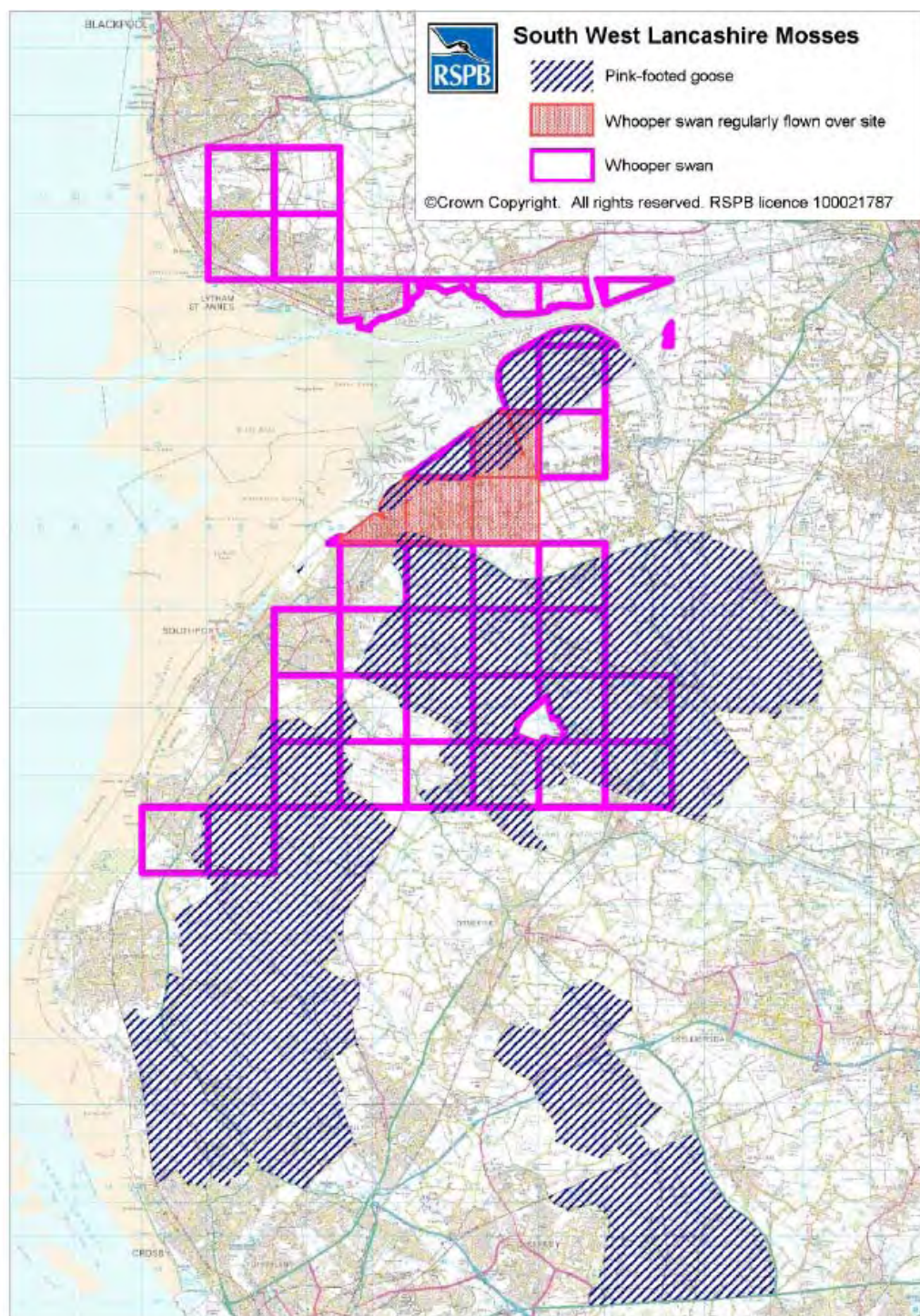
## Appendix 5: Energy Priority Zones





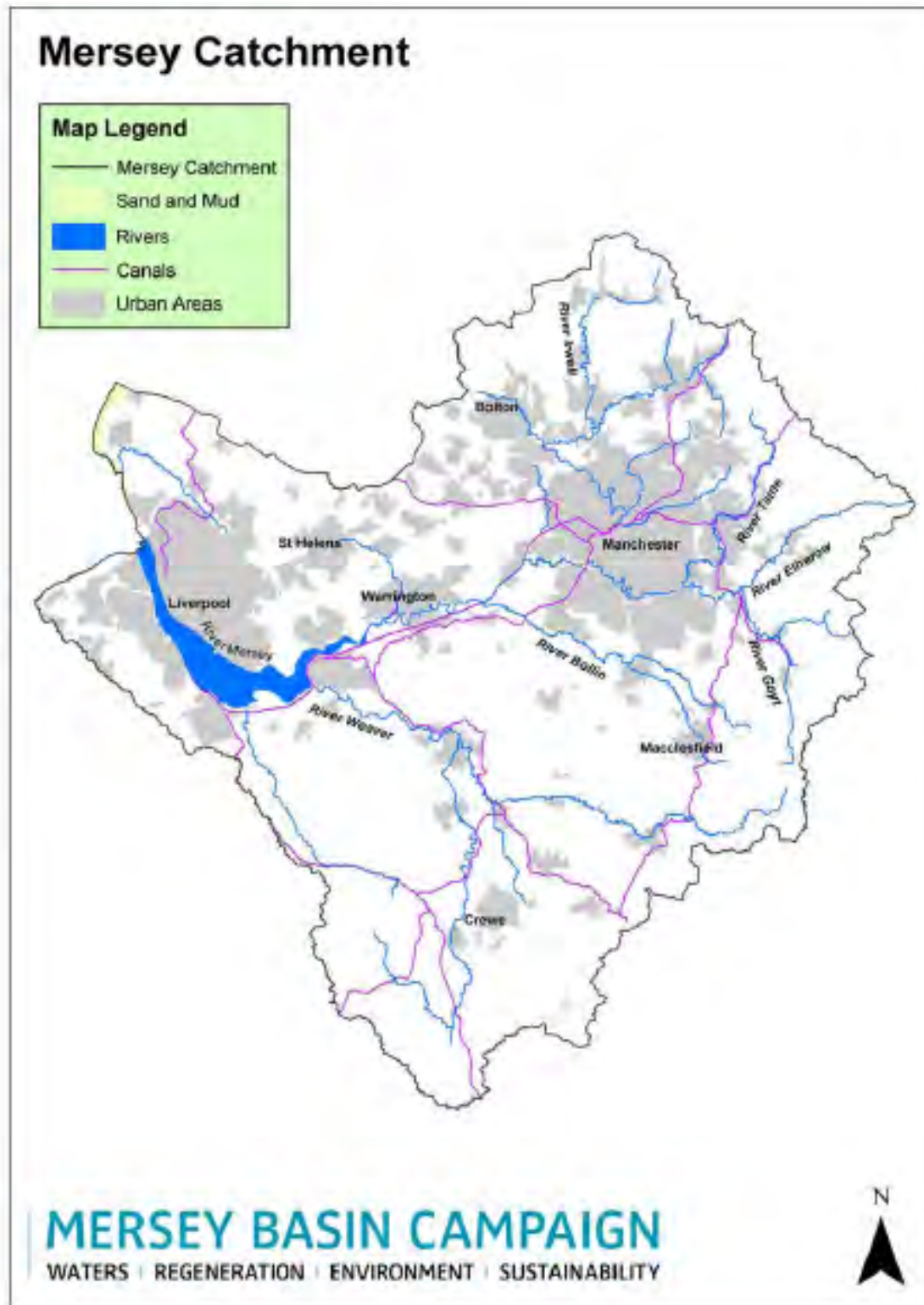
## Appendix 6: Qualifying Bird Species Sensitivity Map: South West Lancashire

Source RSPB and Lancashire Wildlife Trust (July 2008) Wind Turbines, Sensitive Bird Populations and Peat Soils: A Spatial Planning Guide for on-shore wind farm developments in Lancashire, Cheshire, Greater Manchester and Merseyside.



## Appendix 7: River Mersey catchment

Map taken from the Mersey Basin Campaign publication River Mersey: 6 Minute Expert (undated)





## Appendix 8: Appraisal of proposed development sites

This table investigates whether development of sites named in the Local Plan have the potential to affect supporting habitat for Martin Mere SPA/ Ramsar site or Ribble & Alt Estuaries SPA/ Ramsar site.

Policy number	Site allocated	Comments	Conclusions
SP3, GN2, RS1, EC1	Yew Tree Farm, Burscough (adjacent to Burscough Industrial Estate)	<p>The RSPB sensitivity map (Appendix 6) identifies a large area to the north and west within 1km of the proposed site as sensitive habitat for pink-footed geese and whooper swans.</p> <p>Aerial photographs indicate that the site currently supports arable farmland which appears to meet the basic habitat requirements of wintering pink-footed geese and whooper swans.</p> <p>The existing industrial area does not meet the basic habitat requirements for qualifying bird species. However, redevelopment of the existing site could result in noise and/ or visual disturbance to wintering birds using the adjacent sensitive area.</p>	<p>The proposed development site is not currently identified as supporting habitat for the SPA/ Ramsar sites, and therefore there is no barrier to allocation of the site in the Local Plan, as no effects on the SPA/ Ramsar sites can be expected based on the current information.</p> <p>However, the site has potential to be used as supporting habitat in the future, as the distribution of qualifying bird species may change over time. It is also noted that the habitats on the site may change, which may affect their suitability for qualifying bird species.</p> <p>In order to ensure compliance with legislation, national policy and policy EN2 of the Local Plan when determining planning applications for this site, the applicant should submit an Ornithology Report containing sufficient information to demonstrate that consideration has been given to the potential for effects on wintering birds and, if necessary, that suitable mitigation measures will be implemented to address this to the satisfaction of the Council. This will allow the project to be screened against the Habitats Regulations (or equivalent current legislation) and relevant national and local policy.</p>

Policy number	Site allocated	Comments	Conclusions
GN2	Land at Parr's Lane, Aughton	<p>The RSPB sensitivity map identifies a large area to the south and east within 1km of the proposed site as sensitive habitat for pink-footed geese.</p> <p>Aerial photographs indicate that the site currently supports a mixture of arable farmland, grassland, woodland and hedgerows. The grassland has a small field size and there are well-developed hedgerows and small woodlands. This combination of features is not favoured by wintering pink-footed geese, which prefer areas with open views. The arable fields are of a suitable size, but have residential properties immediately adjacent – again, this is unfavourable for pink-footed geese, which prefer quiet areas with little human activity.</p> <p>Taking this into account, the site would appear to be unlikely to support significant numbers of wintering pink-footed geese.</p>	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.
GN2	Land at Ruff Lane, Ormskirk	<p>The RSPB sensitivity map identifies a large area to the south-east within 1km of the proposed site as sensitive habitat for pink-footed geese.</p> <p>Aerial photographs indicate that the site is surrounded by tall hedges / trees and supports unmanaged shrubby or tall herb vegetation. These habitats are unattractive to pink-footed geese.</p> <p>Taking this into account, the site would appear to be unlikely to support significant numbers of wintering pink-footed geese.</p>	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.



Policy number	Site allocated	Comments	Conclusions
GN2	Land at Red Cat Lane, Burscough	<p>The site is located approximately 1.7km south-west of Martin Mere SPA/Ramsar.</p> <p>The RSPB sensitivity map identifies a sensitive area for pink-footed geese and whooper swans which includes the proposed site.</p> <p>Aerial photographs indicate that the site is partly surrounded by existing residential development and supports a combination of arable and grass fields and garden-like small enclosures. Whilst the site could potentially meet the feeding requirements of qualifying bird species, the level of human activity is likely to be quite high, plus the site is screened from more suitable habitat to the north by trees and shrubs. This combination of features is unattractive to qualifying bird species, so it appears unlikely that the site itself would support them in significant numbers. However, development of the site might have potential to result in disturbance to birds using suitable habitat to the north.</p>	<p>Wintering birds are highly mobile and move between roosting/feeding sites according to weather, food availability, etc. Therefore, provided that there is sufficient supporting habitat in the overall area, temporary disturbance of a small area of supporting habitat is not generally considered to affect SPA/Ramsar site integrity. Additionally, there are a number of measures available to prospective developers to avoid and/or mitigate noise and visual disturbance. Taking this into account, it is unlikely that development of the site would have a tangible effect on the overall integrity of Martin Mere SPA/Ramsar site. However, there is a possibility of in-combination effects with other future developments which also have the potential to result in disturbance (see below). This can only be assessed when the timing of development proposals is known, i.e., at planning application stage.</p> <p>In order to ensure compliance with legislation, national policy and policy EN2 of the Local Plan when determining planning applications for this site, the applicant should submit an Ornithology Report containing sufficient information to demonstrate that consideration has been given to the potential for disturbance of wintering birds and, if necessary, that suitable mitigation measures will be implemented to address this to the satisfaction of the Council. This will allow the Council to screen the project against the Habitats Regulations (or current equivalent legislation) and relevant national and local policy.</p>

Policy number	Site allocated	Comments	Conclusions
GN2	Land at Mill Lane, Up Holland	<p>The site is over 5km away from sensitive habitats as identified by the RSPB sensitivity map.</p> <p>Aerial photographs indicate that the site is partly arable land and partly playing field/ amenity greenspace, and is surrounded by existing housing.</p> <p>Taking this into account, the site would appear to be unlikely to support significant numbers of wintering pink-footed geese.</p>	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.
GN2	Land at Moss Road, Halsall	<p>This site is located within a whooper swan sensitive area and with a sensitive area for pink-footed geese directly adjacent to the south.</p> <p>The site currently supports allotments, small grass fields, and medium sized arable fields in the southern portion adjacent to the identified pink-footed area. Allotments and small fields are generally unattractive to qualifying bird species, as they do not offer the wide open views preferred by these birds. The arable fields are potentially more suitable, but are hemmed in by existing residential development to the south. Overall, it appears unlikely that the site would support significant numbers of qualifying bird species, nor does it seem likely that development of the site would result in disturbance of qualifying bird species.</p>	<p>Whilst impacts on wintering birds from redevelopment of the site appear unlikely, it is important to acknowledge and address the fact that the site lies in an area identified as sensitive for wintering birds when considering future planning applications.</p> <p>In order to ensure compliance with legislation, national policy and policy EN2 of the Local Plan when determining planning applications for this site, the applicant should submit an Ornithology Report containing sufficient information to demonstrate that consideration has been given to the potential for effects on wintering birds and, if necessary, that suitable mitigation measures will be implemented to address this to the satisfaction of the Council. This will allow the Council to screen the project against the Habitats Regulations (or current equivalent legislation) and relevant national and local policy.</p>

Policy number	Site allocated	Comments	Conclusions
GN2	Land at Fine Jane's Farm, Halsall	<p>The site is located within an area identified as sensitive for whooper swan and adjacent to a sensitive area for pink-footed geese.</p> <p>The site was formerly a poultry farm and is fully developed with buildings and hardstanding. As such, the site does not meet the basic habitat requirements of whooper swan or pink-footed geese and is unlikely to support qualifying bird species in significant numbers.</p> <p>However, redevelopment of the site could result in noise and/or visual disturbance to wintering birds using the adjacent sensitive area.</p>	<p>Wintering birds are highly mobile and move between roosting/feeding sites according to weather, food availability, etc. Therefore, provided that there is sufficient supporting habitat in the overall area, temporary disturbance of a small area of supporting habitat is not generally considered to affect SPA/Ramsar site integrity. Additionally, there are a number of measures available to prospective developers to avoid and/or mitigate noise and visual disturbance. Taking this into account, it is unlikely that development of the site would have a tangible effect on the overall integrity of the SPA/ Ramsar sites. However, there is a possibility of in-combination effects with other future developments which also have the potential to result in disturbance (see below). This can only be assessed when the timing of development proposals is known, i.e., at planning application stage.</p> <p>In order to ensure compliance with legislation, national policy and policy EN2 of the Local Plan when determining planning applications for this site, the applicant should submit an Ornithology Report containing sufficient information to demonstrate that consideration has been given to the potential for disturbance of wintering birds and, if necessary, that suitable mitigation measures will be implemented to address this to the satisfaction of the Council. This will allow the Council to screen the project against the Habitats Regulations (or current equivalent legislation) and relevant national and local policy.</p>

Policy number	Site allocated	Comments	Conclusions
GN2	Land at New Cut Lane, Halsall	<p>This site lies in an area designated as sensitive for pink-footed geese. It is adjacent to an area identified as sensitive for whooper swan. Halsall and Plex Mosses SBI is immediately to the south of the site – this is known to be an internationally important roosting site for pink-footed geese in its own right, with average peak counts of around 6,000 geese in the mid-1990s<sup>89</sup>.</p> <p>The proposed development site consists mainly of grassland with a small field size and areas of trees and scrub. Whilst this could theoretically provide feeding habitat for pink-footed geese, they prefer sites with wide open views and are seldom found in visually enclosed areas such as the proposed development site. It therefore appears unlikely that the site would support significant numbers of qualifying bird species.</p> <p>However, redevelopment of the site could result in noise and/or visual disturbance to wintering birds using the adjacent sensitive area.</p>	<p>Wintering birds are highly mobile and move between roosting/feeding sites according to weather, food availability, etc. Therefore, provided that there is sufficient supporting habitat in the overall area, temporary disturbance of a small area of supporting habitat is not generally considered to affect SPA/Ramsar site integrity. Additionally, there are a number of measures available to prospective developers to avoid and/or mitigate noise and visual disturbance. Taking this into account, it is unlikely that development of the site would have a tangible effect on the overall integrity of SPA/ Ramsar sites. However, there is a possibility of in-combination effects with other future developments which also have the potential to result in disturbance (see below). This can only be assessed when the timing of development proposals is known, i.e., at planning application stage.</p> <p>In order to ensure compliance with legislation, national policy and policy EN2 of the Local Plan when determining planning applications for this site, the applicant should submit an Ornithology Report containing sufficient information to demonstrate that consideration has been given to the potential for disturbance of wintering birds and, if necessary, that suitable mitigation measures will be implemented to address this to the satisfaction of the Council. This will allow the Council to screen the project against the Habitats Regulations (or current equivalent legislation) and relevant national and local policy.</p>

Policy number	Site allocated	Comments	Conclusions
GN2	Land at Guinea Hall Lane / Greaves Hall Avenue, Banks	<p>This site is located in an area identified as sensitive for whooper swan and adjacent to a designated sensitive area for pink-footed geese.</p> <p>The site is adjacent to existing housing and the A565 dual carriageway road. Existing habitats based on aerial photographs are primarily grass fields with a medium field size and frequent trees and hedgerows. These features are not favourable for wintering birds, which tend to concentrate on sites with wide open views. As such, it is unlikely that the site is used by significant numbers of these birds. However, redevelopment of the site could result in noise and/ or visual disturbance to wintering birds using the adjacent sensitive area.</p>	<p>Wintering birds are highly mobile and move between roosting/ feeding sites according to weather, food availability, etc. Therefore, provided that there is sufficient supporting habitat in the overall area, temporary disturbance of a small area of supporting habitat is not generally considered to affect SPA/ Ramsar site integrity. Additionally, there are a number of measures available to prospective developers to avoid and/or mitigate noise and visual disturbance. Taking this into account, it is unlikely that development of the site would have a tangible effect on the overall integrity of SPA/ Ramsar sites. However, there is a possibility of in-combination effects with other future developments which also have the potential to result in disturbance (see below). This can only be assessed when the timing of development proposals is known, i.e., at planning application stage.</p> <p>In order to ensure compliance with legislation, national policy and policy EN2 of the Local Plan when determining planning applications for this site, the applicant should submit an Ornithology Report containing sufficient information to demonstrate that consideration has been given to the potential for disturbance of wintering birds and, if necessary, that suitable mitigation measures will be implemented to address this to the satisfaction of the Council. This will allow the Council to screen the project against the Habitats Regulations (or current equivalent legislation) and relevant national and local policy.</p>

Policy number	Site allocated	Comments	Conclusions
EC1	Pimbo Industrial Estate	<p>The proposal at this site is for use of existing allocations and regeneration of vacant/ under-used sites within the existing footprint of the industrial estate.</p> <p>The site is approximately 1km away from an area designated as sensitive for pink-footed geese.</p> <p>The existing industrial estate and immediately adjacent small pockets of undeveloped land are unfavourable for wintering pink-footed geese, as the basic habitat requirements of arable /pasture land for food and wide open views do not appear to be met.</p>	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.
EC1	Stanley Industrial Estate	<p>The proposal at this site is for use of existing allocations and regeneration of vacant/ under-used sites within the existing footprint of the industrial estate.</p> <p>The site is approximately 1km away from the nearest area designated as sensitive for pink-footed geese by the RSPB.</p> <p>The existing industrial estate does not meet the basic habitat requirements for wintering pink-footed geese. Judging by aerial photographs available online, the undeveloped land within existing allocations supports unmanaged grassland. This could potentially meet the needs of feeding pink-footed geese, but the immediate proximity of major industrial development is likely to result in high levels of human activity. Overall, the site is considered unfavourable for pink-footed geese.</p>	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.

Policy number	Site allocated	Comments	Conclusions
EC1	Gillibrands Industrial Estate	<p>The proposal at this site is for use of existing allocations and regeneration of vacant/ under-used sites within the existing footprint of the industrial estate.</p> <p>The site is approximately 1km away from the nearest area designated as sensitive for pink-footed geese by the RSPB.</p> <p>The existing industrial estate does not meet the basic habitat requirements for wintering pink-footed geese.</p>	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.
EC1	White Moss Business Park	<p>The proposal at this site is for development of existing allocations for employment land.</p> <p>The site is approximately 1km away from the nearest area designated as sensitive for pink-footed geese by the RSPB.</p> <p>The existing industrial estate does not meet the basic habitat requirements for wintering pink-footed geese. Judging by aerial photographs available online, the undeveloped land within existing allocations supports unmanaged grassland. This could potentially meet the needs of feeding pink-footed geese, but the immediate proximity of industrial development is likely to result in high levels of human activity. Overall, the site is considered unfavourable for pink-footed geese.</p>	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.



Policy number	Site allocated	Comments	Conclusions
EC1	Ormskirk Employment Area	<p>Ormskirk Employment Area consists of land off Burscough Street, Ormskirk. This site is approximately 1km away from the nearest area designated as sensitive for pink-footed geese.</p> <p>The site is already more or less fully developed for industrial purposes. As such, the site does not appear to meet the basic habitat requirements of pink-footed geese.</p>	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.
EC1	Southport Road/ Green Lane, Ormskirk	<p>This site is approximately 1km away from the nearest area designated as sensitive for pink-footed geese.</p> <p>The site is already more or less fully developed for industrial purposes. As such, the site does not appear to meet the basic habitat requirements of pink-footed geese.</p>	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.
EC1	Abbey Lane, Burscough	<p>This site is approximately 3km south of Martin Mere SPA/Ramsar and approximately 2km away from the nearest area designated as sensitive for pink-footed geese.</p> <p>The area adjacent to the railway line is already developed for industrial purposes. The area shown as safeguarded on the previous Local Plan Proposals Map appears to support unmanaged grassland with several tracks and paths through it. Given the location of this land adjacent to existing industrial development and residential properties, it appears unlikely that the undeveloped land would be used by significant numbers of pink-footed geese.</p>	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.

Policy number	Site allocated	Comments	Conclusions
EC1	Platts Lane, Burscough	<p>This site is approximately 3km south of Martin Mere SPA/Ramsar and approximately 2km away from the nearest area designated as sensitive for pink-footed geese.</p> <p>The area allocated in the previous Local Plan has been fully developed and is surrounded by residential properties except to the north where there is a small pocket of former agricultural land which now appears unmanaged. This could potentially meet the needs of feeding pink-footed geese, but the immediate proximity of urban development is likely to result in high levels of human activity. Overall, the site is considered unfavourable for pink-footed geese.</p>	<p>The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.</p>

Policy number	Site allocated	Comments	Conclusions
EC1	Briars Lane, Burscough	<p>This site is approximately 3.5km south of Martin Mere SPA/Ramsar and approximately 1km away from the nearest area designated as sensitive for pink-footed geese and whooper swans.</p> <p>The land allocated for development in the previous Local Plan has been partly developed. According to aerial photographs, the northern and western part remains undeveloped (adjacent to Delph Drive/ Oak Drive) and supports grassland. This could potentially meet the needs of feeding pink-footed geese, but the immediate proximity of urban development is likely to result in high levels of human activity. Overall, the site is considered unfavourable for pink-footed geese.</p>	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.

Policy number	Site allocated	Comments	Conclusions
EC1	Orrell Lane, Burscough	<p>This site is under 2km from Martin Mere SPA/Ramsar and is within an area identified as sensitive for whooper swans. The site is also within 500m of an area designated as sensitive for pink-footed geese.</p> <p>The land allocated for development in the previous Local plan has been fully developed, and does not meet the basic habitat requirements of wintering bird species. However, redevelopment of the site could result in noise and/or visual disturbance to wintering birds using the adjacent sensitive areas.</p>	<p>Wintering birds are highly mobile and move between roosting/feeding sites according to weather, food availability, etc. Therefore, provided that there is sufficient supporting habitat in the overall area, temporary disturbance of a small area of supporting habitat is not generally considered to affect SPA/Ramsar site integrity. Additionally, there are a number of measures available to prospective developers to avoid and/or mitigate noise and visual disturbance. Taking this into account, it is unlikely that development of the site would have a tangible effect on the overall integrity of SPA/ Ramsar sites. However, there is a possibility of in-combination effects with other future developments which also have the potential to result in disturbance (see below). This can only be assessed when the timing of development proposals is known, i.e., at planning application stage.</p> <p>In order to ensure compliance with legislation, national policy and policy EN2 of the Local Plan when determining planning applications for this site, the applicant should submit an Ornithology Report containing sufficient information to demonstrate that consideration has been given to the potential for disturbance of wintering birds and, if necessary, that suitable mitigation measures will be implemented to address this to the satisfaction of the Council. This will allow the Council to screen the project against the Habitats Regulations (or current equivalent legislation) and relevant national and local policy.</p>

Policy number	Site allocated	Comments	Conclusions
EC1	Red Cat Lane, Burscough	<p>This site is under 2km from Martin Mere SPA/Ramsar and is within an area identified as sensitive for whooper swans and pink-footed geese.</p> <p>The land allocated for development in the previous Local plan has been fully developed, and does not meet the basic habitat requirements of wintering bird species. However, redevelopment of the site could result in noise and/or visual disturbance to wintering birds using the adjacent sensitive areas.</p>	<p>Wintering birds are highly mobile and move between roosting/feeding sites according to weather, food availability, etc. Therefore, provided that there is sufficient supporting habitat in the overall area, temporary disturbance of a small area of supporting habitat is not generally considered to affect SPA/Ramsar site integrity. Additionally, there are a number of measures available to prospective developers to avoid and/or mitigate noise and visual disturbance. Taking this into account, it is unlikely that development of the site would have a tangible effect on the overall integrity of SPA/ Ramsar sites. However, there is a possibility of in-combination effects with other future developments which also have the potential to result in disturbance (see below). This can only be assessed when the timing of development proposals is known, i.e., at planning application stage.</p> <p>In order to ensure compliance with legislation, national policy and policy EN2 of the Local Plan when determining planning applications for this site, the applicant should submit an Ornithology Report containing sufficient information to demonstrate that consideration has been given to the potential for disturbance of wintering birds and, if necessary, that suitable mitigation measures will be implemented to address this to the satisfaction of the Council. This will allow the Council to screen the project against the Habitats Regulations (or current equivalent legislation) and relevant national and local policy.</p>

Policy number	Site allocated	Comments	Conclusions
EC2	Land between Greaves Hall Avenue and Southport New Road, Banks	<p>This site is located in an area identified as a whooper swan flyover area and sensitive for whooper swan. It is adjacent to an area designated as sensitive for pink-footed geese.</p> <p>The safeguarded land is a small area of apparently unmanaged land surrounded by trees, adjacent to existing housing and the main road. The combination of housing, main road and visual enclosure by trees is unfavourable to pink-footed geese and whooper swans, so it is unlikely that the safeguarded land is used by significant numbers of these birds. However, redevelopment of the site could result in noise and/ or visual disturbance to wintering birds using the adjacent sensitive areas.</p>	<p>Wintering birds are highly mobile and move between roosting/ feeding sites according to weather, food availability, etc. Therefore, provided that there is sufficient supporting habitat in the overall area, temporary disturbance of a small area of supporting habitat is not generally considered to affect SPA/ Ramsar site integrity. Additionally, there are a number of measures available to prospective developers to avoid and/or mitigate noise and visual disturbance. Taking this into account, it is unlikely that development of the site would have a tangible effect on the overall integrity of SPA/ Ramsar sites. However, there is a possibility of in-combination effects with other future developments which also have the potential to result in disturbance (see below). This can only be assessed when the timing of development proposals is known, i.e., at planning application stage.</p> <p>In order to ensure compliance with legislation, national policy and policy EN2 of the Local Plan when determining planning applications for this site, the applicant should submit an Ornithology Report containing sufficient information to demonstrate that consideration has been given to the potential for disturbance of wintering birds and, if necessary, that suitable mitigation measures will be implemented to address this to the satisfaction of the Council. This will allow the Council to screen the project against the Habitats Regulations (or current equivalent legislation) and relevant national and local policy.</p>

Policy number	Site allocated	Comments	Conclusions
EC1	North Quarry, Appley Bridge	<p>Appley Bridge is located at least 3km from the nearest designated sensitive area for pinkfooted geese and whooper swans.</p> <p>The village is located in a rural area dominated by undulating topography, mixed farming with much pasture and, characteristically, numerous linear clough woodlands and well-developed hedgerows. This is very different from the flat arable-dominated areas typically preferred by qualifying bird species.</p>	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.
EC1	Westgate, Skelmersdale	<p>This site is located at least 2km from any area identified as sensitive for pink-footed geese or whooper swans.</p> <p>Given the urban location, it is highly unlikely that the site within would support significant numbers of qualifying bird species.</p>	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.
EC1	Appley Lane North, Appley Bridge	<p>Appley Bridge is located at least 3km from the nearest designated sensitive area for pinkfooted geese and whooper swans.</p> <p>The village is located in a rural area dominated by undulating topography, mixed farming with much pasture and, characteristically, numerous linear clough woodlands and well-developed hedgerows. This is very different from the flat arable-dominated areas typically preferred by qualifying bird species.</p>	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.



Policy number	Site allocated	Comments	Conclusions
EC1	Simonswood Industrial Estate	This site is located adjacent to an area identified as sensitive for pink-footed geese (Simonswood Moss). Undeveloped land allocated in the previous local plan supports potentially suitable habitat for this species.	<p>The proposed development site is not currently identified as supporting habitat for the SPA/ Ramsar sites, and therefore there is no barrier to allocation of the site in the Local Plan, as no effects on the SPA/ Ramsar sites can be expected based on the current information.</p> <p>There is also the potential for future development to result in disturbance to the adjacent sensitive area. Whilst it is unlikely that development of the site would have a tangible effect on the overall integrity of SPA/ Ramsar sites, there is a possibility of in-combination effects with other future developments which also have the potential to result in disturbance.</p> <p>In order to ensure compliance with legislation, national policy and policy EN2 of the Local Plan when determining planning applications for this site, the applicant should submit an Ornithology Report containing sufficient information to demonstrate that consideration has been given to the potential for effects on wintering birds and, if necessary, that suitable mitigation measures will be implemented to address this to the satisfaction of the Council. This will allow the project to be screened against the Habitats Regulations (or equivalent current legislation) and relevant national and local policy.</p>

Policy number	Site allocated	Comments	Conclusions
EC3	Greaves Hall Hospital, Banks	<p>This site is located in an area identified as a whooper swan flyover area and sensitive for whooper swan. It is close to an area designated as sensitive for pink-footed geese.</p> <p>It is understood that the former Greaves Hall Hospital has now been demolished. The remainder of the site is dominated by trees and shrubs, judging by aerial photographs available online. These habitats do not meet the basic habitat requirements for qualifying wintering bird species.</p> <p>The site is completely enclosed by existing residential and employment development and, as such, redevelopment is highly unlikely to result in disturbance of wintering birds.</p>	<p>Whilst impacts on wintering birds from redevelopment of the site appear unlikely, it is important to acknowledge and address the fact that the site lies in an area identified as sensitive for wintering birds when considering future planning applications.</p> <p>In order to ensure compliance with legislation, national policy and policy EN2 of the Local Plan when determining planning applications for this site, the applicant should submit an Ornithology Report containing sufficient information to demonstrate that consideration has been given to the potential for effects on wintering birds and, if necessary, that suitable mitigation measures will be implemented to address this to the satisfaction of the Council. This will allow the Council to screen the project against the Habitats Regulations (or current equivalent legislation) and relevant national and local policy.</p>
EC3	Appley Bridge East Quarry	<p>Appley Bridge is located at least 3km from the nearest designated sensitive area for pinkfooted geese and whooper swans.</p> <p>The village is located in a rural area dominated by undulating topography, mixed farming with much pasture and, characteristically, numerous linear clough woodlands and well-developed hedgerows. This is very different from the flat arable-dominated areas typically preferred by qualifying bird species.</p>	<p>The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.</p>

Policy number	Site allocated	Comments	Conclusions
EC3	Alty's Brickwork's, Hesketh Bank	<p>This site is situated within 500m of a grid square designated as sensitive for whooper swan. The nearest sensitive area for pink-footed geese is approximately 1km to the north.</p> <p>It is bounded by residential development to the west and south, the River Douglas to the east and existing employment land to the north. Aerial photography indicates that the site is use as informal greenspace, with areas of grassland, shrubs and trees interspersed with paths and tracks. This combination of features is unfavourable to wintering birds, so it is considered unlikely that the site supports significant numbers of qualifying bird species.</p> <p>The site is separated from the whooper swan sensitive area by the village of Hesketh Bank, so it is most unlikely that development would have any disturbance effects on qualifying bird species.</p>	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.
EC3	Tarleton Mill, Tarleton	<p>This site is located approximately 600m north of an area identified as sensitive for pink-footed geese.</p> <p>The site was previously fully developed with buildings and hardstanding and so does not meet the basic habitat requirements of qualifying bird species.</p>	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.

Policy number	Site allocated	Comments	Conclusions
EC4	Extension of Edge Hill University, Ormskirk	<p>The site is located approximately 6 km away from Martin Mere SPA/Ramsar</p> <p>The RSPB sensitivity map identifies a large area to the south-east approximately 500m from the proposed site as sensitive habitat for pink-footed geese.</p> <p>Aerial photographs indicate that the site consists of playing fields and arable land. The sports facilities at the University are open to the public, have floodlighting installed and are home to several football clubs and a hockey club. This indicates that the playing fields are well-used, including during the winter, and so the site is unlikely to support qualifying bird species due to high levels of human activity.</p> <p>That said, the arable land south of the playing fields is contiguous with the sensitive area for pink-footed geese. This means that development of the site has the potential to result in noise and/ or visual disturbance to wintering birds using the adjacent sensitive areas.</p>	<p>Wintering birds are highly mobile and move between roosting/ feeding sites according to weather, food availability, etc. Therefore, provided that there is sufficient supporting habitat in the overall area, temporary disturbance of a small area of supporting habitat is not generally considered to affect SPA/ Ramsar site integrity. Additionally, there are a number of measures available to prospective developers to avoid and/or mitigate noise and visual disturbance. Taking this into account, it is unlikely that development of the site would have a tangible effect on the overall integrity of SPA/ Ramsar sites. However, there is a possibility of in-combination effects with other future developments which also have the potential to result in disturbance (see below). This can only be assessed when the timing of development proposals is known, i.e., at planning application stage.</p> <p>In order to ensure compliance with legislation, national policy and policy EN2 of the Local Plan when determining planning applications for this site, the applicant should submit an Ornithology Report containing sufficient information to demonstrate that consideration has been given to the potential for disturbance of wintering birds and, if necessary, that suitable mitigation measures will be implemented to address this to the satisfaction of the Council. This will allow the Council to screen the project against the Habitats Regulations (or current equivalent legislation) and relevant national and local policy.</p>

Policy number	Site allocated	Comments	Conclusions
RS1	Skelmersdale Town Centre	<p>The town centre is located at least 2km from any area identified as sensitive for pink-footed geese or whooper swans.</p> <p>Given the urban location, it is highly unlikely that any site within the town centre would support significant numbers of qualifying bird species.</p>	<p>The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.</p>

Policy number	Site allocated	Comments	Conclusions
RS1	Grove Farm, Ormskirk	This site is located over 1km from the nearest area identified as sensitive for pink-footed geese. It supports arable land which meets the basic habitat requirements of qualifying bird species.	<p>The proposed development site is not currently identified as supporting habitat for SPA/ Ramsar sites, and therefore there is no barrier to allocation of the site in the Local Plan, as no effects on the SPA/ Ramsar site can be expected based on the current information.</p> <p>However, the site has potential to be used as supporting habitat in the future, as the distribution of qualifying bird species may change over time. It is also noted that the habitats on the site may change, which may affect their suitability for qualifying bird species.</p> <p>In order to ensure compliance with legislation, national policy and policy EN2 of the Local Plan when determining planning applications for this site, the applicant should submit an Ornithology Report containing sufficient information to allow the Council to decide whether the site is being used by qualifying bird species and, if so, whether the site may constitute supporting habitat for SPA/ Ramsar sites. This will allow the project to be screened against the Habitats Regulations (or equivalent current legislation) and relevant national and local policy.</p>

Policy number	Site allocated	Comments	Conclusions
RS1	Land at Firswood Road, Lathom/Skelmersdale	This site is on the western boundary of Skelmersdale and is not located in an area currently identified as sensitive for qualifying bird species. Whilst the site supports grassland and/or arable habitat which may meet the basic needs of qualifying bird species, it is surrounded by existing residential and employment development and divided by linear belts of shrubs and trees. It is thus unlikely to be attractive to qualifying bird species due to proximity to human activity and lack of the wide open views preferred by these species.	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.
RS1	Whalleys, Skelmersdale	These sites are located on the northern boundary of Skelmersdale at some distance from both Martin Mere and the nearest identified sensitive areas for qualifying bird species. Undeveloped land off Whalleys Road and Beacon Lane is adjacent to existing housing and is surrounded by woodland shelterbelts. It is thus unlikely to be attractive to qualifying bird species.	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.
RS1, EC1, EN3	Chequer Lane, Up Holland	This site supports arable land which potentially could meet the needs of foraging wintering birds. However, it is bounded by the main road, M58 motorway, plus residential and quarry developments and so is unlikely to be used by qualifying species in significant numbers. It is not located in an area identified as sensitive by the RPSB.	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.



Policy number	Site allocated	Comments	Conclusions
RS4	No specific site, to be selected according to criteria as set out in policy RS4.	<p>Locations:</p> <p>Scarisbrick</p> <p>Scarisbrick is located approximately 3km west of Martin Mere in a whooper swan sensitive area. The village is within 1km of areas identified as sensitive for pink-footed geese. Scarisbrick is located within a large area of Green Belt arable land which includes areas within the corridor of the A5147 and A570. For example, the land at Pool Hey Crossing is within the pink-footed geese designated sensitive area, adjacent to arable land offering suitable habitat for qualifying bird species.</p> <p>M58 corridor</p> <p>The M58 corridor includes the area of Green Belt around Bickerstaffe Moss which has been identified as a sensitive area for pink-footed geese.</p> <p>Burscough</p> <p>Burscough village is located approximately 2km from Martin Mere SPA/ Ramsar site and identified sensitive areas for whooper swan and pink-footed geese overlap with parts of the village and immediate environs.</p>	<p>Whilst Policy RS4 makes it clear that sites proposed under this policy should meet the highest standards for environmental and social factors, given that all three areas mentioned in the policy overlap in part with areas identified as sensitive for wintering birds, there is potential for this policy to result in loss of supporting habitat and/or disturbance to wintering birds. Until sites are proposed, however, no realistic assessment of potential effects can be undertaken, and it is not considered reasonable to apply a blanket rule prohibiting development of sites located within the identified sensitive areas. This is because the distribution of qualifying bird species can and does change over time.</p> <p>In order to ensure compliance with legislation, national policy and policy EN2 of the Local Plan when determining planning applications submitted in connection with Policy RS4, the applicant should submit an Ornithology Report containing sufficient information to demonstrate that consideration has been given to the potential for effects on wintering birds and, if necessary, that suitable mitigation measures will be implemented to address this to the satisfaction of the Council. This will allow the Council to screen the project against the Habitats Regulations (or current equivalent legislation) and relevant national and local policy.</p>

Policy number	Site allocated	Comments	Conclusions
IF2	The proposed A570 Ormskirk bypass	The route of the proposed bypass, as shown on the previous Local Plan Proposals Map, is within 500m of a sensitive area for pink-footed geese and supports potentially suitable habitat for wintering qualifying bird species. Consequently, development of the bypass has the potential to result in effects on qualifying bird species.	<p>The proposed development site is not currently identified as supporting habitat for SPA/ Ramsar sites. However, the site has potential to be used as supporting habitat in the future, as the distribution of qualifying bird species may change over time. It is also noted that the habitats on the site may change, which may affect their suitability for qualifying bird species.</p> <p>Wintering birds are highly mobile and move between roosting/ feeding sites according to weather, food availability, etc. Therefore, provided that there is sufficient supporting habitat in the overall area, temporary disturbance of a small area of supporting habitat is not generally considered to affect SPA/ Ramsar site integrity. Additionally, there are a number of measures available to prospective developers to avoid and/or mitigate noise and visual disturbance. Taking this into account, it is unlikely that development of the site would have a tangible effect on the overall integrity of SPA/ Ramsar sites. However, there is a possibility of in-combination effects with other future developments which also have the potential to result in disturbance (see below). This can only be assessed when the timing of development proposals is known, i.e., at planning application stage.</p> <p>In order to ensure compliance with legislation, national policy and policy EN2 of the Local Plan when determining planning applications for this site, the applicant should submit an Ornithology Report containing sufficient information to demonstrate that consideration has been given to the potential for effects on wintering birds and, if necessary, that suitable mitigation measures will be implemented to address this to the satisfaction of the Council. This will allow the Council to screen the project against the Habitats Regulations (or current equivalent legislation) and relevant national and local policy.</p>
HRA/AA Report		209	November 2016

Policy number	Site allocated	Comments	Conclusions
IF2	A new rail station in Skelmersdale including new track  Location not specified	<p>Areas alongside the railway to the south of Skelmersdale do not overlap with identified areas sensitive for wintering birds, but are close to a sensitive area for pink-footed geese at the western end of town. This is furthest from the town centre, so is unlikely to be selected for the new station, but at this time no proposals for location of the station are available to be assessed.</p> <p>It is therefore possible that the new station and track might result in disturbance to wintering birds if located close to a sensitive area.</p>	<p>Wintering birds are highly mobile and move between roosting/feeding sites according to weather, food availability, etc. Therefore, provided that there is sufficient supporting habitat in the overall area, temporary disturbance of a small area of supporting habitat is not generally considered to affect SPA/Ramsar site integrity. Additionally, there are a number of measures available to prospective developers to avoid and/or mitigate noise and visual disturbance. Taking this into account, it is unlikely that development of the site would have a tangible effect on the overall integrity of SPA/ Ramsar sites. However, there is a possibility of in-combination effects with other future developments which also have the potential to result in disturbance (see below). This can only be assessed when the timing of development proposals is known, i.e., at planning application stage.</p> <p>In order to ensure compliance with legislation, national policy and policy EN2 of the Local Plan when determining planning applications for this site, the applicant should submit an Ornithology Report containing sufficient information to demonstrate that consideration has been given to the potential for effects on wintering birds and, if necessary, that suitable mitigation measures will be implemented to address this to the satisfaction of the Council. This will allow the Council to screen the project against the Habitats Regulations (or current equivalent legislation) and relevant national and local policy.</p>

Policy number	Site allocated	Comments	Conclusions
IF2	An appropriate rail link made between the Ormskirk-Preston line and Southport-Wigan line	<p>The previous Local Plan protected land at Burscough to meet the aspirations for a rail link between these two lines.</p> <p>The land at Burscough is located to the north-east of the village in an area identified as sensitive for whooper swan and pink-footed geese. The area is generally agricultural, but the route of the proposed rail link is clearly visible on aerial photographs as existing disused rail lines dominated by scrub and trees, offering habitats unattractive to qualifying bird species. Therefore, the re-use of the existing disused railway line is unlikely to result in loss of supporting habitat for SPA/ Ramsar sites, although it is acknowledged that disturbance of wintering birds as a result of the proposals is a possibility.</p>	<p>Wintering birds are highly mobile and move between roosting/ feeding sites according to weather, food availability, etc. Therefore, provided that there is sufficient supporting habitat in the overall area, temporary disturbance of a small area of supporting habitat is not generally considered to affect SPA/ Ramsar site integrity. Additionally, there are a number of measures available to prospective developers to avoid and/or mitigate noise and visual disturbance. Taking this into account, it is unlikely that development of the site would have a tangible effect on the overall integrity of SPA/ Ramsar sites. However, there is a possibility of in-combination effects with other future developments which also have the potential to result in disturbance (see below). This can only be assessed when the timing of development proposals is known, i.e., at planning application stage.</p> <p>In order to ensure compliance with legislation, national policy and policy EN2 of the Local Plan when determining planning applications for this site, the applicant should submit an Ornithology Report containing sufficient information to demonstrate that consideration has been given to the potential for disturbance of wintering birds and, if necessary, that suitable mitigation measures will be implemented to address this to the satisfaction of the Council. This will allow the Council to screen the project against the Habitats Regulations (or current equivalent legislation) and relevant national and local policy.</p>

Policy number	Site allocated	Comments	Conclusions
IF2	Improved cycle linkages between Ormskirk and Burscough	Policy IF2 is not specific about what improved cycle linkages between Ormskirk and Burscough might entail, but it is most likely that this would involve improvements to the A59 to provide a cyclepath.	None envisaged.
IF2	Provision of linear parks Assuming the routes of the proposed linear parks are the same as proposed in the previous Local Plan.	The route between Ormskirk and Skelmersdale consists of an existing disused railway dominated by scrub and trees located in an area not identified as sensitive for wintering birds.	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.

Policy number	Site allocated	Comments	Conclusions
IF2	Provision of linear parks Assuming the routes of the proposed linear parks are the same as proposed in the previous Local Plan.	The route between Tarleton and Hesketh Bank relates to land alongside the River Douglas which is dominated by scrub and trees and is located in an area not identified as sensitive for wintering birds.	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.
IF2	Provision of linear parks Assuming the routes of the proposed linear parks are the same as proposed in the previous Local Plan.	The former railway line at Banks is located in an identified sensitive area for whooper swan; however, the proposed linear park is adjacent to existing housing and/or the main A565 road for the vast majority of its length. This means that, although offering potentially suitable habitat for qualifying bird species, the route of the proposed park is unlikely to be used by significant numbers of birds due to existing high levels of human activity.	In order to ensure compliance with legislation, national policy and policy EN2 of the Local Plan when determining planning applications for this scheme, the applicant should submit an Ornithology Report containing sufficient information to demonstrate that consideration has been given to the potential for effects on wintering birds and, if necessary, that suitable mitigation measures will be implemented to address this to the satisfaction of the Council. This will allow the Council to screen the project against the Habitats Regulations (or current equivalent legislation) and relevant national and local policy.

Policy number	Site allocated	Comments	Conclusions
IF2	Any potential park and ride schemes associated with public transport connections	This part of the policy is not specific about locations and reflects instead a general aspiration to encourage people to use public transport. Consequently, no specific effects on qualifying bird species can be identified at this stage. The policy protection set out in Policy EN2 is relevant to any sites promoted under this part of the policy.	None
IF2	West Quarry, Appley Bridge	<p>Appley Bridge is located at least 3km from the nearest designated sensitive area for pinkfooted geese and whooper swans.</p> <p>The village is located in a rural area dominated by undulating topography, mixed farming with much pasture and, characteristically, numerous linear clough woodlands and well-developed hedgerows. This is very different from the flat arable-dominated areas typically preferred by qualifying bird species.</p>	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.
IF2	Other elements	Other elements of IF2 are either not geographically linked (e.g. green travel plans), do not involve any land take (e.g. line electrification) or are situated in town centres.	None
EN3	Hunters Hill, Wrightington	This site lies about 1km east of the nearest sensitive area for pink-footed geese. The existing habitats on the site are woodland/ scrub, which are not attractive to qualifying bird species.	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.



Policy number	Site allocated	Comments	Conclusions
EN3	Parbold Hill, Parbold	This site lies around 2km east of a designated sensitive area for pink-footed geese. It is a former landfill site restored to grassland with developing scrub and trees which is already in recreational use. As such, it is highly unlikely to be used by qualifying bird species in significant numbers.	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.
EN3	Platts Lane, Burscough	Platts Lane recreational site comprises woodland and a fishing lake; as allocated in the previous Local Plan, the site was proposed for extension south into an agricultural field. The site is less than 1km from pink-footed goose and whooper swan sensitive areas, but it's a grass field surrounded by belts of trees so is unlikely to be attractive to qualifying bird species due to the lack of open views preferred by wintering birds.	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.
EN3	Mill Dam Lane, Burscough	This site is approximately 2km away from the nearest area designated as sensitive for pink-footed geese.  The area adjacent to the railway line is already developed for industrial purposes. The area shown as safeguarded on the previous Local Plan Proposals Map appears to support unmanaged grassland with several tracks and paths through it. Given the location of this land adjacent to existing industrial development and residential properties, it appears unlikely that the undeveloped land would be used by significant numbers of pink-footed geese.	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.

Policy number	Site allocated	Comments	Conclusions
EN3	Beacon Country Park, Skelmersdale	This is an existing site east of Skelmersdale, over 3kms from any area identified as sensitive for wintering bird species. The site is adjacent to existing development including residential and golf course, and offers a mix of grassland, scrub and trees which is unlikely to attract qualifying bird species in significant numbers.	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.
EN3	Tawd Valley Park, Skelmersdale	This site is in the middle of Skelmersdale and is surrounded by residential development. It comprises a mix of grassland, scrub and trees which is unlikely to attract qualifying bird species in significant numbers. The site is approximately 2km from the nearest designated sensitive area for birds.	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.
EN3	Fairy Glen, Appley Bridge	This is a wooded site about 500m east of Parbold Hill (see above). The site does not meet the basic habitat requirements of qualifying bird species.	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.
EN3	Dean Wood, Up Holland	This is a wooded site about 2km east of Beacon Country Park (see above). The site does not meet the basic habitat requirements of qualifying bird species.	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.
EN3	Abbey Lakes, Up Holland	This is a wooded site about 1km south of Beacon Country Park (see above). The site does not meet the basic habitat requirements of qualifying bird species, as it supports woodland and a fishing lake.	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.

Policy number	Site allocated	Comments	Conclusions
EN3	Ruff Wood, Ormskirk	This is a wooded site adjacent to Edge Hill University (see above). The site does not meet the basic habitat requirements of qualifying bird species.	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.
EN3	Latham Avenue, Parbold	This is a little pocket of grass and scrubland on the edge of the village. Whilst the site itself is unlikely to support qualifying bird species, owing to the habitats available, there are adjacent large arable fields which appear to offer suitable habitat. However, the site is over 1km from any areas designated as sensitive for wintering birds.	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.
EN3	Tabbys Nook Newburgh	This is a small site completely enclosed by existing housing.	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.
EN3	Redgate, Ormskirk	The site is on the edge of the settlement and adjacent to habitat apparently suitable for wintering birds. However, the site is at some distance from identified sensitive areas for qualifying bird species.	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.

Policy number	Site allocated	Comments	Conclusions
EN3	Elm Place, Ormskirk	This site is around 2km to the north of an area identified as sensitive for pink-footed geese. The site supports scrub and trees so is unlikely to provide attractive habitat for wintering birds.	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.
EN3	Land East of Eavesdale, Skelmersdale	This land is adjacent to Beacon Country Park (see above) and appears to already be in use for recreation.	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.

Policy number	Site allocated	Comments	Conclusions
EN3	Bescar Lane, Bescar	This site consists of a tiny pocket of agricultural land at the crossroads of Bescar Lane and Wood Moss/ Drummersdale Lane. It is located in an area identified as sensitive for pink-footed geese and whooper swan and the habitat on the site consists of large arable fields which appear suitable for these species. The presence of residential development immediately adjacent to the site, however, is unfavourable to the presence of significant numbers of wintering birds, due to the likely high levels of human activity in the area. That said, the proposed scheme could have the potential for disturbance to wintering birds using adjacent habitats.	<p>Wintering birds are highly mobile and move between roosting/ feeding sites according to weather, food availability, etc. Therefore, provided that there is sufficient supporting habitat in the overall area, temporary disturbance of a small area of supporting habitat is not generally considered to affect SPA/ Ramsar site integrity. Additionally, there are a number of measures available to prospective developers to avoid and/or mitigate noise and visual disturbance. Taking this into account, it is unlikely that development of the site would have a tangible effect on the overall integrity of SPA/ Ramsar sites. However, there is a possibility of in-combination effects with other future developments which also have the potential to result in disturbance (see below). This can only be assessed when the timing of development proposals is known, i.e., at planning application stage.</p> <p>In order to ensure compliance with legislation, national policy and policy EN2 of the Local Plan when determining planning applications for this site, the applicant should submit an Ornithology Report containing sufficient information to demonstrate that consideration has been given to the potential for disturbance of wintering birds and, if necessary, that suitable mitigation measures will be implemented to address this to the satisfaction of the Council. This will allow the Council to screen the project against the Habitats Regulations (or current equivalent legislation) and relevant national and local policy.</p>

Policy number	Site allocated	Comments	Conclusions
EN3	Pickles Drive, Burscough	Assuming this allocation relates to the square of land to the south-west of Pickles Drive, whilst this is on the outskirts of the village, it is enclosed already by existing housing.	The site is unlikely to provide supporting habitat in respect of SPA/ Ramsar qualifying species. As such, allocation of this site is not considered likely to have any tangible effects on SPA/ Ramsar sites.

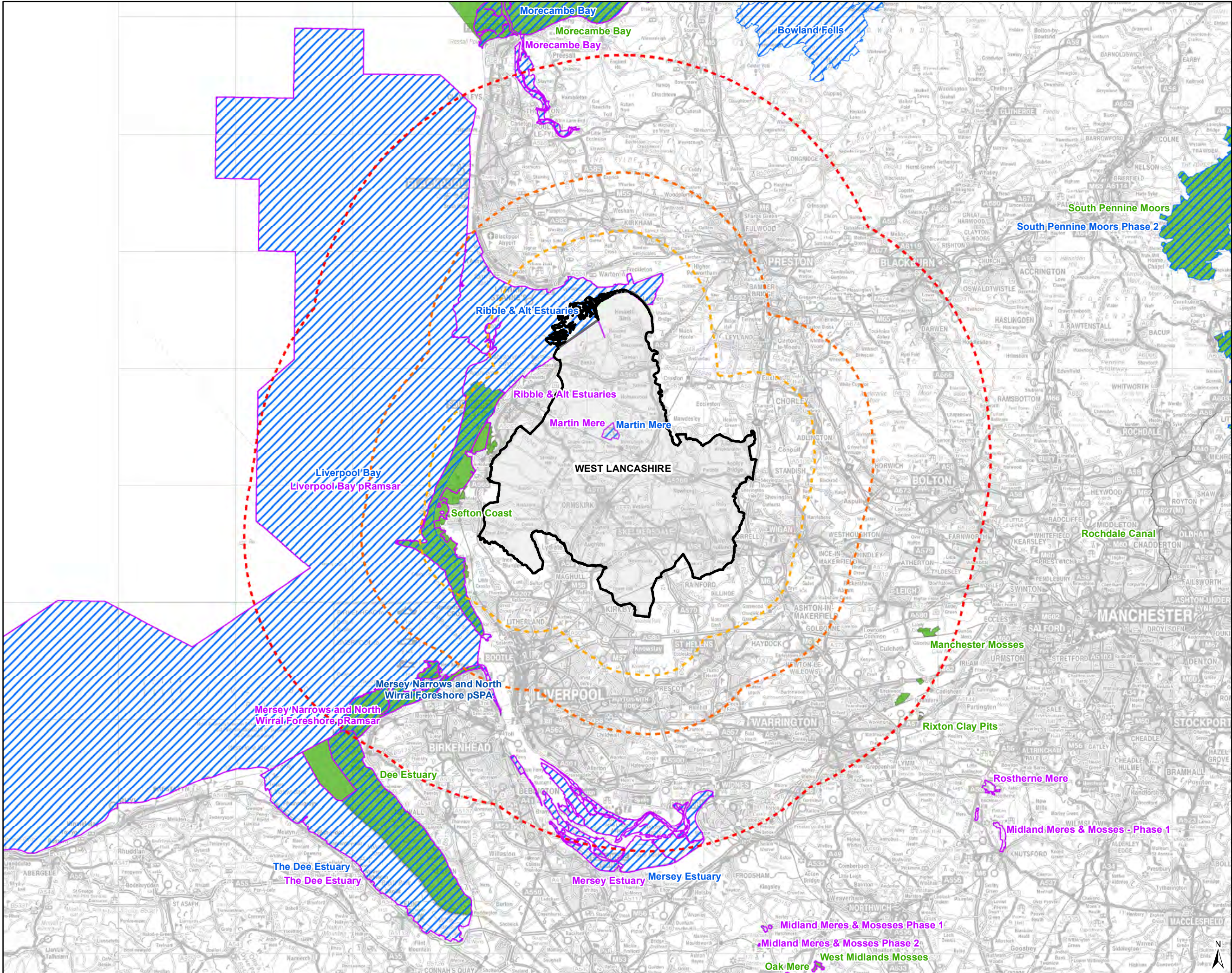




## **Figure 3: West Lancashire Borough and European sites within 20km**



Date: 09th September 2010  
Filepath: I:\5004 - Information Systems\DR128667 - West Lancashire\_SA\_SEA\_HRA\ArcGISMXDs\Figure 3 West Lancashire Borough and Natura 2000 Sites within 20km.mxd



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NOTES

- West Lancashire Borough
- West Lancashire Core Strategy Area
- 5km Buffer
- 10km Buffer
- 20km Buffer
- European Designated Sites
- Ramsar Sites
- Special Protection Areas
- Special Areas of Conservation

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Drawing Status: **DRAFT**

Job Title: **WEST LANCASHIRE HRA SCREENING**

Drawing Title: **WEST LANCASHIRE BOROUGH AND NATURA 2000 SITES WITHIN 20KM**

Scale at A3: **1:300,000**

Drawn	Approved
JM	LP

Stage 1 check	Stage 2 check	Originated	Date
LP	GQB		

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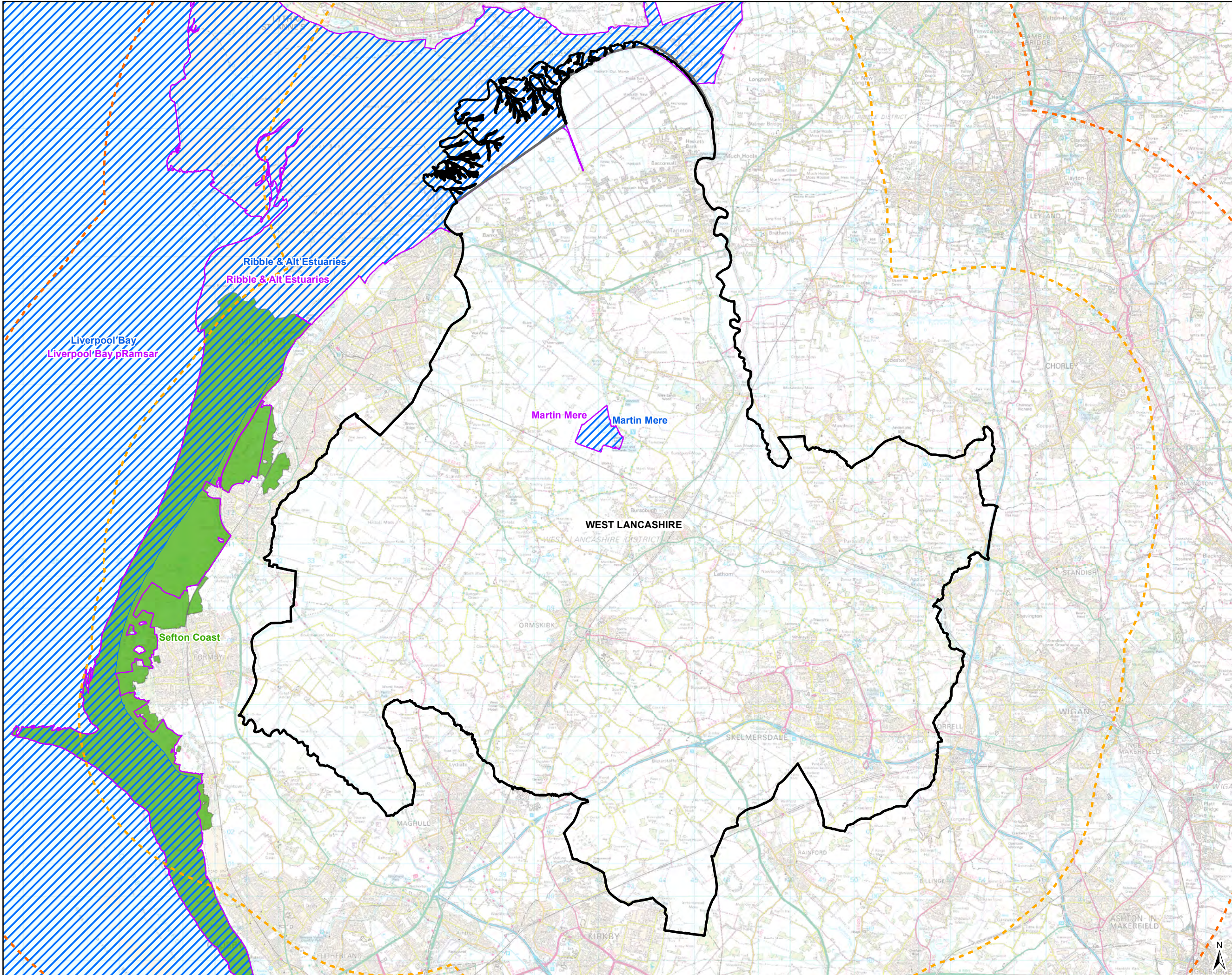
**FIGURE 3**



## **Figure 4: Natura 2000 Sites within West Lancashire Borough**



Date: 09th September 2010  
Filepath: I:\5004 - Information Systems\GIS\MXDs\Figure 4 Natura 2000 sites within West Lancashire Borough .mxd



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Drawing Status

**DRAFT**

Job Title

**WEST LANCASHIRE  
HRA SCREENING**

Drawing Title

**NATURA 2000 SITES  
WITHIN WEST  
LANCASHIRE BOROUGH**

Scale at A3

1:110,000

Drawn	JM	Approved	LP
Stage 1 check	LP	Stage 2 check	GQB
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Drawing Number

**FIGURE 4**

Rev







# Health Impact Assessment Report West Lancashire Local Plan

Amy Witherup, Public Health Associate, NHS Central Lancashire  
30/11/2011

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## Summary

In April 2011 a rapid Health Impact Assessment (rHIA) was undertaken on the Core Strategy Preferred Options. The purpose of this was to help make decisions by predicting the health consequences of a proposal being implemented. As a number of changes were made during the transition from the Core Strategy Preferred Options to the Local Plan; not least the introduction of a new set of policies, a second rHIA was required. Key stakeholders were invited to a workshop on the 11<sup>th</sup> November 2011 to undertake this.

This report documents the process and findings from this second rHIA workshop on the Development Management and Planning Policies of the West Lancashire Local Plan. It should be viewed in conjunction with The Rapid Health Impact Assessment on the Core Strategy Preferred Options Report, (April 2011). This can be viewed at; <http://www.westlancs.gov.uk/PDF/Final%20report.pdf>

A number of recommendations were established from the first rHIA;

- To maximise opportunities for employment and training
- To develop alternative forms of transport to minimise the increase in traffic
- To ensure that the loss of agricultural land is kept to a minimum and is protected from inappropriate use
- To improve public transport services
- To make full use of existing plans and arrangements
- To ensure the development of high quality housing
- To maximise the opportunities for physical activity and sport in ways that enhance the environment

The rHIA report surmised that the Core Strategy can be viewed as a highly positive venture for improving the health of the West Lancashire population.

The rHIA on the 11<sup>th</sup> November focussed on specific policies within the Local Plan;

### **General Development Policies;**

Settlement Boundaries, Safeguarded Land, Design of Development, Demonstrating Viability & Sequential Tests.

### **Providing for Housing and Residential Accommodation;**

Residential Development, Affordable and Specialist Housing, Provision of student accommodation & Provision for Gypsy and Traveller and Travelling Show People.

### **Infrastructure and Service Provision;**

Maintaining Vibrant Town & Local Centres, Enhancing Sustainable Transport Choice, Service Accessibility & Infrastructure Growth & Developer Contributions.

### **Sustaining the Boroughs Environment and Addressing Climate Change;**

Low Carbon Development & Energy Infrastructure, Preserving & Enhancing West Lancashire's Natural Environment, Provision of Green Infrastructure & Open Recreation Space, & Preserving & Enhancing West Lancashire's Built Environment.

Recommendations identified during this process include the following overarching principles: a flexible and adaptable plan; a co-ordinated approach with joined up thinking on policy development and implementation; to maintain the identity of West Lancashire; importance of community cohesion; mechanism for enforcement of the policies to be considered; ensure isolated groups are catered for and a strong communication of aspirations.

Further to this, six specific recommendations were made. The evidence base supports the implementation of the following recommendations;

- Incorporation of more official and legal sites for Gypsies, Travellers and Travelling Show People
- Sustainable Waste collections
- Support for renewable energy

Next steps should be to identify the measures to support these recommendations which can be incorporated into the Local Plan.

The remaining three recommendations require further scoping to inform a decision as to whether to include them in the Local Plan;

- Specifying buffer zones between neighbouring uses.
- Health Impact of Mining/slag heaps.
- Implications of Fracking.

## 1. Overview

This report documents the process and findings from a Rapid Health Impact Assessment (rHIA) Workshop held in November 2011 on the Development Management and Planning Policies of the West Lancashire Local Plan. The scope of the report is to document the rHIA results on the West Lancashire Local Plan following the consultation process on the draft Local Development Framework. The report forms the second part of the rHIA process and it should be viewed in conjunction with the rHIA on the Core Strategy Preferred Options Report, April 2011. This can be viewed at; <http://www.westlancs.gov.uk/PDF/Final%20report.pdf>

## 2. Background to the Local Development Framework and Local Plan

The Borough Council had been previously preparing a Core Strategy document to sit within the Local Development Framework (LDF). The new National Planning Policy Framework expects Local Planning Authorities to prepare a Local Plan rather than an LDF. Subsequently, West Lancashire has now moved away from the LDF to produce a Local Plan for the Borough. The new-style Local Plan is built upon the principles of:

- Sustainable development;
- Stimulating economic and housing growth;
- Addressing climate change;
- Spatial planning;
- High quality design;
- Good accessibility; and
- Community involvement.

A key difference of the new Local Plan system, compared to the previous Local Plan, is the concept of spatial planning, which does not just take into account land use, but also considers other issues that could indirectly affect, or be affected by, land use, such as health, education and crime. The West Lancashire Local Plan 2012-2027 will contain a Vision and Strategy that will set out how the Council wants West Lancashire to develop over the period to 2027.

This Local Plan Preferred Option document includes an updated version of the draft policies that were provided in the LDF Core Strategy Preferred Options paper. It also adds some Development Management and Site Allocations aspects, as well as adding brand new policies on specific Development Management issues to help assess planning applications and allocations for specific types of development.

The Local Plan has gone through a number of stages of development, each of which included public consultation;

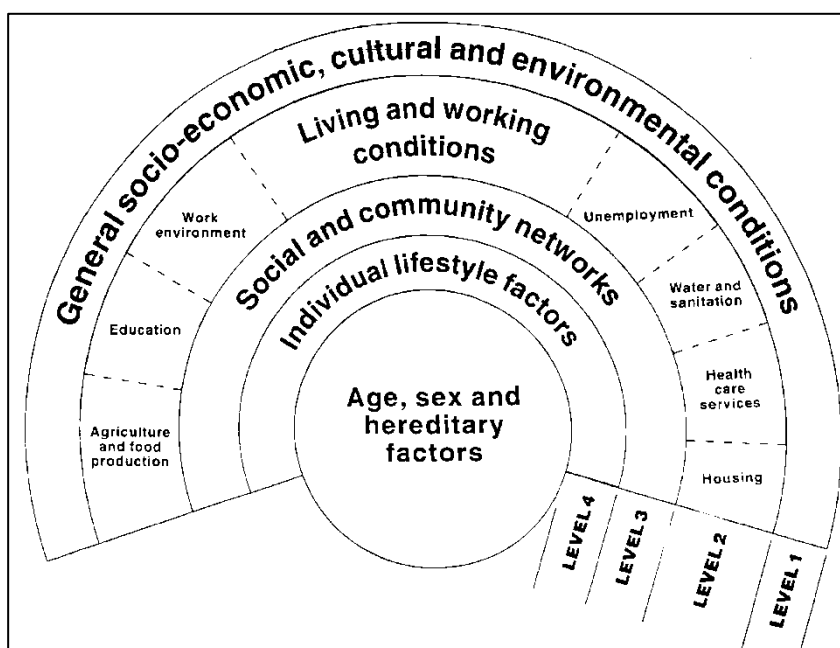
- |                    |  |
|--------------------|--|
| <b>Stage one</b>   | <b>Evidence base:</b> the rationale and supporting evidence for proposed plans.  |
| <b>Stage two</b>   | <b>Issues:</b> an opportunity for communities, businesses and other stakeholders to give their views on the issues for the Borough |
| <b>Stage three</b> | <b>Options:</b> development of 5 options to address the issues identified and achieve the Vision for West Lancashire               |
| <b>Stage four</b>  | <b>Preferred options:</b> sets out the preferred choices for further development in West Lancashire.                               |

A rHIA was undertaken on the Core Strategy Preferred Options, at stage 4, in April 2011. The Local Plan has now evolved further based on responses to the Preferred Options Public Consultation exercise, changes to the evidence base and National Planning Policy Context and to incorporate additional policy on Development Management Policies and Site Allocations. Because of this, a further rHIA was required to identify the potential impacts of any of the proposed changes or new aspects of the Development Management Policies.

### 3. The rationale for Health Impact Assessment

Health Impact Assessment is intended to help make decisions by predicting the health consequences of a proposal being implemented. It should also seek to make recommendations on how positive impacts on health can be enhanced, and negative impacts minimised. It looks at the distribution of health impact and whether certain elements of proposals have a greater impact on certain population groups.

The majority of proposed plans and policies will have an impact on health to some extent. The Social Determinants of Health Model below (Dahlgren & Whitehead, 1991) highlights the social, economic and environmental impacts on health. Local plans and policies can have significant negative impacts on health if these determinants are not considered. However there is also great potential to positively influence the health of communities by considering the impact of any policies or plans on these factors.



The Social Determinants of Health, Dahlgren & Whitehead, 1991

### 4. Summary of findings of rHIA on West Lancashire Core Strategy Preferred Options

#### 4.1 Values underpinning the rHIA

The rHIA was based on a set of key principles which included a broad definition of health that acknowledged the overarching importance of biological, lifestyle, social, environmental, public service and policy influences on health. In addition the below principles underpinned the rHIA;

- Sustainability
- Reduction of health inequalities
- Health protection
- Accessibility
- Health improvement

### **4.3 Recommendations**

A number of recommendations were established from the first rHIA. These are detailed below:

- To maximise opportunities for employment and training
- To develop alternative forms of transport to minimise the increase in traffic
- To ensure that the loss of agricultural land is kept to a minimum and is protected from inappropriate use
- To improve public transport services
- To make full use of existing plans and arrangements
- To ensure the development of high quality housing
- To maximise the opportunities for physical activity and sport in ways that enhance the environment

The rHIA report included details on the evidence base relating to each recommendation and surmised that the Core Strategy can be viewed as a highly positive venture for improving the health of the West Lancashire population. It will support and enhance its potential for economic prosperity, reduction in poverty and reduced levels of crime alongside better health experience for the most vulnerable and independence for those with disability or long term conditions.

## **5. Consultation on the LDF Core Strategy Preferred Options**

### **5.1 Summary of LDF Core Strategy Preferred Options Consultation Findings**

A public consultation on the Preferred Options took place in May and June 2011. A range of mechanisms was used including; leaflets, forums, exhibitions, work in schools, business and parish council briefings, press and social media, an Edge Hill Forum and a Housing Developer Forum. Over 700 formal written representations were received.

A series of high level issues were raised as a result of the consultation;

- Green Belt release was opposed, but some recognised need for its release
- Highest levels of support for Green Belt release were for the Burscough site
- Infrastructure problems need resolving
- Support for regeneration of Skelmersdale town centre
- Levels of housing in Skelmersdale are too high & undeliverable
- Review of housing figures needed
- More flexible policies needed
- Review of timescales and phasing for delivery
- Support for expansion of Edge Hill, but preferably not on Green Belt release
- General support for all policies, including those with a potential to improve health of the Borough.

## **5.2 Results of the Consultation: Health related**

Some specific issues were raised as result of the consultation regarding the impact on health. These included support and demand for:

- Protecting agricultural & recreational land
- Conserving & enhancing biodiversity and environment
- Encouraging 'Natural' tourism – eg Ribble Coast, Wetlands Park
- Providing elderly & specialised housing
- Improvements to public transport, particularly in Skelmersdale, Burscough & rural areas
- Improvements to infrastructure, including drainage & broadband
- Improvements to local services
- Low carbon development & renewable energy
- Promoting good design, reduce crime & fear of crime .
- Preserving & enhancing biodiversity, green infrastructure & conservation of cultural assets

There was also an acceptance of Gypsy and Travellers and Travelling Show people pitches by M58/Scarisbrick.

Full consultation responses are available on the West Lancashire Borough Council Website and comments received have influenced the development of the Local Plan Preferred Option.

## **6. Proposed changes, what's new in the local plan?**

The Local Plan Preferred Option document is structured in a very similar manner to the previous Core Strategy Preferred Options document, and includes the following sections:

- Spatial Portrait and a Vision for West Lancashire in 2027
- Strategic Policies and Strategic Development Sites
- General Development Policies
- Facilitating Economic Growth
- Providing Housing and Residential Accommodation
- Infrastructure and Services Provision
- Sustaining the Borough's Environment and Addressing Climate Change
- Delivery and Risk – a Plan B

The Local Plan includes amendments to policies in the previous Core Strategy document and brand new policies for Development Management and Site Allocations. It also includes:

- Amendments to Housing and Employment Land Targets
- Selection of a Preferred Option for the release of Green Belt for development - a cross between the two previous options
- An improved and more robust "Plan B" – involving safeguarding of land to ensure future delivery targets can be met
- New Site Allocations for Housing, Employment Areas, Rural Employment and Mixed-Use Rural Development Opportunities
- New Development Management Policies, either as brand new policies or added to existing Local Plan policies

## **7. Rapid Health Needs Assessment on the Development Management Policies**

### **7.1 Purpose**

As a number of changes were made when developing the Local Plan, not least the introduction of a new set of policies, a second rHIA was required. This rHIA should be viewed in conjunction with the first rHIA on the Local Development Framework.

The aims of the process were to;

- Outline the potential positive and negative health and well-being impacts for the population of West Lancashire based on the revisions and additions in the Local Plan Policies
- Identify the population groups likely to be affected by these impacts
- Identify key issues and make recommendations against these issues in order to mitigate health risks or enhance health benefits.

### **7.2 Process**

Key stakeholders were invited to a workshop on the 11<sup>th</sup> November 2011 to undertake a second rHIA. (A list of attendees can be viewed as appendix 2). Several attendees had previously taken part in the rHIA of the Core Strategy Preferred Options. Participants received presentations covering; the changes from a Local Development Framework to a Local Plan, the results of the Preferred Options consultation, the proposed changes to the Local Plan, the Development Management Policies. The results of the first rHIA and the background and tools to conduct a rHIA were also presented.

The rHIA was led and facilitated by Jane Cass, Public Health Specialist and Amy Witherup, Public Health Associate, NHS Central Lancashire. Participants were split into three groups in order to consider the Health Impact of the policies identified as either a) potentially having a significant impact on health or b) having changed significantly or been added since the last rHIA was undertaken. The policies considered by each group were;

#### **Group 1**

##### **General Development Policies**

GD1: Settlement Boundaries.

GD2: Safeguarded Land

GD3: Design of Development

GD4: Demonstrating Viability

GD5: Sequential Tests

##### **Providing for Housing and Residential Accommodation**

RS1: Residential Development

RS2: Affordable and Specialist Housing

RS3: Provision of student accommodation

RS4: Provision for Gypsy and Traveller and Travelling Show People

#### **Group 2**

##### **Infrastructure and Service Provision**

IF1: Maintaining Vibrant Town & Local Centres.

IF2: Enhancing Sustainable Transport Choice

IF3: Service Accessibility & Infrastructure Growth.

IF4: Developer Contributions



### **Group 3**

#### **Sustaining the Boroughs Environment and Addressing Climate Change**

EN1: Low carbon Development & Energy Infrastructure

EN2: Preserving & Enhancing West Lancashire's Natural Environment

EN3: Provision of Green Infrastructure & Open Recreation Space

EN4: Preserving & Enhancing West Lancashire's Built Environment.

Groups were asked to use a screening checklist (Health Impact Assessment Screening template, Lothian NHS Board, Dr M Douglas, can be viewed as appendix 3) to facilitate the identification of potential health impacts of the implementation of each of the Policies. They were then asked to specify whether the anticipated impacts were considered to be positive or negative.

**A set of questions were posed to each group to apply to their set of policies:**

- **What impact will the proposal have on lifestyles and wellbeing?** (*Diet and nutrition, exercise and physical activity, substance use: tobacco, alcohol or drugs, risk taking behaviour, education and lifelong learning or skills*)
- **What impact will the proposal have on the social environment?** (*Social status, employment and worklessness, social/family support, stress, income and child poverty*)
- **What impact will the proposal have on equality?** (*Discrimination, equality of opportunity, relations between groups, community cohesion and social capital*)
- **What impact will the proposal have on the physical environment?** (*Living conditions, working conditions, pollution or climate change, accidental injuries or public safety, transmission of infectious diseases*)
- **How will the proposal impact on access to and quality of services?** (*Health care, transport, social services, housing services, education, leisure*)

Groups were then asked to identify which population groups they felt the impacts would have most effect on.

Following this, groups identified key themes and made recommendations to mitigate/enhance the effects. The completed tools and recommendations were used to inform this report.

### 7.3 Results

Groups completed tools for each individual policy, for the purpose of this section they have been grouped into; General Development Policies, Providing for Housing and Residential Accommodation, Infrastructure and Services and Sustaining the Boroughs Environment and Addressing Climate Change, and references to any specific policies have been noted. Population groups anticipated to be affected are highlighted in grey.

#### 7.3.1 General Development Policies

<b>General Development Policies</b> GD1: Settlement Boundaries. GD2: Safeguarded Land GD3: Design of Development GD4: Demonstrating Viability GD5: Sequential Tests		
Area of impact	Positive	Negative
<b>Lifestyle</b>		
<b>Social environment</b>	Flexible attitude to new uses of existing buildings that are no longer viable i.e. pubs converted to residential use (All groups)	
<b>Equality</b>		
<b>Physical environment</b>	Better design of communal waste storage (wheelie bins); safer, easier for bin lorries, better environment (All groups) Opportunity through GN4 to remove inappropriate employment uses in residential areas? (All groups)	More space required for recycling – less normal space Transport issues reduce employment opportunities Lack of transport (particularly in Skelmersdale) increases use of personal cars & CO2 emissions (All groups)  Few restrictions on student accommodations which creates safety risks, fire etc. (Students)
<b>Access to and quality of services</b>		

### 7.3.2 Providing for Housing and Residential Accommodation

<b>Providing for Housing and Residential Accommodation</b> RS1: Residential Development RS2: Affordable and Specialist Housing RS3: Provision of student accommodation RS4: Provision for Gypsy and Traveller and Travelling Show People		
<b>Area of impact</b>	<b>Positive</b>	<b>Negative</b>
<b>Lifestyle</b>	No provision for allotments- many health benefits and environmental benefits (All groups)	Green spaces close to homes to encourage people to walk (All groups)
<b>Social environment</b>	Housing in cul de sacs as apposed to alleyways is desirable Housing overlooking green space is desirable Improved community cohesion when a mix of housing styles is used (All groups)	
<b>Equality</b>	Limiting student accommodation would have a beneficial effect on community cohesion (Students)	No specific policy promoting specialist accommodation for disabled people (People with disabilities)  Safety issues with unofficial traveller sites (Travellers)
<b>Physical environment</b>	Lack of policy to provide buffer zones between residential and industrial development and discourage bad neighbours (All groups)	Safety issues with unofficial traveller sites (Travellers)
<b>Access to and quality of services</b>		

### 7.3.3 Infrastructure and Services

IF1: Maintaining Vibrant Town & Local Centres. IF2: Enhancing Sustainable Transport Choice IF3: Service Accessibility & Infrastructure Growth. IF4: Developer Contributions		
Area of impact	Positive	Negative
<b>Lifestyle</b>	IF1 Diet and nutrition – greater choice shops, more accessible, financial accessibility (all groups) Education – greater knowledge of diet and nutrition – (unemployed, young, elderly, students) Greater facilities, vibrant town centre – less youth crime/substance use etc. – (young people new businesses) Less car dependent – (all groups) IF2 Improvement in activity levels and health benefits Safe cycle routes needed Improved access to education/employment, Access to better amenities – food shops etc.  IF3 Broadband connection – better health knowledge Access to basic amenities – health implications	IF1 Potential fragmented development encourages car use          IF3 Broadband – isolated communities, poor use of town centres, less vibrant
<b>Social environment</b>	IF1 Better facilities – more employment – (working age, unemployed) Better facilities – improved social status, less social division – (vulnerable groups)  IF4 Improved community safety Improved access to sports facilities	IF1 Balancing development to ensure one area doesn't lose out
<b>Equality</b>	IF2 Improved access transport for all	
<b>Physical environment</b>	IF2 Reduction in car use e.g. pollution Reducing congestion – accidents	IF2 Public transport – greater transmission of infectious disease
<b>Access to and quality of services</b>	IF2 Improved access to all services General wellbeing – greater access to facilities	

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<b>Social environment</b>	<p>EN1 Jobs – increase in renewable industry</p> <p>EN2 Encourages social interaction Enhances free leisure facilities Some employment opportunities Reduces stress</p> <p>EN3 Provide employment</p> <p>EN4 Provide employment</p>	
<b>Equality</b>	<p>EN2 Provision of free leisure activities – reduces health inequalities Need to ensure awareness and green transport to facilities Map of footpaths/cycle paths would be beneficial</p> <p>EN3 Access to all regardless of cost, encourages social cohesion Cheap, accessible</p> <p>EN4 Access to all regardless of cost, encourages social cohesion</p>	<p>EN1 Discriminates against those who can't afford improvements to existing homes</p>
<b>Physical environment</b>	<p>EN1 Reduce pollution – improve environment Reduction in fuel costs, warmer homes – health benefits for elderly</p> <p>EN2 Protection of natural environment resources, biodiversity, wildlife, landscape Provision of better areas to live in Encourage reduction in climate change e.g. trees</p> <p>EN3 Protects assets, provides identity and character protected Social interaction encouraged</p>	<p>EN1 Noise of wind turbines/impact of other renew schemes on people – visual impairment etc.</p>

	EN4 Protects assets, provides identity and character protected	
<b>Access to and quality of services</b>	EN2 Better living conditions, fewer mental health problems	EN4 Possible impact on prohibiting development due to sensitivity of heritage assets

It was generally felt that EN1-4 would not affect specific groups, instead it would target all of the population.





### 7.3.4 Key Themes and Recommendations

<b>Chapter 5 General Development Policies</b> <b>Chapter 7 Providing for Housing and Residential Accommodation</b>	
<b>Key themes</b>	<b>Recommendations</b>
<ul style="list-style-type: none"> <li>• Edge Hill University <ul style="list-style-type: none"> <li>○ What if it shrinks?</li> <li>○ What if it grows?</li> </ul> </li> <li>• Gypsy and Travellers</li> <li>• Sustainable Waste collection and recycling</li> <li>• Community Cohesion <ul style="list-style-type: none"> <li>○ Mix of housing</li> <li>○ Open space</li> <li>○ Safer Alleyways</li> <li>○ Allotments</li> <li>○ Buffer zones between neighbouring uses</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Can the plan be more flexible and reactive to the changing national policy and local needs for higher education?</li> <li>• More official and legal sites that can be planned and managed.</li> <li>• Communal Community Collection Centres</li> <li>• Policies for design need to ensure community cohesion is delivered</li> <li>• Can policy specify Buffer zones for this purpose</li> </ul>

## Chapter 8 Infrastructure and Service Provision

Key themes	Recommendations
<ul style="list-style-type: none"> <li>• Co-ordinated approach</li> <li>• Importance of town/local centres</li> <li>• Communication (Partners, land owners, developers)</li> <li>• Similar potential excluded groups within each policy</li> <li>• Demographic Variations (e.g. young people in Skelmersdale)</li> <li>• Accessibility is key</li> <li>• Education is important</li> </ul>	<ul style="list-style-type: none"> <li>• Joined up thinking between areas, uses, applying policy</li> <li>• Ensure they remain vibrant – improved rather than maintained</li> <li>• Clear aspirations need to be set out for facilities provided.</li> <li>• Ensure more isolated groups are catered for e.g. elderly, unemployed, disadvantaged.</li> <li>• Policies need to reflect different circumstances</li> <li>• Policy needs to be co-ordinated on a Borough wide level and beyond</li> <li>• Promote links to jobs, health, and regeneration.</li> </ul>

## Chapter 9 Sustaining the Borough's Environment and Addressing Climate Change

Key Themes	Recommendations
<ul style="list-style-type: none"> <li>• Policies positively enhance health and well being.</li> <li>• Support for policies and integration of recreational and natural assets into development.</li> <li>• Reduce climate change</li> <li>• Reduce demand on health services</li> <li>• Support for renewable energy</li> <li>• Work with others to encourage re-cycling and build this into new developments – reduce waste (e.g. food waste)</li> </ul>	<ul style="list-style-type: none"> <li>• All policies incorporated into (now) all residential developments</li> <li>• Maintain identity of West Lancs</li> <li>• Ensure policies are enforced, higher profile! Better communication of available natural/recreational resources – modern media</li> <li>• Consider ways of delivering improvements to those who can't afford e.g. solar/wind energy</li> <li>• Tawd Valley – Mining/Slag heaps – consider impact on health?</li> <li>• Fracking implications and policies to be considered.</li> </ul>

The identified recommendations can be split into overarching principles and more specific tasks which will require attention during the continued development and implementation of the Local Plan. They should be read in conjunction with those from the rHIA on the Core Strategy Preferred Options.

### 7.5 Overarching principles;

- A flexible and adaptable plan
- A co-ordinated approach with joined up thinking on policy development and implementation – Borough wide and beyond
- To maintain the identity of West Lancashire
- Importance of community cohesion
- Mechanism for enforcement of the policies to be considered.
- Ensure isolated groups are catered for
- Strong communication of aspirations

## **7.6 Recommendations to take forward as action**

1. Incorporation of more official and legal sites for Gypsies, Travellers and Travelling Show people.
2. Investigation into the feasibility of specifying buffer zones between neighbouring uses.
3. Sustainable waste collections and recycling with Communal Community Collection Centres.
4. Further investigation into mining/slag heaps and their impact on health.
5. Implications of fracking and the Development Management Policies to be considered.
6. Support for renewable energy – consider ways of delivering improvements to those who can't afford e.g. solar/wind energy.

## **7.7 Recommendations and the Evidence Base**

**Recommendation 1:** Incorporation of more official and legal sites for Gypsies, Travellers and Travelling Show people

### ***Evidence***

The relationships between Gypsies, Travellers and Local Authorities are variable across the UK. Whilst progress in meeting the needs of these groups has been made in some areas, in others accommodation issues remain and social tension can result. (Equality and Human Rights Commission, 2009).

In terms of health and education, Gypsies and Travellers are one of the most deprived groups in Britain. The average life expectancy is 10 years lower than the national average. Research into inequalities experienced by these groups has found that current sites are often located in unsuitable areas, and the following inequalities occur;

- Economic inclusion and access to employment
- Access to and experience of healthcare
- Social care, Education and other public services
- Policing and criminal justice
- Racism and discrimination
- Domestic violence (Equality and Human Rights Commission, 2009)

The national shortage of specific sites and constant pressures of being moved on have huge impacts on health (Improvement and Development Agency, 2011). One of the major benefits of providing adequate accommodation is the impact this can have on community relations. Communities and Local Government have developed a good practice guide to designing Gypsy and Traveller sites and recommend that sites should be; safe and sustainable, easy to manage and maintain, of decent standard and support harmonious relations. (Communities and Local Government, 2008)

West Lancashire has a history of Gypsies, Travellers and Travelling Show people setting up encampments. Currently there are no authorised sites in the Borough for

Gypsies and Travellers. The Local Plan recognises the rights of this group, along with the link between a lack of good quality sites and poor health education. The provision of authorised sites has the potential to positively benefit the health of Gypsies and Travellers and also residents of the Borough.

**Recommendation 2:** Investigation into the feasibility of specifying buffer zones between neighbouring uses.

### ***Evidence***

A buffer zone is a tract of land between two differently zoned areas, for example a park between a commercial and residential area, in order to minimise contributions of any adverse effects to neighbouring uses. Examples of buffer zones used in LDF policies include; between motorways and neighbouring uses, protection of nature, and preservation of heritage sites.

The benefits of buffer zones include; identification of where impacts on sites may be an issue, aiding the development of proposals which suggest mitigation measures and the provision of an opportunity for partnership working to manage areas and developments.

Buffer zones would provide a method to identify where impacts on sites may be an issue, so provide a useful tool in implementing the recommendations of a rHIA within planning policy. For example it may specify a buffer zone between residential and industrial areas providing protection from odour, dust, noise and visual impairments.

Further scoping is required in West Lancashire as to the need for buffer zones and specific intentions of use. It is recommended that a rationale for buffer zone use is developed.

**Recommendation 3:** Sustainable waste collections and recycling with Communal Community Collection Centres.

### ***Evidence***

Most people in the UK are living in a manner which is not sustainable (Lyons, M., Lurina, P. & Harrsm, J., 2009). Waste disposal can have adverse impacts on local air pollution and greenhouse gas emissions. Sustainable Waste Management is vital for; conserving natural resources, preserving unnecessary emission of greenhouse gases and protecting Public Health and natural ecosystems. (Improvement and Development Agency, 2011).

Climate Change has been identified as a serious threat to Public Health. Recycling can contribute significantly to a reduction in carbon emissions and therefore the health consequences associated with climate change. (Department for Food & Rural Affairs, 2009).

Whilst the links between sustainability and health are apparent, much of the evidence base on recycling and health focuses on the health impacts of those living near to, or working with recycling. With increased recycling, evidence suggests a need to monitor the health of recycling workers more closely. Further research is required into the health benefits of recycling. Evidence to date suggests indirect health benefits derive from; decreased carbon emissions, energy and raw materials used

and the diversion of materials away from landfill. Individual and community benefits include; the links with composting, gardening, healthy eating and physical activity. (Lyons et al. 2009).

A recent report into recycling and public health identified one of the biggest barriers to be gaining planning permission and licensing for new recycling initiatives. A Local Plan which supports the development of recycling would therefore help to address one of the most challenging barriers. This is consistent with recommendations in guidance for sustainable planning highlighting the importance of integration of local waste management opportunities in new developments. (Department for Communities and Local Government, 2006).

This recommendation supports the Sustainable Development Framework for West Lancashire and is consistent with the identified principles of Sustainable Development and addressing Climate change.

**Recommendation 4:** Further investigation into mining/slag heaps and their impact on health.

### ***Evidence***

West Lancashire and its neighbouring Boroughs have a mining history. Lancashire at present remains a nationally important county for minerals.

Slag heaps are generally used as a waste removal mechanism. There is little evidence specific to the impact of slag heaps on health. Environmental impacts include; difficulty for vegetation to take root, sloping and acid erosion causing pollution to rivers and streams.

Evidence into the impact of mining and health is split into two main bodies; the impact on health at the time of mining (e.g. pollution, traffic, noise, health risks to miners) and the 'coalfield' health effect, where the scale and suddenness of job losses in the eighties and nineties left communities experiencing difficult socioeconomic conditions and the associated poor health status. (Riva, M., Terashima, M., Curtis, S., Shucksmith, S. & Carlebach, S., 2011).

The Lancashire County Council Website hosts details of mineral and waste sites in West Lancashire, including the history of the site and current permissions granted for use of sites. Due to the limited evidence base on the impact of slag heaps on health and the lack of reference to this in relation to specific developments in the policies, further consideration of this is outside the scope of this rHIA. Should this be an on-going consideration, a specific piece of work would need to be undertaken to identify the location and current status of slag heaps in West Lancashire and assess the potential health impact specific to that locality.

**Recommendation 5:** Implications of Fracking and the Development Management Policies to be considered.

Fracking is a process of shale gas extraction. Evidence from the United States suggests shale gas extraction brings a significant risk of ground and surface water contamination. A report by the Tyndal Centre for Climate Change Research (2011) suggests that until the evidence base is developed a precautionary approach to this technique is required in the United Kingdom.



The process is regulated by three government bodies; Department of Environment and Climate Change, Health and Safety Executive and the Environment Agency, and is also subject to Local Planning Permission being granted. At present, exploration work is taking place at five sites in Lancashire, including one in Beconsall, West Lancashire. The Department of Environment and Climate Change have issued exploration licenses for this and the Environment Agency has been involved in assessing risk of water contamination from this exploratory work. Further detail can be viewed on the Environment Agency website. At this stage there is not thought to be a risk of water contamination from the exploratory stage.

There is public concern about the health and environmental risks of the Fracking process, which is subject to much media attention, particularly in the United States. Should the work in Lancashire reach a development stage, it will be subject to an Environmental Impact Assessment (EIA), prior to any permission being granted. It is recommended that a Health Impact Assessment is carried out in conjunction with the EIA to consider factors such as; risks of water contamination, pressure on water supplies, proximity of activity to population centres, land demands, traffic and pollution, in the context of health.

**Recommendation 6:** Support for renewable energy – consider ways of delivering improvements to those who can't afford e.g. Solar/wind energy.

### ***Evidence***

The Government is committed to increasing the proportion of energy we use from renewable sources. This will increase the security of energy supplies in the UK and provide opportunities for investment in new industries. (Department for Environment and Climate Change, 2011).

The development and use of renewable energy sources is part of the strategy to address climate change. The Public Health threat of Climate change has been alluded to under recommendation 3, Sustainable Waste Management. Climate Change is predicted to result in an increase in deaths, disability and injury from extreme temperature and weather conditions, heat waves, floods and storms including health hazards from chemical and sewage pollution. The Public Health impact of climate change is significant on an international scale. (NHS Confederation, 2007).

Measures and policies intended to reduce climate change can help reduce health inequalities and vice versa. Fuel poverty is an example of how addressing climate change via renewable energy can have a positive impact on the health of individuals in West Lancashire.

Fuel poverty can be defined as 'having to spend 10% or more of a household's net income to heat a home to an adequate standard of warmth. (The Marmott Review Team, 2011). Whilst bringing all homes up to a minimum standard of thermal efficiency would have the strongest impact on the poorest households, fuel poverty does not just affect those on low incomes. Those in rural areas are also at risk due to rare access to mains gas and the age of the buildings. (Boardman, B., 1991). The elderly are also more at risk of winter deaths due to increased vulnerability to cold weather due to existing medical conditions and weaker temperature control. (El-Ansari, W. & El-Silimy, S., 2008).

Improving energy efficiency of homes is one of the strategies recommended to reduce fuel poverty. The levels of deprivation in parts of West Lancashire, predominance of rural areas and an aging population means tackling fuel poverty in West Lancashire provides an opportunity to positively influence the health of a number of residents of the Borough. The inclusions in policy EN1 to support Sustainable Development are therefore welcomed. Caution should be taken to minimise risk of health inequalities by consideration of specific interventions/support for those most at risk of fuel poverty.

## 8. Conclusion

The rHIA process increases awareness of health considerations associated with the policies. The consultation responses on the LDF Core Strategy Preferred Options demonstrate that residents and other stakeholders are aware of and concerned about potential health impacts. Many of the issues raised during the consultation mirror those identified during the session, specifically;

- Low carbon development and renewable energy
- Recreation and natural assets
- Green infrastructure and protection of cultural assets

The rHIA process identified a greater number of potential positive health impacts than negative ones. This demonstrates the wide scope in which the Local Plan can support West Lancashire residents to achieve and maintain good health.

The evidence base supports the implementation of the following recommendations;

- Incorporation of more official and legal sites for Gypsies, Travellers and Travelling Show People
- Sustainable Waste collections
- Support for renewable energy

Next steps should be to identify the measures to support these recommendations which can be incorporated into the local plan. Further to this, supporting actions, outside of the scope of the Local Plan process should be identified and steps taken to implement these via other strategic mechanisms.

The remaining three recommendations require further scoping to inform a decision as to whether to include them in the Local Plan;

- **Specifying buffer zones between neighbouring uses.** Further work is required to ascertain the specific needs for buffer zones in west Lancs. A rationale should be developed specifying their proposed uses.
- **Mining/slag heaps.** The evidence base on slag heaps and their impact on health is limited. A specific piece of work would need to be undertaken to identify the location of slag heaps in West Lancs and assess potential health impact specific to that locality.
- **Implications of fracking.** Appropriate licences and measures to mitigate risk of water contamination have been taken at the exploration stage. On-going involvement of regulatory bodies and liaison with Public Health will be key should this reach a development stage. The requirement to undertake an EIA presents an opportunity to also undertake elements of health impact assessment making this a fully integrated process.

For further information on the Health Impact Assessment Workshop contact Jane Cass at [jane.cass@centrallancashire.nhs.uk](mailto:jane.cass@centrallancashire.nhs.uk) or information on the rHIA Report contact [amy.witherup@centrallancashire.nhs.uk](mailto:amy.witherup@centrallancashire.nhs.uk)

For further information on the Local Plan contact Peter Richards at [peter.richards@westlancs.gov.uk](mailto:peter.richards@westlancs.gov.uk)

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## Appendix 1 Programme

# Rapid Health Impact Assessment Workshop West Lancashire Development Management Policies

Friday 11<sup>th</sup> November 10am – 1pm  
White Moss Business Centre Skelmersdale

## Programme

9.45am	<b>Arrival, refreshments</b>
10.00am	<b>Welcome, introductions and outline of the morning; housekeeping –</b> Jane Cass, NHS Central Lancashire
10.10am	<b>Where we were, Where we are now</b> Peter Richards, West Lancashire Borough Council
10.15am	<b>Results of the LDF Consultation</b> Helen Rafferty, West Lancashire Borough Council
10.25 am	<b>Proposed Changes: What's New in the Local Plan</b> Peter Richards, West Lancashire Borough Council
10.30am	<b>The Development management policies</b> Ella Gartland, West Lancashire Borough Council
10.45am	<b>Results of the First HIA</b> Amy Witherup, NHS Central Lancashire
10.50am	<b>HIA Methodology and Tools and Considering the Wider Determinants of Health</b> Amy Witherup, NHS Central Lancashire
11.00am	<b>Identifying population groups and positive and negative impacts of the policies</b> <i>Refreshments will be served during this session</i>
12.15pm	<b>Identifying &amp; agreeing the key themes and recommendations</b>
12.45pm	<b>Feedback and Evaluation</b>
1.00pm	<b>Close</b>

## **Appendix 2 List of Attendees**

West Lancashire Borough Council (Members of the LDF Team)  
NHS Central Lancashire (Members of the Public Health Team)  
West Lancashire College  
Lancashire County Council  
Southport and Ormskirk Integrated Care Organisation  
Local Resident  
Borough Councillors  
Parish Councillors  
Lancashire Fire and Rescue  
West Lancashire Council for Voluntary Service



## Appendix 3: HIA Tool

### Policy:

Which Groups of the population do you think will be affected by this proposal?	
(The word proposal is used below as shorthand for any policy, procedure, strategy or proposal that might be assessed)	What positive and negative impacts so you think there may be? Are there any impacts about which you feel uncertain? Which groups will be affected by these impacts?
<b>What impact will the proposal have on lifestyles?</b> <ul style="list-style-type: none"> <li>• Diet and nutrition</li> <li>• Exercise and physical activity</li> <li>• Substance use: Tobacco, alcohol or drugs</li> <li>• Risk taking behaviour</li> <li>• Education and lifelong learning or skills</li> </ul>	
<b>What impact will the proposal have on the social environment?</b> <ul style="list-style-type: none"> <li>• Social status</li> <li>• Employment (paid or unpaid) and worklessness</li> <li>• Social/family support</li> <li>• Stress</li> <li>• Income and child poverty</li> </ul>	
<b>What impact will the proposal have on equality?</b> <ul style="list-style-type: none"> <li>• Discrimination</li> <li>• Equality of opportunity</li> <li>• Relations between groups</li> <li>• Community cohesion and social capital</li> </ul>	
<b>What impact will the proposal have on the physical environment?</b> <ul style="list-style-type: none"> <li>• Living conditions</li> <li>• Working conditions</li> <li>• Pollution or climate change</li> <li>• Accidental injuries or public safety</li> <li>• Transmission of infectious disease</li> </ul>	
<b>How will the proposal impact on access to and quality of services?</b> <ul style="list-style-type: none"> <li>• Health care</li> <li>• Transport</li> <li>• Social services</li> <li>• Housing services</li> <li>• Education</li> <li>• Leisure</li> </ul>	
<b>Key issue</b>	
<b>Recommendations</b>	

## Appendix 4 Evaluation

11 evaluations were completed and returned

### 1. Did today's workshop meet your expectations?

Yes	10
Partly	1
No	

### 2. How clear were the introductory presentations?

Poor	
Fair	
Good	3
Very Good	7
Excellent	1

### 3. How prepared did you feel for today's workshops?

Poor	
Fair	2
Good	5
Very Good	4
Excellent	

### 4. How was the timekeeping of the programme?

Poor	
Fair	
Good	2
Very Good	8
Excellent	1

### 5. Is there anything else we should have included?

Yes	2
Partly	
Everything was covered	9

Although time keeping was good I think the event could have been improved by extending to give time to explore

### 6. How would you rate the standard of the venue/domestic arrangements?

Poor	
Fair	
Good	2
Very Good	5
Excellent	4

### 7. Further comments on the day in general

Very useful and informative

How was involvement of this ever circulated? At Area Committee level its often perceived that Parish Councils are not fully involved.

As a newcomer to the area I found the event very useful in gaining an appreciation of local issues

Poor accessibility to venue by non car modes

## **West Lancashire Local Plan – Preferred Options Equalities Impact Assessment**

### **1.0 General Introduction**

#### **1.1 Introduction**

An Equalities Impact Assessment (EqIA) is required to be undertaken for all services and policies delivered by Local Authorities, including the Local Plan, in accordance with the Equality Act 2006. The purpose of an EqIA is to assess the impact of a policy, strategy or service in the Borough in terms of race, gender, disability, religion, age, sexual orientation and socio-economic status.

#### **1.2 Background to the Local Plan**

West Lancashire Council have, up to 2011, been preparing a Local Development Framework. However, under the new National Planning Policy Framework (NPPF) Councils are now being guided to prepare a Local Plan. The West Lancashire Local Plan will supersede the current West Lancashire Replacement Local Plan 2002-2016. Like the LDF, the new Local Plan will continue to be based upon the principles of sustainable development, addressing climate change, spatial planning, high quality design, good accessibility and community involvement. Spatial planning does not just take into account land use, but also considers other issues that could indirectly affect, or be affected by, land use such as health, education and crime

The Local Plan contains a Vision which sets out how the Council want West Lancashire to be like in 2027. This Vision is consistent with, and builds upon, the Council's Sustainable Community Strategy (SCS). It will not only make sure that new homes, jobs and services required by communities are located in the most sustainable places, but will also deliver the necessary infrastructure, facilities and other development to make this possible.

The West Lancashire Local Plan will build on the evidence and work prepared through the former Local Development Framework system, to guide development in the Borough. This process has already involved a number of stages in its preparation, including gathering an evidence base and identifying the issues and strategic spatial options for the Borough. In May/June 2011, the Council published their Core Strategy Preferred Options paper, setting out the most sustainable and deliverable strategic planning policy for the development of the Borough to 2027 and asking people to comment.

Following that consultation stage, the Council have now refined and added to the draft policy in that document to formulate the proposed draft policies within the Local Plan. The amendments include adding new development management policies and site allocations, revised housing and employment targets and a revised 'Plan B' option. The Local Plan Preferred Options document has been fully informed by the findings of the evidence base, discussions with key stakeholders and infrastructure providers and public consultation.

### **2.0 Borough summary**

#### **2.1 Population**

West Lancashire is the southernmost Borough in the County of Lancashire. The Borough contains a mix of vibrant towns and villages sitting alongside tranquil countryside and covers an area of 134 square miles (34,700 hectares).

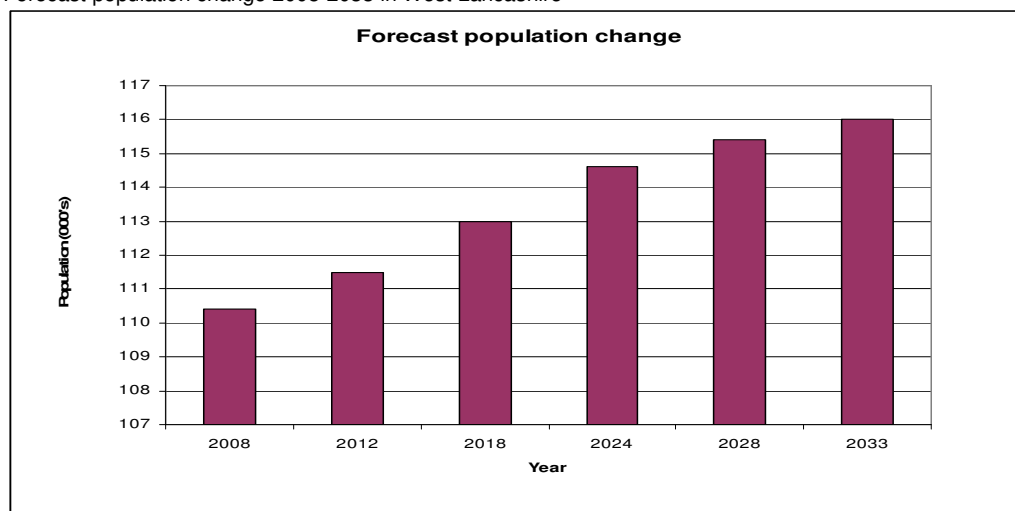
The Borough is predominately rural in nature and the majority of people live in the Borough's three main settlements: the rapidly maturing New Town of Skelmersdale (including Up Holland), the historic market town of Ormskirk (including Aughton) and the small market town of Burscough. There are three distinct rural areas: the Northern, Eastern and Western Parishes, containing a number of small villages, the largest of which are the linear settlements of Tarleton and Hesketh Bank in the Northern Parishes.

At the 2001 Census, the Borough had a population of 108,378 people. The majority of residents were found to live in Skelmersdale and Up Holland (37%), Ormskirk and Aughton (25%) and Burscough (8%), followed by Tarleton (5%). There is some variation between settlement areas and the ages of its residents. The rural areas of West Lancashire are more attractive to people of middle or retirement age whilst Skelmersdale has a younger, more varied population structure.

## 2.2 Age

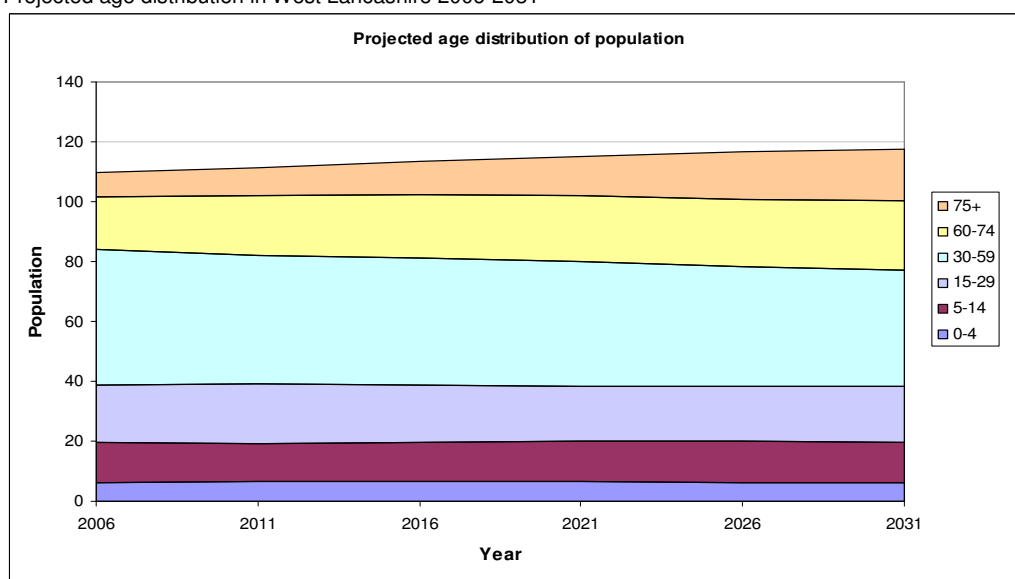
The Borough population is projected to increase by 116,000 by 2033 – a 5% increase on its level in 2008 – equating to an addition 5,600 residents. The main change forecast to the age structure is an increase in the proportion of residents aged over 60 and a decrease of those aged 15-59. The highest increase predicted is to the age category 75+ at over double its 2008 rate. This is much higher than the county and regional change expected.

Forecast population change 2008-2033 in West Lancashire



Source: Population and Social Inclusion Evidence Paper, WLBC 2011 (Population Projections, 2008, ONS)

Projected age distribution in West Lancashire 2006-2031



Source: WLBC 2010 (2008 Mid Year Estimates, ONS)

## 2.3 Ethnicity

At the 2001 Census, 97% of West Lancashire residents described themselves as White British. The remaining 3% were split as follows: 0.5% of the population described themselves as Mixed, 0.4% as Asian/Asian British, 0.13% as Black/Black British and 0.38% as Chinese or other Ethnic group.

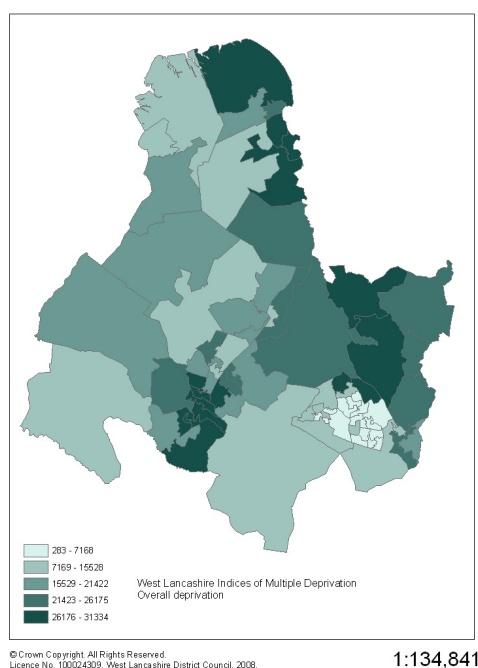
## 2.4 Deprivation

The Indices of Multiple Deprivation are made up of seven indicators (income, employment, health and disability, education, skills and training, housing, access to services). These are then combined to provide an overall score. Scores are then placed in national order from lowest to highest and assigned a rank. The lower the rank, the more deprived an area is.

Overall, West Lancashire is ranked 141<sup>st</sup> out of 354 local authorities in England. This places it within the 40% most deprived districts nationally. However, varying levels of deprivation can be found within the Borough. Almost one in five (or 20%) of the Super Output Areas (SOAs) in West Lancashire fall within the worst 20% nationally. Regeneration should be aimed at tackling deprivation in these areas.

Skelmersdale is the most deprived area in the Borough with 14 of its 23 Lower Super Output Areas (LSOAs) (60%) featuring in the most 20% most deprived areas nationally. The wards of Birch Green, Digmoor, Moorside and Tanhouse all have LSOAs featuring in the top 1-20%. In contrast, other parts of the Borough, such as Parbold, Aughton Park and Tarleton, generally have low levels of deprivation.

Overall deprivation in West Lancashire, 2010



Source: *Indices of Multiple Deprivation 2010*, CLG (2011)

Income deprivation is highest in Skelmersdale, along with employment, crime, health and education deprivation. Living environment and housing deprivation are highest in the rural areas of the Borough, including Bickerstaffe, Aughton & Downholland and Scarisbrick.

## 2.5 Gender

### Population

There is a higher proportion of women to men in West Lancashire which follows the national averages. In the 2001 Census, there was no option to state a Transgender status.

Gender	West Lancashire		England
	Population	Percentage	Percentage
Men	52,237	48%	49%
Women	56,141	52%	51%

Source: 2001 Census (ONS)

### Life expectancy

Life expectancy for both genders has increased since 2001. In keeping with national trends, women live longer than men. Life expectancy for men and women in West Lancashire is higher than that for the North West, but equal or lower than the national rate.

Life expectancy is poorest in the Skelmersdale wards of Digmoor, Birch Green and Tanhouse. The highest expectancies are found in Knowsley, Newburgh and Halsall. Life expectancies in the latter areas are in excess of 8 years of the deprived areas of the Borough.

Life expectancies in West Lancashire 2001-2009

	Males			Females		
	2001-03	2005-07	2007-09	2001-03	2005-07	2007-09
West Lancashire	75.8	77.7	78.4	79.4	80.6	80.8
North West	74.8	76.0	76.6	79.4	80.4	80.8
England	76.2	77.7	78.1	80.7	81.8	82.2

Source: Population and Social Inclusion Evidence Paper, WLBC 2011 (Population Projections, 2008, ONS)

### Economic Activity

Overall, 56,500 people in West Lancashire are economically active (2010). The proportion of people economically active in West Lancashire is higher than the regional and national rates at 80%. 54,100 are in employment (76%). The Borough's unemployment rate has increased over the past 4 years and is in keeping with the national trend. This illustrates an increase in unemployment levels as a result of the economic markets and recession.

There are more men than women economically active with 86% of the male working age population economically active, compared to 74% of women. However, the figure for males in employment has decreased since 2005/06 whilst the figure for females in employment has increased.

Rates of unemployment vary across the Borough, being highest in Skelmersdale with an average rate of 10.6% in 2001. The lowest unemployment levels are in the rural areas, particularly Hesketh-with-Beaconsall and Tarleton (2.1% and 2.6% respectively).

### JSA Claimants

More men claim Job Seekers Allowance (JSA) than women in West Lancashire, which matches the trends for the North West and Great Britain.

Total JSA (Job Seekers Allowance) Claimants (April 2010)

	West Lancashire (numbers)	West Lancashire (%)	North West (%)	Great Britain (%)
All people	2662	4.1	4.5	4.1
Males	1920	5.7	6.4	5.6
Females	742	2.4	2.5	2.4

Source: NOMIS 2011

## Earnings

Median gross weekly pay in West Lancashire has steadily increased since 2003. The rate of pay for men has increased by 20% since 2003, whilst women has seen an increase of 23%. Overall, wages have increased by 25%. There is still a difference in the average rates of pay between men and women, although this can be explained to some degree by a greater proportion of women being employed in part time jobs. Women are also more likely to be employed in lesser-paid jobs such as secretarial and administrative work.

Overall rates (for both genders) in 2010 in West Lancashire were higher than Lancashire but lower than the North West and Great Britain rate.

Median gross weekly pay in West Lancashire

	2003	2004	2005	2006	2007	2008	2009	2010
Male	£362.00	£401.70	£421.30	£391.00	£417.30	£421.90	£421.90	£432.80
Female	£206.00	£217.20	£250.80	£263.30	£263.20	£321.00	£321.10	£253.90
Both	£294.30	£324.80	£319.90	£333.00	£376.60	£379.10	£388.60	£369.30

Median gross weekly pay in West Lancashire, North West and Great Britain – All people

	2003	2004	2005	2006	2007	2008	2009	2010
Lancashire	£314.90	£319.00	£331.80	£331.10	£353.10	£366.10	£362.90	£364.70
North West	-	-	-	-	-	£372.10	£372.90	£378.40
Great Britain	-	-	-	-	-	£390.00	£398.60	£405.70

- means no data is available

Source: Lancashire Profile (2011)

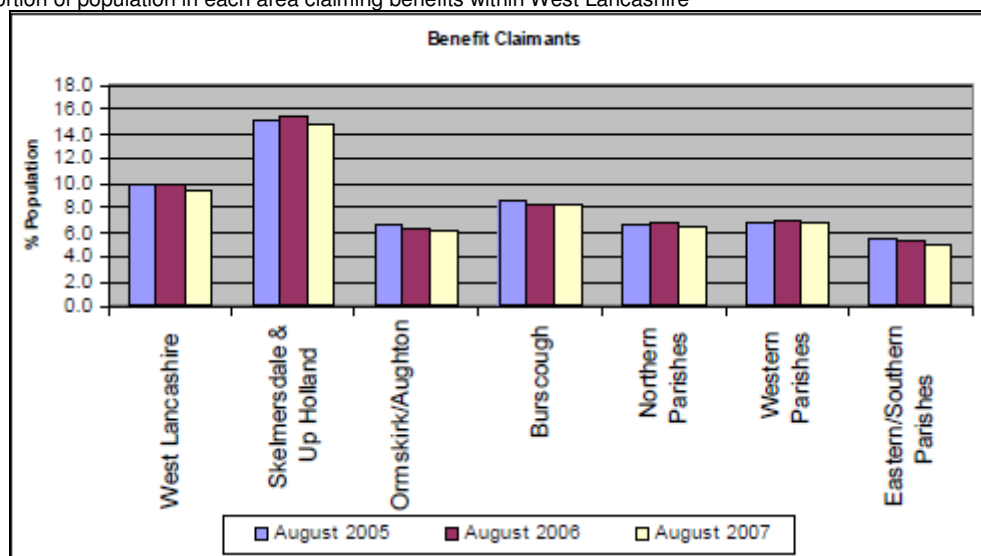
## 2.6 Disability

### Benefit Dependency and Disability Allowance Claimants

Across West Lancashire, the proportion of residents claiming DWP benefits has remained at between 9.5%-9.9% across the three year period. At a more localised level, it is evident that a comparatively high (15%) proportion of the Skelmersdale and Up Holland population is claiming benefits, this equates to nearly 58% of all claimants across West Lancashire. Benefits include carer's allowance, disability living allowance, incapacity benefit, income support/pension credit, job seekers allowance and severe disablement allowance.



Proportion of population in each area claiming benefits within West Lancashire



Source: West Lancashire Economy Study 2009 (Nomis, 2007)

## 2.7 Religion

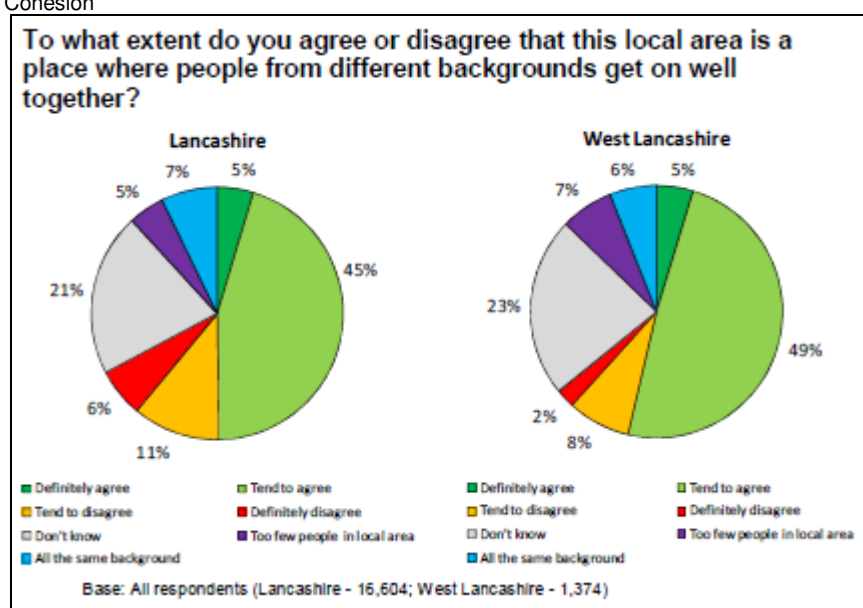
83.7% of West Lancashire state they are Christian, with a further 15.4% stating no religion or choosing not to respond. Of the remainder, 0.2% are Hindu, 0.18% Muslim, 0.1% Buddhist, 0.05% Sikh, 0.04% Jewish and 0.15% any other religion.

Source: 2001 Census, ONS

## 2.8 Community Cohesion

Excluding the proportion answering 'don't know', 'too few people in local area' and 'all the same background', the proportion agreeing that people from different backgrounds get on well together in the local area in West Lancashire is 84% and provides a key measure for community cohesion. West Lancashire performs better than the Lancashire figure of 74%.

Community Cohesion



Source: Lancashire Place Survey 2008, LCC

In addition, 67% of residents of West Lancashire felt they belong to their neighbourhood (Places Survey 2008, LCC).

### **3.0 Equality Impact Assessment (EqIA)**

- 3.1 The Local Plan contains a total of 24 policies, focusing on strategic policies, general development policies, facilitating economic growth, providing residential accommodation, providing infrastructure and services, sustaining the environment, addressing climate change and providing the general framework to ensure sustainable development. Some of the policies also contain site allocations. Some of these policies will have little or no impact on equality issues, but most will have the potential for some direct or indirect impact on equality issues.
- 3.2 To undertake the EqIA, each of the policies has been examined in relation to the potential impacts the policy could have on these equality groups. Comments and assessments of each policy are provided in Table 1. However, the overall impact of the Local Plan on each group is summarised below.

#### **Gender**

- 3.3 The policies within the Local Plan Preferred Options are designed to mitigate any discrimination between genders. It is important that equal opportunities are available for men and women. Policy EC1 encourages a range of employment opportunities, employment patterns (Full time / Part time / Flexi Time), sectors, skills and pay to provide opportunities and flexibility for both genders. Housing policies also acknowledge and cater for any differences that may arise due to gender, such as differing household compositions (single household, lone parent, cohabiting and married couples, families).

#### **Age**

- 3.4 The Local Plan Preferred Options should bring positive improvements for any age. In particular, however, given the Borough's increasing and ageing population, it is particularly important that policies cater for the needs of the elderly. Policy IF2 is designed to improve accessibility through transport improvements, which will help the elderly and young who are more reliant on public transport. Policy IF3 states that services, used by young and old, will be provided where demand and need dictates, including Schools and GPs. Policies such as EN3 encourage both the young and old to get involved in sports activities and using the environment. Sport facilities can also be targeted to different age groups.
- 3.5 Employment policies aim to ensure that equal employment opportunities and training are provided for all age groups, including the young and old as well as the working age population. As the aged population increases, opportunities should be provided to enable those who want to work longer to do so, thereby supporting the economy. The residential policies work to deliver appropriate housing to provide for changing needs across age boundaries, including different household compositions, new forming households, students and the changing needs of the elderly and young. Providing further purpose-built student accommodation should 'free up' more affordable market homes for the resident population that would otherwise be converted to student accommodation, whilst catering towards the needs of students.

## **Ethnic Background and Religion**

- 3.6 The majority of policies within the Local Plan Preferred Options will have similar impacts on groups of all ethnic backgrounds and religion. However, it is important that the more subtle requirements of different groups are catered for, or at least not limited, by planning policy, where applicable. Given the strategic nature of the Local Plan, these subtle requirements (which are often pertaining to detailed matters) are neither limited nor actively catered for in most cases, but some policies do allow, and even encourage, provision of some requirements related to different ethnic groups.
- 3.7 In particular, RS4 relates to provision for Gypsies & Travellers and Travelling Showpeople and seeks to provide an appropriate amount of pitches in the most suitable and sustainable locations in the Borough.
- 3.8 RS1 relates to the development of housing, and encourages a mix of types and size of house to be provided. This would enable affordable larger family dwellings to be developed where there is need or demand created by an ethnic group.

## **Disability**

- 3.9 The proposed policies should ensure that access is available to all and disability groups are catered for. Transport improvements and car parking provision need to take account of the needs of the disabled and services will be provided where demand and need dictates. Under EN4 and GN3, good design should promote functional buildings and spaces that are accessible, safe and inclusive for both able and disabled people. Under RS1 and RS2, housing should accommodate for the needs of the disabled and the changing needs of occupants, including the elderly. Homes should be adaptable and adhere to Lifetime Homes Standards. Improving the economy and physical accessibility will also work to benefit people with disabilities.

## **Sexual Orientation**

- 3.10 The EqIA has no information available with which to assess the impacts of the Local Plan Preferred Options on sexual orientation, or more specifically on those members of the community defined as Lesbian, Gay, Bisexual or Transgender. However, it would not be expected for the policies to specifically have either negative or positive impacts on these groups that are any different from other sexual orientation groups.

## **Socio-economic Status**

- 3.11 The policies within the Local Plan Preferred Options aim to encourage sustainable development and improve social and economic prospects for West Lancashire. Furthering local employment and training opportunities through EC1 will work to decrease worklessness, improve economic prosperity and reduce social exclusion and inequalities. Improving retail through Policy IF1 in West Lancashire will also help to improve the local economy and increase jobs. The promotion of active transport modes and public transport will have positive impacts on improving health, accessibility and reducing inequalities for those who do not own a car (in particular this is Skelmersdale and the rural areas). Provision of new services and facilities will have a positive benefit on reducing inequalities (IF2 and IF3)
- 3.12 Under Policy RS1, the provision of mixed housing will reduce inequalities to types, sizes, tenures and affordability of homes. The provision of affordable homes under RF2 means that opportunities are increased for sections of the community to own and rent their homes where normal market conditions would prevent them from doing so. Providing more student accommodation, under Policy RS3, will enable more homes to remain accessible to the general market.

- 3.13 Policy SP2 will provide a focal point for work to regenerate Skelmersdale, as this is the main area of the Borough with the most socio-economic disadvantages and the highest rates of deprivation. It is hoped that this policy will achieve sustainable, wide-reaching, positive improvements to health, education, employment and training opportunities, housing, retail and environment and work to reduce deprivation levels in the most affected areas.

Table 1

Policy Title	Policy aims	Adverse (A), Positive (P) or Neutral (N) effects on Equality groups						Comments
		Gender	Age	Ethnic Background	Disability	Religion	Socio-economic status	
SP1: A sustainable development framework for West Lancashire	To deliver sustainable development in the Borough including use of resources and location & accessibility	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	Neutral
SP2: Skelmersdale Town Centre	To enhance, regenerate and redevelop Skelmersdale Town Centre	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community, including providing needs for different ages.	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	P. Will work to regenerate the town, with wider positive impacts on health, education, employment opportunities and reducing deprivation levels in the most badly deprived areas	Positive
SP3: Yew Tree Farm, Burscough	A strategic development site in Burscough. Will deliver 500 new dwellings and 10ha of new employment development. Will also provide new services, transport and infrastructure improvements, a decentralised renewable energy facility and leisure facilities.	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	Neutral

Policy Title	Policy aims	Adverse (A), Positive (P) or Neutral (N) effects on Equality groups						Comments
		Gender	Age	Ethnic Background	Disability	Religion	Socio-economic status	
GN1: Settlement boundaries	To encourage development within settlement boundaries and prioritised on brownfield land.	N. Will address the needs of all sections of the community.	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community.	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community. .	Neutral
GN2: Safeguarded land	To protect areas of 'safeguarded' land from development, other than through the Plan B.	N. Will address the needs of all sections of the community.	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community.	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community. .	Neutral
GN3: Design of development	To ensure development meets high standards of design, including energy, waste, crime, accessibility and transport.	N. Will address the needs of all sections of the community.	P. Will ensure that design can accommodate changes to need – eg elderly and young and that services and transport are accessible.	N. Will address the needs of all sections of the community.	P. Will ensure that design accommodates disabled needs.	N. Will address the needs of all sections of the community.	N. Will address the needs of all sections of the community.	Neutral / Positive
GN4: Demonstrating viability	To prove developments are viable	N. Will address the needs of all sections of the community.	N. Will address the needs of all sections of the community.	N. Will address the needs of all sections of the community.	N. Will address the needs of all sections of the community.	N. Will address the needs of all sections of the community.	N. Will address the needs of all sections of the community.	Neutral
GN5: Sequential tests	To require sequential testing for certain development types to demonstrate no alternative sites in more preferable locations are available.	N. Will address the needs of all sections of the community.	P. Will ensure development is in the most sustainable locations, ensuring access for all ages.	N. Will address the needs of all sections of the community.	P. Will ensure development is in the most sustainable locations, ensuring access for disabled is considered.	N. Will address the needs of all sections of the community.	N. Will address the needs of all sections of the community.	Neutral / Positive

[illegible]



Policy Title	Policy aims	Adverse (A), Positive (P) or Neutral (N) effects on Equality groups						Comments
		Gender	Age	Ethnic Background	Disability	Religion	Socio-economic status	
EC3: Rural Development Opportunities	To support development on some brownfield sites in rural areas for mixed uses to stimulate the rural economy and provide housing.	N. Will address the needs of all sections of the community.	N. Will address the needs of all sections of the community.	N. Will address the needs of all sections of the community.	N. Will address the needs of all sections of the community.	N. Will address the needs of all sections of the community.	N. Will address the needs of all sections of the community.	Neutral
EC4: Edge Hill University	To support the expansion of Edge Hill University, working to improve transport, encourage on campus student accommodation and create business and educational links.	N. Will address the needs of all sections of the community.	P. Will typically accommodate young students (18-21) but will also cater for mature students. Will improve educational attainment opportunities through forging links with communities and businesses.	N. Will address the needs of all sections of the community.	P. Will address the needs of all sections of the community. Should ensure that access is available for the disabled, including transport.	N. Will address the needs of all sections of the community.	P. Will address the needs of all sections of the community. Business links and working with communities with low educational attainment should increase prospects for those of low socio-economic status. Growth of Edge Hill will improve local economy and area.	Positive

Policy Title	Policy aims	Adverse (A), Positive (P) or Neutral (N) effects on Equality groups						Comments
		Gender	Age	Ethnic Background	Disability	Religion	Socio-economic status	
RS1: Residential Development	To deliver residential development, locating development in the most sustainable settlements. To encourage brownfield development and set a minimum density. To ensure housing meets requirements for the elderly and are adaptable with age.	P. Will address the needs of all sections of the community. Housing should cater for different household compositions including one person, lone parent, cohabiting and married couple households.	P. Will address the needs of all sections of the community. Will ensure that appropriate housing is provided for changing needs across age, including single persons, families and the elderly	N. Will address the needs of all sections of the community. Policy encourages a mix of types and sizes to address all needs, for example some ethnic groups may require larger homes. Neighbourhoods should be mixed and sustainable.	P. Will address the needs of all sections of the community. Should ensure that access is available for the disabled, and the elderly. Should adhere to Lifetime Homes Standards. Houses should be adaptable.	N. Will address the needs of all sections of the community	P. Will address the needs of all sections of the community. Mixed housing will reduce inequalities to types, sizes, tenures and affordability.	Positive.

RS2: Affordable & Specialist Housing	To require larger developments to encompass affordable housing of differing types, sizes and tenures. To provide specialist housing for the elderly in sustainable locations.	N. Will address the needs of all sections of the community.	P. Will address the needs of all sections of the community, including the elderly, new forming and young households and families. Supports housing for the elderly.	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	P. Will address the needs of all sections of the community. Affordable homes mean that opportunities are increased for sections of the community to own and rent their homes.	Positive
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RS3: Provision of Student Accommodation	To support purpose built student accommodation on specified sites. Restrictions will be imposed on the conversion of existing dwellings houses into houses in multiple occupation.	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community. Providing further student accommodation should 'free up' more market homes	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community. Providing further student accommodation should 'free up' more market homes	Neutral
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Policy Title	Policy aims	Adverse (A), Positive (P) or Neutral (N) effects on Equality groups						Comments
		Gender	Age	Ethnic Background	Disability	Religion	Socio-economic status	
RS4: Provision for Gypsies and Travellers and Travelling Showpeople	To provide accommodation for gypsies and travellers and Travelling showpeople.	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	P. Will address the needs of all sections of the community. Locating sites near services and infrastructure enables gypsy & traveller communities to achieve access.	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community.	Neutral
IF1: Maintaining Vibrant Town and Local Centres	To encourage retail in town and local centres and to control changes from A1 use to other uses. To encourage diverse uses above ground flood level of buildings and encourage an evening economy.	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community. Improving retail in West Lancashire will improve the local economy and increase jobs.	Neutral
IF2: Enabling Sustainable Transport Choice	To assist in the ongoing regeneration of Skelmersdale through delivery of a modern public transport system, to improve the accessibility in rural areas, to tackle congestion and improve the rail links across the Borough. To encourage sustainable transport and improve road safety.	N. Will address the needs of all sections of the community	P. Will address the needs of all sections of the community. Improving accessibility through transport improvements may help the elderly and young who are more reliant on public transport.	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community. Transport improvements need to take account of the needs of the disabled	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community. Promotion of active transport modes and public transport will have positive impacts on health, improve accessibility and reduce inequalities for those who do not own a car (Skelmersdale, rural areas)	Neutral / Positive

[illegible]

Policy Title	Policy aims	Adverse (A), Positive (P) or Neutral (N) effects on Equality groups						Comments
		Gender	Age	Ethnic Background	Disability	Religion	Socio-economic status	
EN2: Preserving and Enhancing West Lancashire's natural environment	To protect and safeguard important biodiversity sites, to provide and support strategic green links.	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	Neutral
EN3: Provision of green infrastructure and open recreation space	To provide a network of open space and recreational opportunities, to protect green links and spaces. To safeguard land from future development that may jeopardise key schemes.	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	Neutral
EN4: Preserving and enhancing West Lancashire's built environment	To promote good quality design, to protect cultural and heritage assets and promote and protect the landscape character of the Borough.	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community. Good design will improve accessibility, safety and inclusiveness for disabled people.	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community	Neutral

## **4.0 Conclusion and Findings**

- 4.1 The Equality Impact Assessment indicates that, overall, West Lancashire's Local Plan Preferred Options policies are supportive of equality groups. Indeed, assessment shows no adverse effects on equality groups, with the effects of the policies predicting neutral or positive results.

### **Housing**

- 4.2 The Policies have been designed to provide housing to cater for different household compositions and needs arising from changing ages and disabilities. Housing will be encouraged to adhere to Lifetimes Homes Standards, ensuring that houses are adaptable to changing needs. Providing housing of mixed types, tenures and sizes will help to reduce social inequalities whilst ensuring affordable homes are available on the market means that opportunities are increased for sections of the community to financially access housing. The provision of specialist housing supports the needs of the elderly, disabled and special needs. Ethnic groups such as Gypsy & Travellers will also be able to identify legal and safe sites on which to locate.

### **Employment, Economy and Retail**

- 4.3 The Local Plan aims to improve the economy of West Lancashire and encourage sustainable and economic growth. Providing a range of employment patterns, sectors and skills will provide opportunities for all. Equal employment and training opportunities should be provided for all ages of the community, encouraging older people to remain in work as the aged population increases. An increase in employment opportunities and economic growth will decrease worklessness and improve social and economic prosperity. Local employment opportunities will reduce the need to commute to outlying areas and reduce inequalities. Improving retail and night-time economies will also help to improve the economy of West Lancashire.

### **Transport & Services**

- 4.4 Delivering new and improved transport, services and infrastructure will benefit all sections of the community. In particular, transport improvements will help the elderly and young who are more reliant on public transport, as well as those residents who do not have access to private transport (particularly in Skelmersdale). Improvements need to take account of the needs of the disabled. Improvements to active transport modes will have positive impacts on health and reduce inequalities. Services will be provided where need and demand dictate and will have positive benefits for the surrounding areas.

### **Environment and Social**

- 4.5 Measures to reduce climate change and encourage environmental improvements will bring benefits to all sectors of the community. Good design will help improve accessibility, safety and inclusiveness, including that for the disabled, young and elderly. The regeneration of Skelmersdale will bring significant benefits to health, education, housing, retail and the economy and reduce deprivation levels in the town. Given the wide-reaching effects of environmental and social policies, it is difficult to identify how specific equalities groups will be affected differently from others, if at all, though all should be affected positively.
- 4.6 The EqIA has no information available with which to assess the impacts of the Local Plan Preferred Options on sexual orientation. However, it would not be expected for the policies to specifically have different impacts on different sexual orientation groups.

WEST LANCASHIRE



LOCAL PLAN

**West Lancashire Borough Council  
Local Plan 2012-2027**

## **Local Plan Preferred Options**

### **Rural Proofing Report**





## 1.0 The importance of rural proofing

1.1 Rural proofing is a mandatory part of the policy making process that involves the assessment of how policies will affect rural people and places, thereby ensuring that policies are implemented fairly and effectively. The benefits of rural proofing to good policy making are wide ranging and include:

- Better decision making;
- Improved communication;
- Strengthening relationships; and
- Building capacity

## 2.0 Definition of rural areas

2.1 Rural classification has been developed to provide a framework for statistical analysis and reporting and is used to assess the condition of, and monitor changes in, rural England and to generate evidence to inform the development of policies to meet the needs of rural communities.

2.2 An official definition of rural areas was introduced in 2004 following a review of the previous classification, which classed any area with a population of above 1,500 people as an urban area. The new classification is based on population density, and classes an urban area being that which has a population of 10,000 people or more. Rural places are therefore areas with fewer than 10,000 people and include those settlements previously described as urban areas with a population of between 1,500 and 10,000 inhabitants. However, the definition of 'rurality' reaches much further down the settlement hierarchy to small villages, hamlets and isolated dwellings and further analysis based on residential densities is then used to classify settlement types. Settlement types are then linked to Output Areas and Wards.

2.3 The new definition identifies each Output Area in England and Wales as one of 8 different area types, comprising settlement type and context, as shown below:

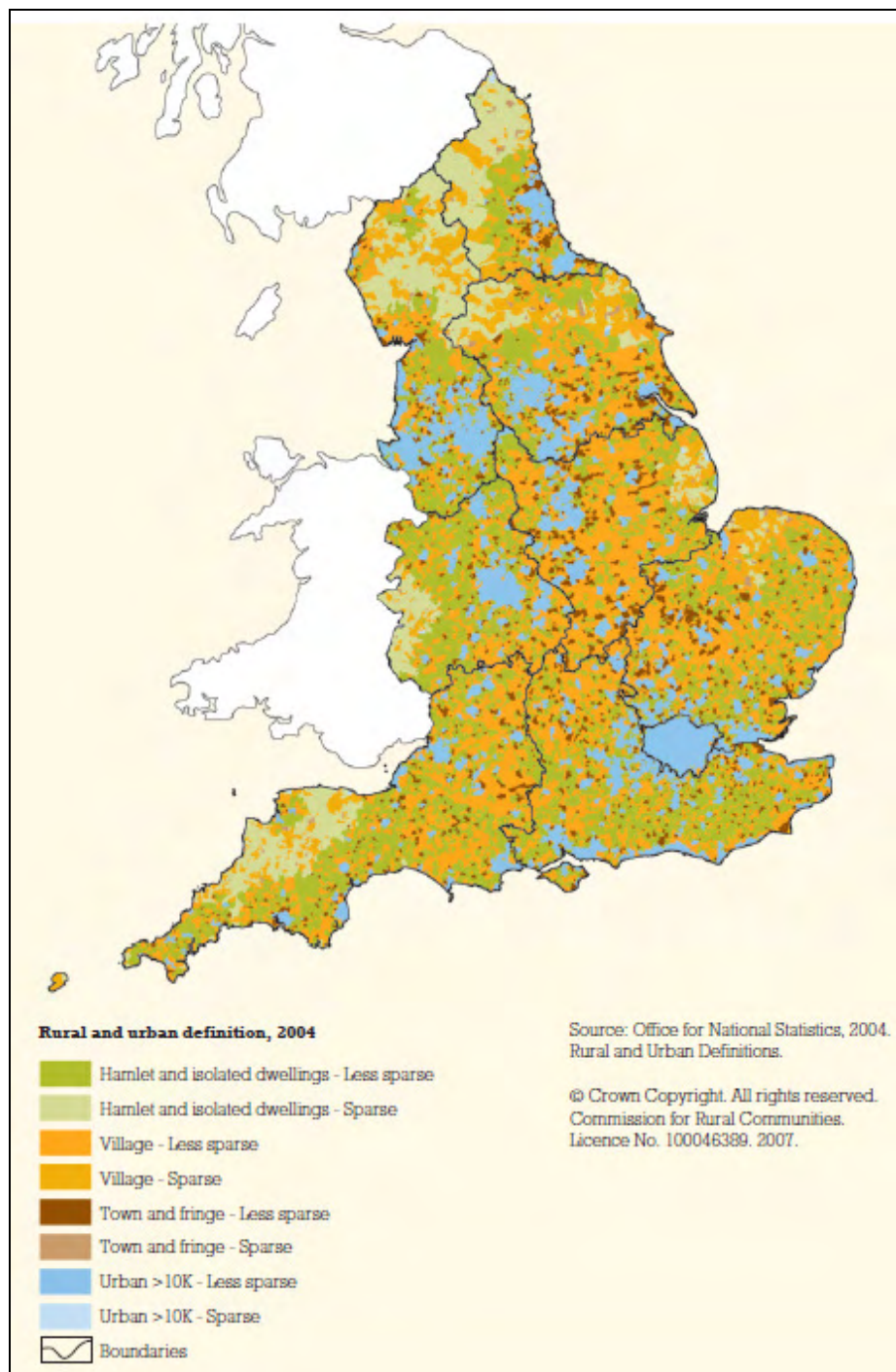
Settlement Type	Context
Urban > 10K	Less sparse
Town and Fringe	Less sparse
Village	Less sparse
Hamlet & Isolated dwellings	Less sparse
Urban > 10K	Sparse
Town and Fringe	Sparse
Village	Sparse
Hamlet & Isolated dwellings	Sparse

*Source: Defining Rural England, Commission for Rural Communities, 2004*

2.4 Those categories highlighted in green are rural, whilst those in grey are urban. Defined areas with a resident population of more than 10,000 people (at the time of the 2001 Census) were classed as urban. Each area was then categorised as less sparse or sparse based on the household density of a larger area surrounding the smaller area.

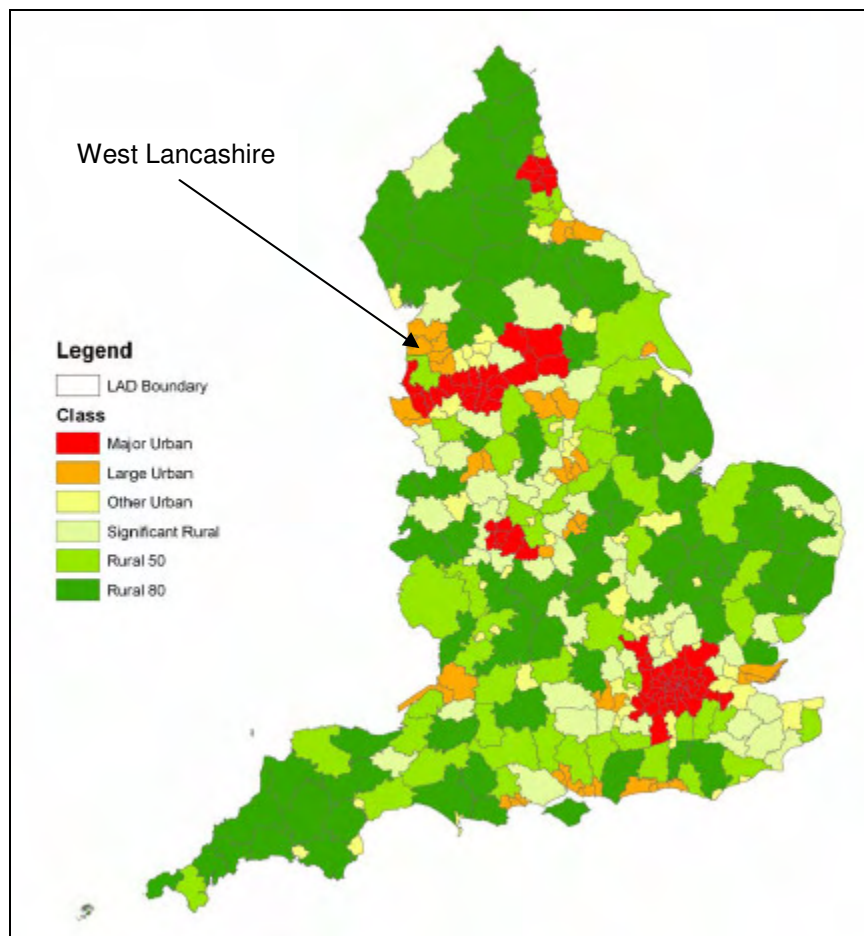
A full explanation of how rural areas have been defined can be found in RERC's [methodology paper](#).

Chart 1.1 Rural and urban designations, 2004



Source: *Defining Rural England*, Commission for Rural Communities, 2004

Chart 1.2 Rural Classification, Local Authority Districts (LAD) 2005



Source: A Technical Guide, 2005, RERC

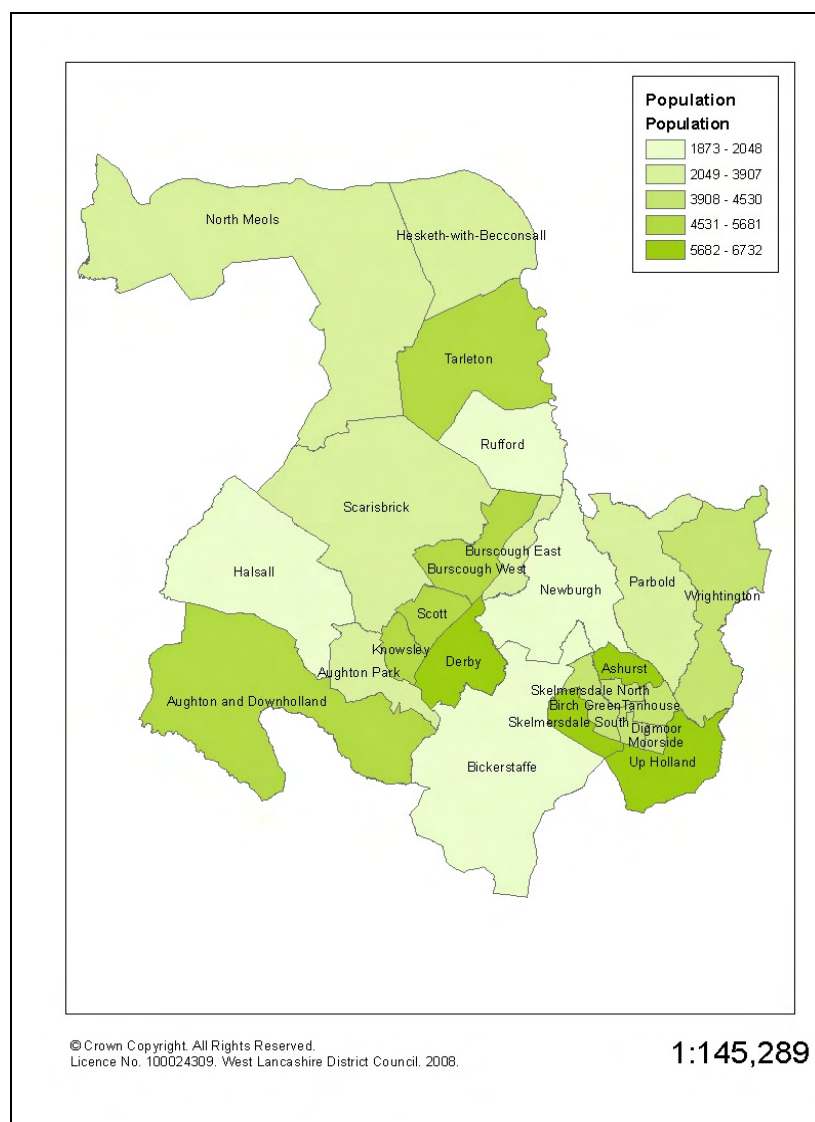
- 2.5 As a Local Authority District (LAD), West Lancashire is designated as a predominately rural Borough and is classed within the rural 50 – meaning that over 50% but less than 80% of the population live in villages and dispersed settlements (rural areas).

### 3.0 Evidence - Rural areas in West Lancashire

- 3.1 Within West Lancashire, the only settlements with a population above 10,000, and thereby designated as urban, are Ormskirk (including Aughton) and Skelmersdale (including Up Holland). All others are designated rural.
- 3.2 In order to recognise the likely effects that policy will have upon rural areas, it is necessary to first understand the current position. This is illustrated through the following evidence base. More detailed analysis can be found through the [Local Plan Evidence Papers](#).

## Demographics

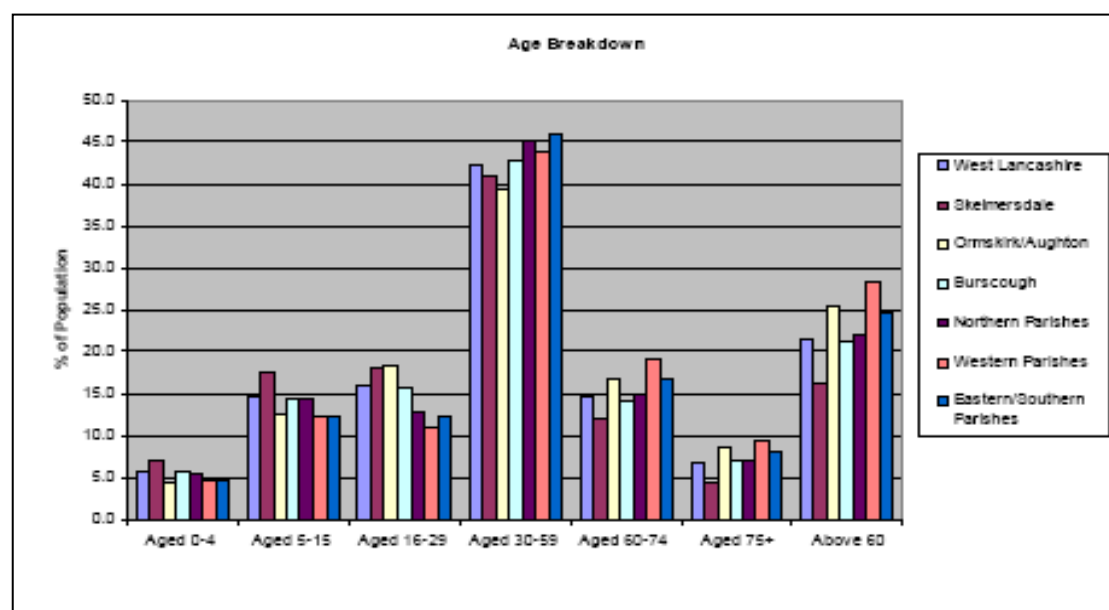
Chart 1.3 Distribution of population in West Lancashire



Source: WLBC Spatial Atlas 2009 (2001 Census, ONS)

- 3.3 The highest concentrations of people are found in the urban areas of Skelmersdale (including Up Holland) and Ormskirk (including Aughton) which are the only areas of West Lancashire to have a population of more than 10,000. At the 2001 census, Ormskirk had a resident population of 17,234 and Skelmersdale had 40,482. The total population of West Lancashire in 2001 was 108,378.

Chart 1.4 Population age breakdown by area within West Lancashire 2001



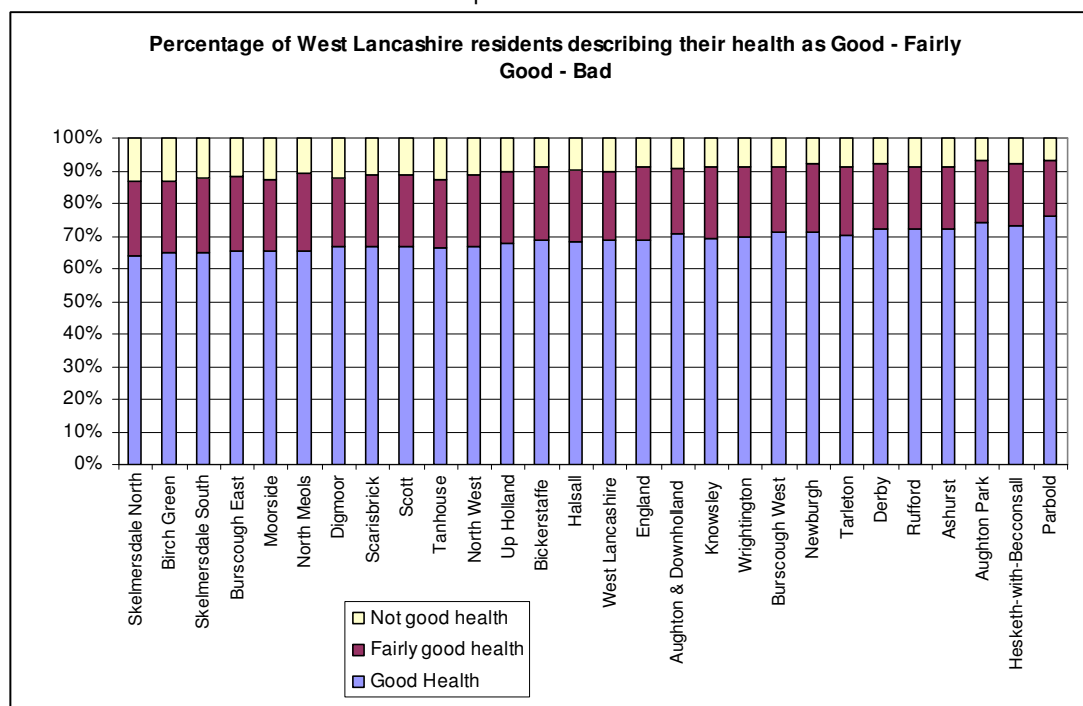
Source: WLBC Spatial Atlas 2009 (2001 Census, ONS)

- 3.4 There is some variation between settlement areas and the ages of its residents. The rural areas of West Lancashire are more attractive to people of middle or retirement age whilst Skelmersdale has a younger, more varied population structure.
- 3.5 The Borough population is projected to increase to 116,000 by 2033 - a 5% increase on its level in 2008 – equating to an additional 5,600 residents. The main change forecast to the age structure is an increase in the proportion of residents aged over 60 and a decrease of those aged 15-59. Inevitably, this will have an impact on the working population and the delivery of services. The highest increase predicted is to the age category 75+ at over double its 2008 rate. This is much higher than the county and regional change expected.
- 3.6 Given that rural areas appear to attract people of a higher age, and that the proportion of the population who are aged is set to significantly increase, this could place additional pressures and demand on services within rural areas.

## Health

- 3.7 In the 2001 Census, 69% of West Lancashire residents described their health as good, 21% rated it fairly good and 10% rated it not good. This broadly matches the North West and England rates.
- 3.8 On the whole, residents from the rural wards rated their health more positively than those people living in Skelmersdale wards. The best levels of health were reported in Parbold and Hesketh with Beconsall.

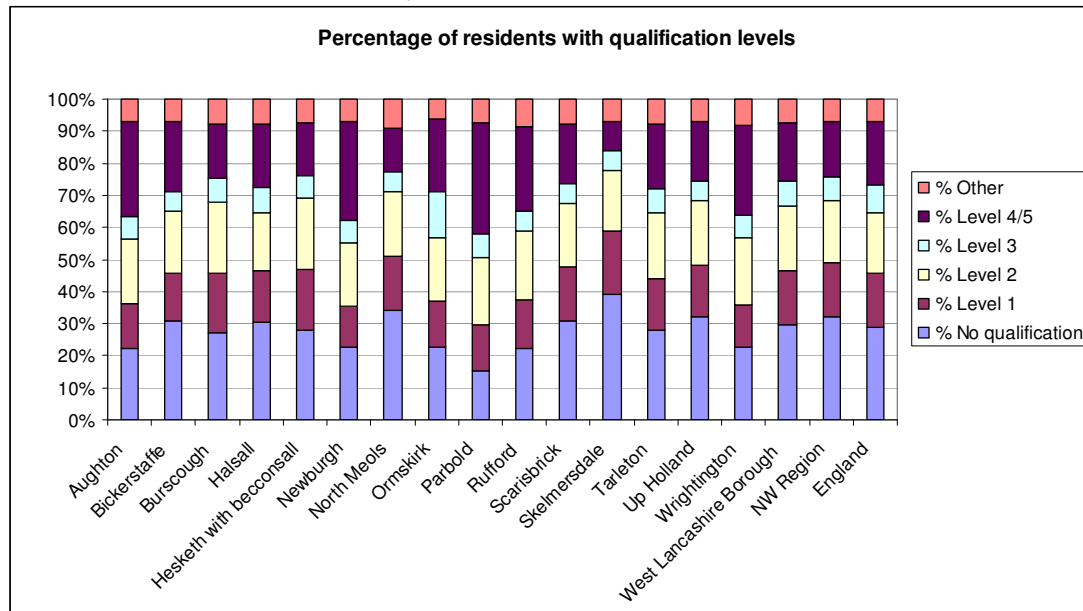
Chart 1.5 West Lancashire resident's description of health



Source: WLBC 2010 (2001 Census, ONS)

## Education and skills

Chart 1.6 Educational Achievement by West Lancashire wards 2001



Source: WLBC Spatial Atlas 2009 (2001 Census, ONS)

- 3.9 18% of West Lancashire's workforce has a degree (or equivalent) or higher. This compares to a regional figure of 17% and a national figures of 20%, placing it roughly on par with its counterparts. The highest proportion of people with Level 4 qualifications (degree level) or higher are found at Aughton, Parbold, Newburgh and Wrightington – these are largely rural area, dormer settlements used predominately by commuters to other areas.

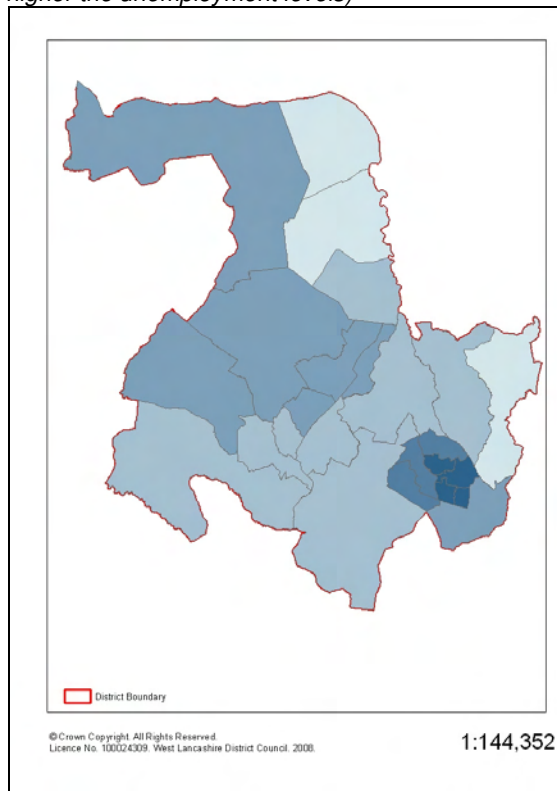
### **Deprivation**

- 3.10 The Indices of Multiple Deprivation are made up from seven indicators (income, employment, health & disability, education, skills & training, housing and access to services). Varying levels of deprivation are found across the Borough. Skelmersdale is by far the most deprived area with many of the rural areas such as Parbold and Hesketh Bank having low levels of deprivation. Within each of the individual indicators, more variances can be seen.
- 3.11 Income deprivation is high within North Meols which is predominately an agricultural / horticultural business area, with further moderate levels stretching across the western band of rural areas where similar employment is located. Health deprivation is highest in Skelmersdale, followed by pockets in the northern rural areas where access to health care is more difficult due to their remote nature and relative inaccessibility of GP's and Hospitals. Education deprivation levels are highest in Skelmersdale, followed again by pockets in the north within Tarleton, Hesketh Bank and North Meols. Living environment deprivation is worst in the rural areas of Bickerstaffe, Aughton & Downholland, Scarisbrick and Tarleton. The rural areas also perform badly in relation to housing and service deprivation where affordability is poor and services are more difficult to access due to the isolated nature of the rural areas.
- 3.12 The rural areas perform comparably well in relation to crime.

### **Economy and Employment**

- 3.13 Rates of unemployment vary across the Borough, being highest in Skelmersdale with an average rate of 10.6% in 2001. The lowest unemployment levels are in the rural areas, particularly Hesketh-with-Becconsall and Tarleton (2.1% and 2.6% respectively).

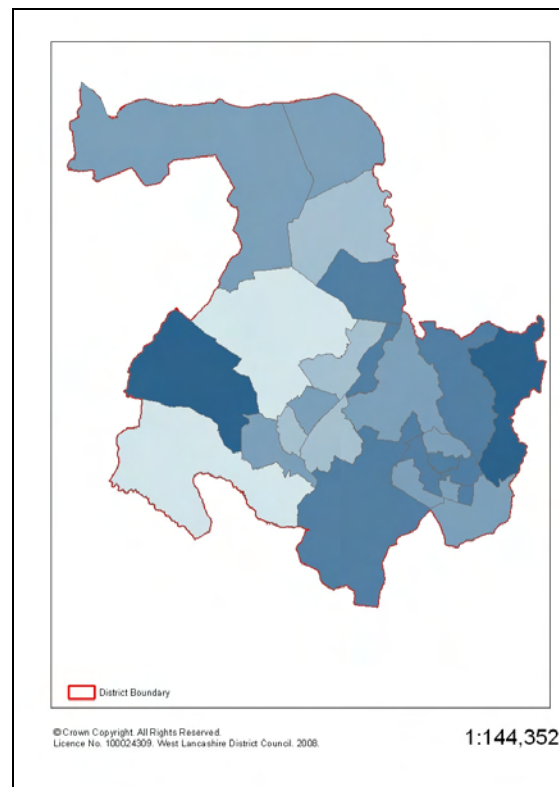
Chart 1.7 Rates of unemployment in West Lancashire (2001)  
(The darker the area, the higher the unemployment levels)



Source: WLBC 2010 (ONS 2001)



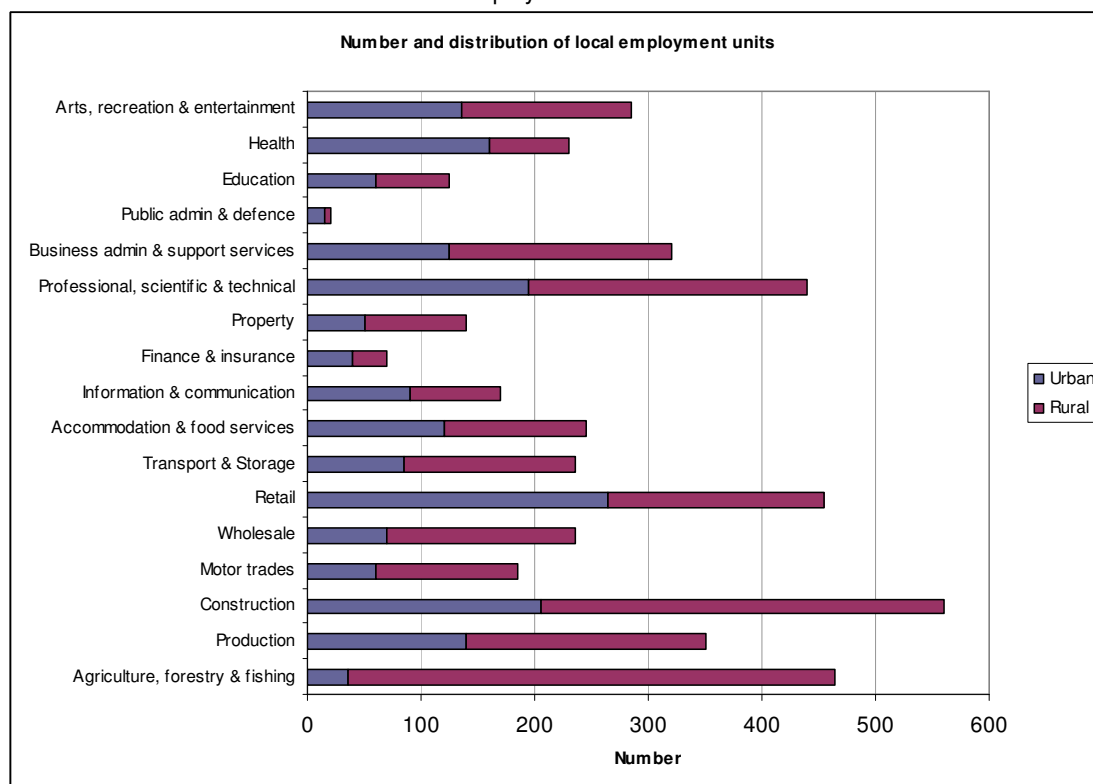
Chart 1.8 JSA Claimants over 12 months 2010 in West Lancashire  
*(The darker the area, the more JSA claimants)*



Source: WLBC 2010 (NOMIS 2010)

- 3.14 The number of JSA claimants in West Lancashire is level with the national rate, although falls just beneath the regional rate. More men claim JSA than women in the Borough. The greatest number of JSA claimants have, traditionally, been found in Skelmersdale, particularly in the wards of Digmoor, Birch Green and Tanhouse that have high deprivation levels. However, the effects of the recession have altered the trends. In April 2010, the largest concentrations of people claiming JSA for 12 months or longer are found in the rural areas of Wrightington and Halsall. The least affected areas are Scarisbrick and Aughton and Downholland.

Chart 1.9 Number and distribution of local employment units in West Lancashire

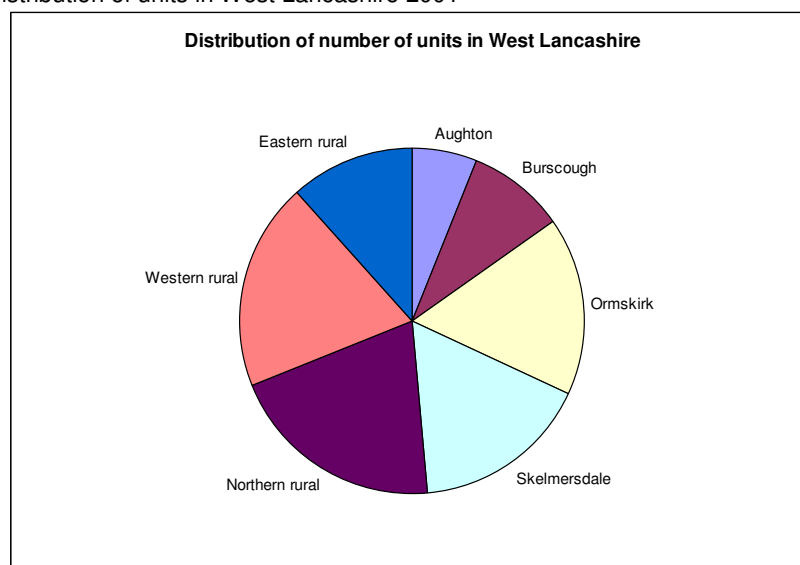


Source: WLBC 2010 (ONS 2009)

3.15 In 2009, the largest number of employment units in the Borough were in relation to the construction trade, followed by agriculture, retail and professional, scientific and technical. Of all the settlements, Skelmersdale has the largest number of employment businesses with 575 units, followed by Ormskirk with 570 units.

3.16 The rural areas comprise almost half the total numbers, although are generally comprised of businesses with few employees unlike those found in the urban areas. Unsurprisingly, agriculture has the highest number of rural business units, followed by construction and professional services.

Chart 1.10 Distribution of units in West Lancashire 2001

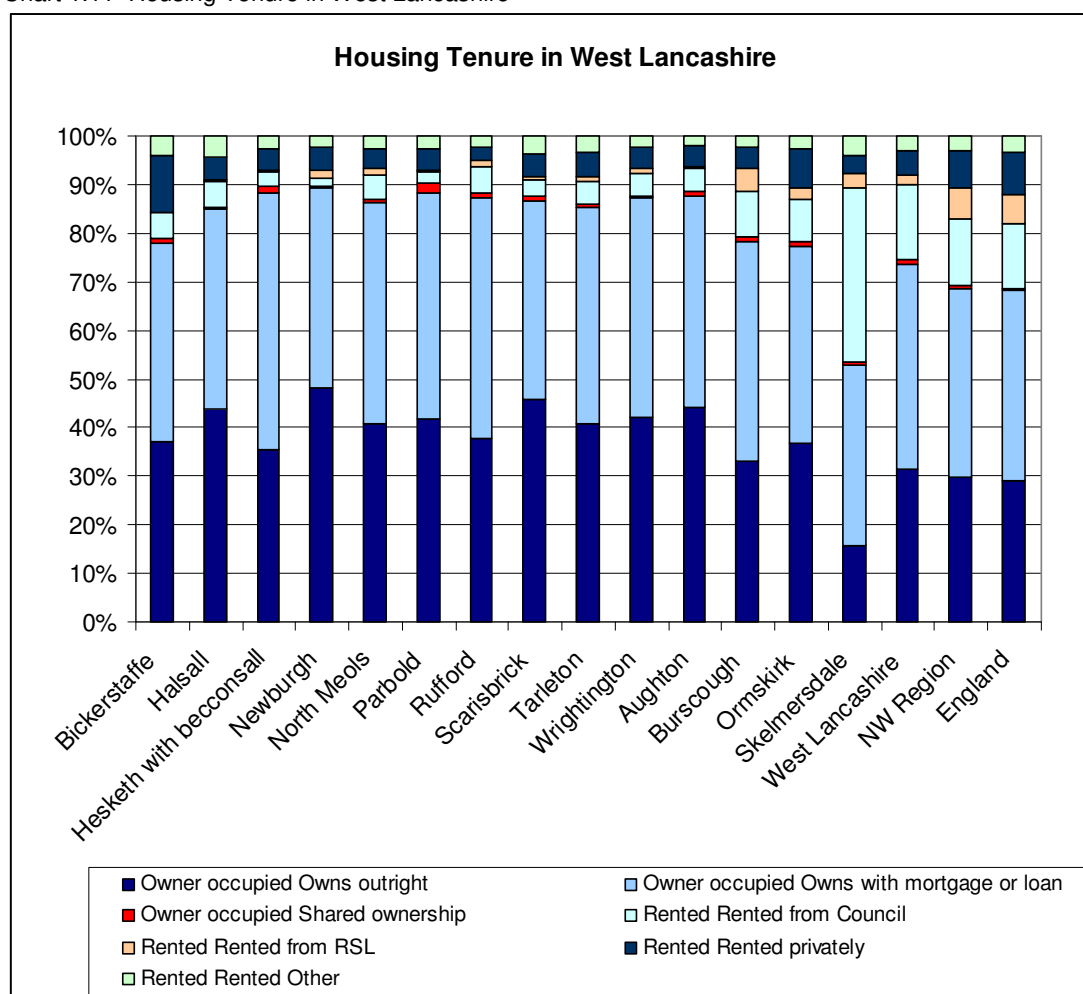


Source: WLBC 2010 (ONS 2001 Census)

- 3.17 The Rural Economy Study for West Lancashire confirmed the entrepreneurial emphasis of the rural areas – over half the boroughs companies, 40% of the jobs and a higher businesses start up rate than the borough as a whole. The business birth rate in rural West Lancashire is higher than in the Borough as a whole, Lancashire and the North West.
- 3.18 The northern parishes have a major food cluster based around horticulture, supporting businesses and employment. The nature of this business faces major threats from supermarket prices, labour market stability and long-term consumer trends (eg the rise in organic food, the need to reduce air miles) and needs to be protected. Other clusters exist in engineering and construction products manufacturing. These sectors are particularly concerned about improving the quality and quantity of candidates for jobs and what they perceive as poor public transport provision in the borough.
- 3.19 A tourism infrastructure is present in the borough although is weak, but the industry as an economic driver will only ever have a limited impact in West Lancashire. Whilst there is the potential to maintain and enhance existing assets, tourism should not and cannot be a top priority for West Lancashire.
- 3.20 West Lancashire is over-reliant on external locations to supply its employees, particularly in the manufacturing and transport and communications sectors. Work needs to be undertaken to better connect its under-engaged labour market in Skelmersdale to meet employment needs in the rural areas.
- 3.21 Skills and labour supply are a major challenge for rural businesses, firstly securing the right number and type of candidates, secondly securing young people with the right attitudes and thirdly, finding graduates to work in rural locations. Transport is the other main challenge, with poor quality roads and, more importantly, poor public transport links.
- 3.22 The final challenge the study identified was planning restrictions due to its extensive green belt policy. There is a need for rural business space, with a lack of proper start-up or move-on business space. In this respect the study recommended funding to help finance the conversion of disused agricultural buildings into employment space, the consideration of live/work space and of a business development centre.
- 3.23 Opportunities are present to diversify rural employment opportunities, including production of biomass and pharmaceutical crops, attracting food investment and create a European style food 'appellation'. Further opportunities include improving public transport and skills and employment.

## Housing

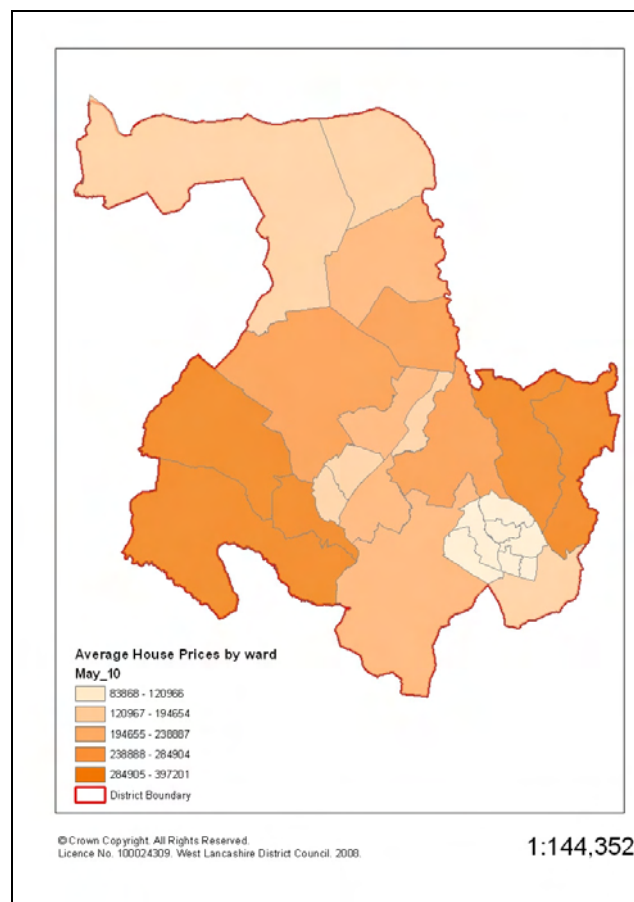
Chart 1.11 Housing Tenure in West Lancashire



Source: WLBC 2010 (ONS 2001)

- 3.24 7.8% of the housing stock is located in Burscough, 14% in the Northern parishes, 10% in the Western parishes and 11% in the Eastern parishes. The remainder of the stock is located in the urban areas of Skelmersdale, Ormskirk and Aughton.
- 3.25 In West Lancashire, just over a quarter of all homes (26%) are rented, whilst 74% are owner occupied. 42% own homes with a mortgage and 31% own them outright - both of these figures are slightly above regional and national figures. Shared ownership comprises just 1% of the tenure, placing it level with the regional and national figures. There is considerable variation between different parts of the Borough and areas are characterised by the type of tenure that predominates. The rural areas (Newburgh, Scarisbrick, Parbold) tend to have the most homes owned outright.
- 3.26 Few terraced houses are found in the rural areas of the Borough, when compared to that found in the high-density urban areas of the Borough. The highest proportions of detached home are found in Aughton Park, Newburgh, Parbold, Rufford and Wroughtington, followed by the northern parishes.

Chart 1.12 Housing affordability across West Lancashire



Source: WLBC 2010 (Hometrack)

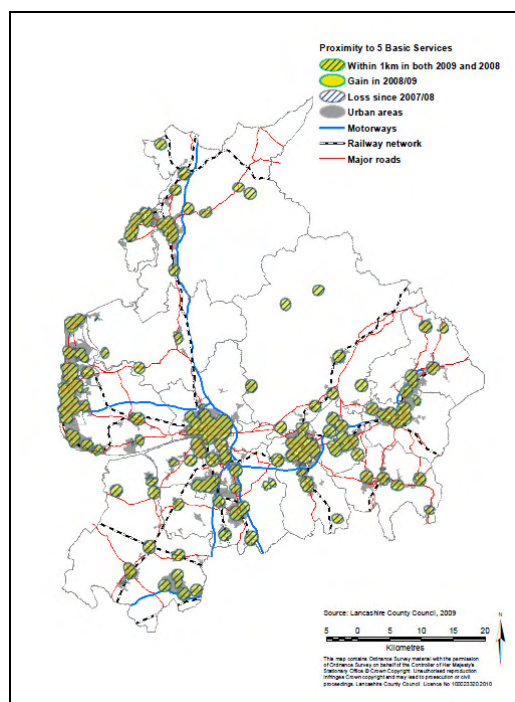
- 3.27 The average house price in 2009 in West Lancashire stood at £170,633. This is an increase of 85% on the 2001 average house price, although prices have fallen on average since 2007 as a result of the economic market and recession. The highest house prices are found in the rural areas of Rufford, Aughton Park, Newburgh and Parbold and reflect the desirability and location of the areas. The cheapest houses are located in Skelmersdale.
- 3.28 The ratio of house prices to income in West Lancashire has increased each year and the average property price is now almost 7 times the average income, which is higher than the regional average, and similar to the national average. House prices in the south-western parishes and Rufford are most disproportionate to income.
- 3.29 The West Lancashire Housing Market Assessment recommended that almost all new housing in the rural parishes should be affordable. However, it was recognised that in practice, some affordable needs arising in these areas may have to be met in Skelmersdale.
- 3.30 The Housing Need and Demand study analysed housing need and demand in West Lancashire by assessing both the current situation and the nature of housing required in the future. Figures were provided at Parish level, distinguishing between urban and rural areas of the Borough. The study found that more than half of older person households in need live in the rural areas. Furthermore, 5.8% of households in the rural parishes of West Lancashire indicated that a member of their family had to move out of the parish to find a suitable home. Lathom and Halsall most commonly recorded this as a problem. Within West Lancashire there is a threefold division between Skelmersdale, Ormskirk/Burscough and the rural parishes. The rural areas

have generally high values and high incomes, with 2 exceptions: retired people and newly forming households.

### **Transport, Services and Infrastructure**

- 3.31 West Lancashire has a higher proportion of residents driving a car to commute to work than the regional and national averages. Although the main settlements are reasonably well-served by public transport, the rural areas have a lack of services. 16% of the working population use public transport (bus, train, cycle or on foot) to travel to work. Given the large agricultural base in the Borough, 10% of residents work from home, compared to 8% in the North West and 9% in England.
- 3.32 The highest users of cars are in the commuting settlements adjacent to the M6 corridor, such as Parbold and Wroughtington whilst the lowest users are in Skelmersdale, though it should be borne in mind that fewer people in Skelmersdale actually own cars. The highest train users are those residents based along the rail lines – in Aughton and Ormskirk - whilst bike and foot methods are used the most by residents of Ormskirk, Skelmersdale and Burscough where a range of employment opportunities exist in those areas thereby reducing the need to commute long distances.
- 3.33 There are two significant gaps in the local strategic highway network; the need to ease traffic congestion through Ormskirk along the A570 and the issue of HGVs using rural roads to access horticultural producers and the need for them to travel through Tarleton and Hesketh Bank. Bus services enabling access to the rural areas and in Skelmersdale (particularly for employment) are poor/non-existent.
- 3.34 In 2008/09, 57% of West Lancashire's residents had access to 5 basic services (GP, primary school, post office, food shop, bus stop) within 1km. However, this was a 7% decrease on the number proportion in 2003/04. The average percentage for Lancashire is 68.8% so West Lancashire falls behind the average, largely because its rural nature means that services are less accessible.

Chart 1.13 Areas within 1km of 5 basic services



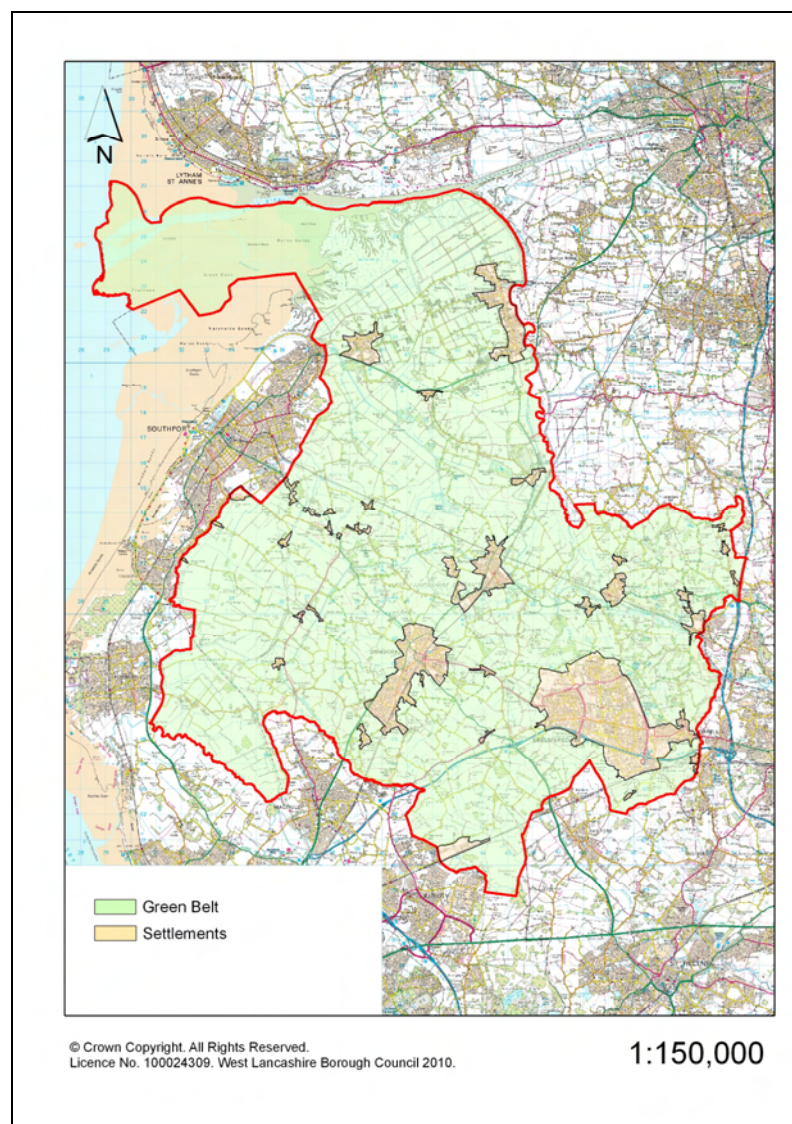
Source: Lancashire County Council (AMR2) 2010

- 3.35 The rural areas have poor accessibility to basic services as there are fewer people, or more sparsely located, to utilise and financially support services.
- 3.36 Rural areas have fewer bus services, poor or infrequent rail accessibility and a low provision of public open spaces including sports facilities, playing pitches and play areas.

### **Environment**

- 3.37 West Lancashire has 34,630 hectares of Green Belt land, comprising 91% of its total land area. Of all the local authorities in England, West Lancashire has the largest area of Green Belt.

Chart 1.14 Green Belt in West Lancashire

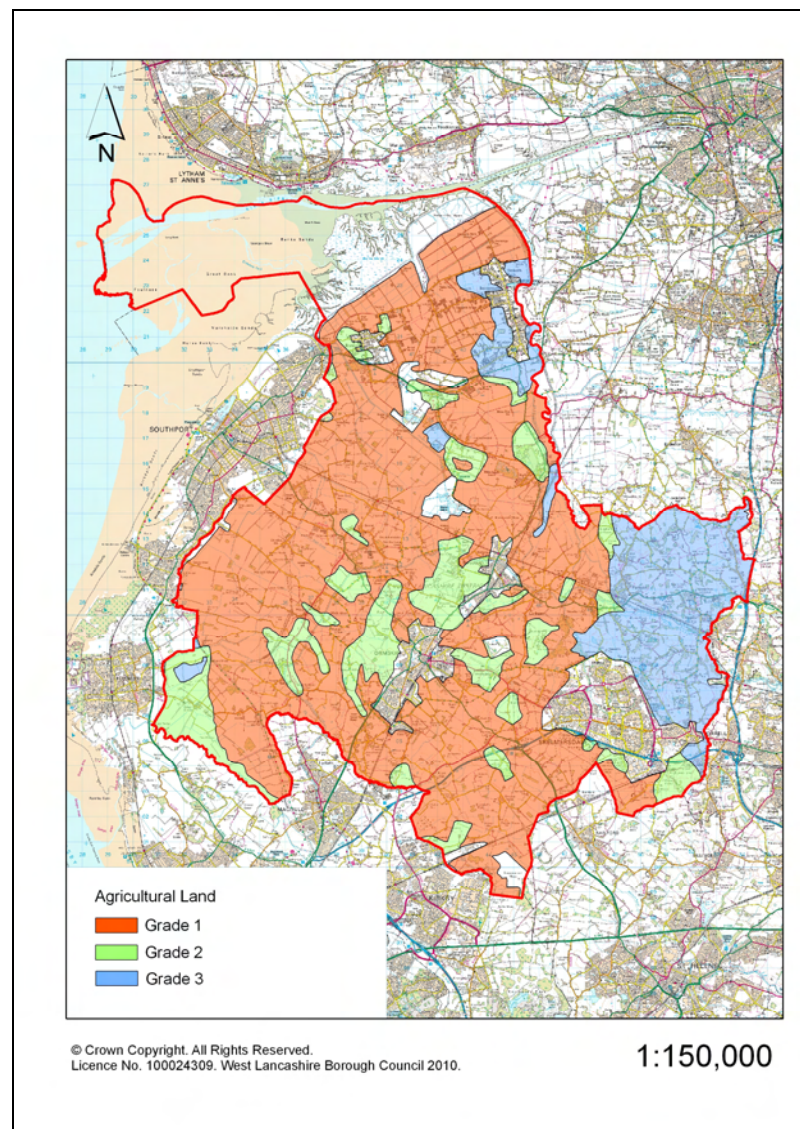


Source: WLBC 2010

- 3.38 West Lancashire has a high proportion of good quality agricultural land (Grades 1, 2 and 3) that should be protected where possible. 59% of West Lancashire's land is classified as Grade 1; a higher proportion than that of the Lancashire authorities, Lancashire, the North West and England.



Chart 1.15 Agricultural land grades 1,2 and 3 in West Lancashire



Source: WLBC 2010

- 3.39 73% of the land in West Lancashire is used for agriculture (24,590 hectares), largely for the cereals, general cropping and horticulture sectors. 2,764 people are employed in agriculture in the rural areas in West Lancashire, which is higher than all the other Lancashire authorities and illustrates that agricultural and horticultural businesses are an important asset to the local economy and employment, particularly in the rural areas.
- 3.40 The rural areas contain a number of conservation areas, listed buildings, monuments and sites that need to be protected and conserved. They are also important in providing a large amount of green infrastructure and forming the West Lancashire landscape.
- 3.41 Significant areas of land are potentially under threat from coastal and fluvial flooding. The highest areas of risk from coastal flooding are in the rural areas in the north and west of the Borough, most notably in Banks. Further threats affect Hesketh Bank and Appley Bridge.

### 3.42 Key Issues for the rural areas

- To increase affordable housing and provide specialised accommodation
- To narrow gaps in deprivation levels
- Development of technology hubs and rural workspace
- Improvement of broadband
- To make the most of the agricultural industry
- To diversify rural employment opportunities and support rural businesses
- To improve public transport accessibility
- To improve service accessibility
- To improve the quality and quantity of open spaces

## 4.0 West Lancashire Local Plan

- 4.1 Each of the policies presented through the Local Plan Preferred Options will be discussed in the following section in relation to the impacts they are likely to have on the rural areas. This will include how the policy will affect the availability of services, any reliance on partnerships, institutions or infrastructure for delivery. It will discuss the objectives of each proposed policy and its intended outcomes or impacts as well who is likely to benefit.

Policy:	SP1: A sustainable development framework for West Lancashire
Objectives:	To ensure development in West Lancashire continues to create sustainable communities. Development should be sustainable in its construction, its use of resources, location and accessibility.
Proposed outcome:	<p>That the 3 main settlements of the Borough will take the majority of development, with Skelmersdale a particular focus. Development in rural areas will be restricted to the key/rural sustainable villages, with exceptions for like-for-like development or reuse of buildings and minor infill development.</p> <p>Where a specific need for development for a rural use is identified that retains or enhances the rural character of the area, new built development may be permitted.</p>
Beneficiaries:	Sustainable development will help create sustainable communities and help to reinforce the distinction between urban and rural areas and the character of areas. Improvements to transport in the rural areas should improve access to services and facilities, benefiting those living in smaller rural areas and strengthening the position and growth of the larger urban areas.
Comments:	It is not sustainable to enable too much development within the rural areas, and there is not the number, or density, of residents to support the provision or expansion of local services in those areas. There is insufficient infrastructure to cope with demand in many of the rural areas and this could not be changed without extensive cost. External infrastructure providers would be unlikely to afford this cost and developers would be unwilling to pick up the expense as it would make many of their developments unviable. However, policy SP1 should help to improve public transport services and the accessibility of services within the immediate area and in outlying areas. It will still enable some development to be delivered in the rural areas, related to need, but will locate the most development in the most sustainable urban areas of the Borough.

Policy:	SP2: Skelmersdale Town Centre
Objectives:	To locate the most development in Skelmersdale and regenerate the town and improve its social and economic position. To make Skelmersdale a leisure, recreation and retail centre of excellence within the North West and improve employment and housing opportunities and availability.
Proposed outcome:	To reduce deprivation; to improve health and education and skills; to improve the economy, night time economy and retail; to build new housing and improve the quality of existing housing; to improve leisure and recreation facilities.
Beneficiaries:	Primarily, Skelmersdale and its residents will benefit from improvements and regeneration. Secondly, the outlying areas both within and outside of West Lancashire will benefit as a result of more services and facilities, improved economy, more employment and training opportunities and increased housing levels.
Comments:	Will require partnership working with St Modwen and the HCA. The policy will help to improve the availability of public and private services and of transport to and from Skelmersdale which will indirectly benefit the rural areas.

Policy:	SP3: Burscough Yew Tree Farm
Objectives:	To support the growth of Burscough for employment, housing and leisure. To improve infrastructure, services and facilities. To provide a decentralised renewable energy facility.
Proposed outcome:	To provide new residential development, employment, a park, services and facilities, renewable energy facility, road network, traffic mitigation, drainage and rail improvements and financial contributions.
Beneficiaries:	Primarily, Burscough and its residents will benefit from the growth of Burscough. Secondly, the outlying areas both within and outside of West Lancashire will benefit as a result of more, and improved, services and facilities; improved infrastructure, stronger economy, more employment and training opportunities and increased housing levels.
Comments:	<p>This will require the release of some Green Belt land around Burscough and some agricultural land which would have some environmental impact. However, it is felt that the quality of development and the exceptional circumstances justifies the release. Locating development in smaller parcels of green belt around the settlement would create an incremental movement of development. The policy will help to improve the availability of public and private services, infrastructure and transport to and from Burscough which will indirectly benefit the rural areas.</p> <p>A capacity shortage at New Lane waste water treatment works will have an impact on development in Ormskirk and Burscough and Rufford and Scarisbrick so is a key issue that needs addressing for those rural areas.</p>

<b>Policy:</b>	<b>GN1: Settlement boundaries</b>
Objectives:	To encourage development within settlement boundaries, particularly on brownfield land, and to restrict development on Green Belt or Protected land.
Proposed outcome:	To support development in the most sustainable areas. To permit small scale affordable housing or rural employment or community facilities to meet an identified local need on Protected land.
Beneficiaries:	Locating development in the most sustainable areas will help create sustainable communities and help to reinforce the distinction between urban and rural areas and protect the character of areas. It will also serve to protect Green Belt, agricultural land and the environment, benefitting the rural economies, open space accessibility and tourism.
Comments:	This policy will help to protect the character and landscape of rural areas, whilst protecting the Green Belt, agricultural land and environment.

<b>Policy:</b>	<b>GN2: Safeguarded land</b>
Objectives:	To remove some land from the Green Belt and allocate it as 'Safeguarded land', so that the land will be protected from development, except where it is required for development under 'Plan B' in order to meet delivery targets.
Proposed outcome:	To protect the Safeguarded land from development, unless required under the needs of 'Plan B'.
Beneficiaries:	The policy will protect areas from development, ensuring that only the most suitable areas and amounts of land are released for development as and when required.
Comments:	This policy will help to protect the character and landscape of the Borough, including rural areas.

<b>Policy:</b>	<b>GN3: Design of development</b>
Objectives:	To promote development of a high quality design.
Proposed outcome:	To ensure developments are of a high quality, with acknowledgement as to how design can help improve energy and waste, accessibility and transport, drainage and sewerage, landscaping, biodiversity, the environment and to reduce crime.
Beneficiaries:	Ensuring design is of a high quality will contribute positively to the Boroughs distinctive character, with full regard to the local context within which it sits. It should also serve to help deal with wider issues such as accessibility and crime.
Comments:	This policy will encourage good design in all local areas, maintaining local character and improving related issues such as accessibility.

<b>Policy:</b>	<b>GN4: Demonstrating viability</b>
Objectives:	To require applicants proposing the redevelopment of a site, for alternative uses not directly in accordance with other Local Plan Policies, to submit a Viability Statement.
Proposed outcome:	The statement should provide proof of marketing and demonstrate there is no realistic prospect of retaining or reusing the site in its current use.
Beneficiaries:	This policy will help protect sites from a change of use, except in those cases where it can be demonstrated that to maintain the former use is no longer viable. This will protect areas from the loss of valuable housing, employment, leisure or environmental sites.
Comments:	Maintaining the current use of sites and protecting sites from unviable development is particularly important in rural areas, where there are fewer housing and employment opportunities. Where the current use can be demonstrated as no longer being viable, this policy will also support its change to another use, more relevant and important to a local rural community, such as the provision of affordable housing.

<b>Policy:</b>	<b>GN5: Sequential tests</b>
Objectives:	To ensure that sequential tests are undertaken for uses in relation to retail and town centre uses, affordable housing, gypsy sites and out-of-centre office developments.
Proposed outcome:	That development will be located on the most appropriate and realistic sites.
Beneficiaries:	This policy will help protect areas from development, ensuring only the most appropriate and realistic sites are used.
Comments:	This policy should ensure that local areas are protected from unsuitable development, or that which can be accommodated in more sustainable locations, thereby protecting rural areas from excessive or unnecessary development.

<b>Policy:</b>	<b>EC1: The Economy &amp; Employment land</b>
Objectives:	To deliver sustainable employment development in West Lancashire, by delivering land, prioritising redevelopment and regeneration opportunities in existing areas, releasing more land for development around the main settlements and expanding the employment sectors.
Proposed outcome:	To improve skills and training, to improve and diversify employment opportunities and to improve the economy.
Beneficiaries:	This policy will encourage development to help improve the economy and employment opportunities within West Lancashire, benefitting the local areas, the Borough as a whole, and the wider geographical area such as Lancashire and the North West.
Comments:	Development on Green Belt land will only be encouraged if it has been demonstrated that all other opportunities have been maximised. Most development will be focused in Skelmersdale, Ormskirk and Burscough. In exceptional circumstances, mixed use redevelopment of existing

	<p>employment sites may be permitted in rural areas where employment development alone is not proven to be viable or suitable. Employment development should encourage higher quality business premises and green construction and technology sectors.</p> <p>Locating the most development in the urban areas and away from the rural settlements will make development more sustainable. The rural economy is dealt with in EC2 and EC3.</p>
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<b>Policy:</b>	<b>EC2: The rural economy</b>
<b>Objectives:</b>	To support and protect the rural economy, to improve skills and labour supply, to improve transport and accessibility for businesses in the rural areas, to improve the weak tourism infrastructure, to protect agricultural land from development.
<b>Proposed outcome:</b>	To prevent the loss of employment sites in rural areas, to encourage new development that provides new investment and job opportunities in rural areas, to avoid the loss of agricultural land, to regenerate existing rural employment sites, to support rural businesses, to encourage the diversification of farms and the delivery of renewable and green energy projects and new tourism opportunities, to improve broadband provision.
<b>Beneficiaries:</b>	This policy will help improve the economy and employment opportunities within the rural areas of West Lancashire, primarily benefitting the local areas as well as the Borough as a whole, and the wider geographical area such as Lancashire and the North West. Encouraging training for rural employment will increase skills. The policy should work to improve the availability of (public) transport to access rural employment, thereby improving the accessibility of transport as a whole.
<b>Comments:</b>	It is important to recognise the importance of the rural economy in West Lancashire and to work to develop and preserve its sustainability. Improvements to some infrastructure may be required. Broadband expansion needs to be provided by working with partnership telecom agencies. Improving the rural economy will contribute to the sustainability of each area and to the Borough as a whole.

<b>Policy:</b>	<b>EC3: Rural Development Opportunities</b>
<b>Objectives:</b>	To permit the development of 4 significant brownfield sites in the rural areas for mixed use development.
<b>Proposed outcome:</b>	For development of those sites to stimulate the rural economy and provide much needed housing.
<b>Beneficiaries:</b>	The rural areas will benefit from employment opportunities, increases to the local economy, new housing, leisure or recreational uses, and improvements to essential services and infrastructure.
<b>Comments:</b>	This policy will ensure that sites will contribute to sustaining the rural economy whilst providing much needed jobs, housing and services. The flexibility and viability of schemes to ensure these functions can be delivered will need to be carefully balance. As sites are brownfield land, there should be few negative environmental impacts, although levels of traffic through the



	rural areas may increase as a result of development. Development of each site should consider methods to mitigate any detrimental effects.
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<b>Policy:</b>	<b>EC4: Edge Hill University</b>
<b>Objectives:</b>	To maximise the role of Edge Hill University in terms of employment opportunities, investment in the local area and up-skilling but to minimise impacts on Ormskirk and the wider environment.
<b>Proposed outcome:</b>	The expansion of Edge Hill University will provide more employment, investment and up-skilling. New student accommodation will be provided. It will also create links between the University and local business and the community sector and contribute to social inclusion and sports facilities.
<b>Beneficiaries:</b>	Primarily, the policy will benefit Edge Hill University. However, it will also have a positive social and economic impact on the local area and population.
<b>Comments:</b>	Some green belt release will be required to enable the expansion of Edge Hill, which will have some impact on the loss of agricultural land and the environment. However, this policy is likely to have a very minimal effect on the rural areas.

<b>Policy:</b>	<b>RS1: Residential development</b>
<b>Objectives:</b>	To provide a range of housing throughout the Borough in the most sustainable areas and meet housing targets. Housing should be prioritised on brownfield sites and adhere to standards for density.
<b>Proposed outcome:</b>	To deliver housing targets in the most sustainable areas. Housing will be prioritised on brownfield sites, adhere to density standards and lifetime homes standards and provide a range of housing.
<b>Beneficiaries:</b>	West Lancashire population, non-West Lancashire population
<b>Comments:</b>	The majority of housing should be located in the most sustainable settlements, i.e. the urban areas of the Borough, in accordance with Policy SP1. However, key and rural sustainable villages will be allowed small-scale residential development on Greenfield sites and development on brownfield sites. Smaller rural areas will be allowed 100% affordable housing schemes or specialist accommodation to meet local needs only. As such, residential development in rural areas will be allowed but will not contribute to any large growth of those areas as this would not be the most sustainable option. Residential development will aim to support the needs of local people, particularly in relation to affordable and specialised housing.

<b>Policy:</b>	<b>RS2: Affordable &amp; specialist housing</b>
<b>Objectives:</b>	To require a proportion of new residential developments to provide affordable and specialist housing, with proportions dependent on the development size. To provide a range of affordable housing, including different tenures, types and sizes. To provide specialist housing for the elderly.



Proposed outcome:	That a range of affordable and specialist housing is provided.
Beneficiaries:	West Lancashire population, non-West Lancashire population. Particular groups such as elderly, special needs, families, single ownerships, new-forming households.
Comments:	Affordable housing is an issue throughout the Borough, including the rural areas. Needs vary through each of the areas and the Policy will work to address the localised rural needs for affordable and specialist housing.

Policy:	RS3: Provision of student accommodation
Objectives:	To support the construction of purpose built student accommodation and restrict the conversion of existing dwelling houses to HMOs.
Proposed outcome:	To provide student accommodation in line with need and demand. To have restricted the conversion of existing dwellings houses to HMOs.
Beneficiaries:	Residents of Ormskirk, students, Edge Hill University
Comments:	This policy is unlikely to have a positive or negative effect on the rural settlements and areas.

Policy:	RS4: Provision for gypsies & travellers and travelling showpeople
Objectives:	To provide a number of sites suitable for gypsies & travellers and travelling showpeople in several locations within the Borough.
Proposed outcome:	To have provided a number of sites suitable for gypsies & travellers and travelling showpeople in several locations within the Borough.
Beneficiaries:	Gypsies & travellers, travelling showpeople
Comments:	Broad locations for these sites are the M58 corridor and Scarisbrick for gypsies & travellers, and Burscough for travelling showpeople. These locations are where existing sites are already located and where these groups have expressed a desire to remain. As a result, there are unlikely to be significant new implications for rural areas.

Policy:	IF1: Maintaining vibrant town & local centres
Objectives:	To encourage retail and other appropriate development in town and local centres, in accordance with the town centre hierarchy of sustainability in the Borough.
Proposed outcome:	That retail and other appropriate development is encouraged in the town and local centres, improving the sustainability and economy of the Borough.
Beneficiaries:	West Lancashire Borough

Comments:	The town centres will accommodate the most retail development and out of town centre retail will be resisted. Large village centres such as Tarleton and Banks in the rural areas will accommodate some retail provision, however, few retail developments will be allowed in the rural small village centres and local centres. The policy seeks to protect and enhance the vitality and viability of the Borough's town, village and local centres. As rural areas are less sustainable and have fewer services for fewer residents, it is logical that the most retail development should be located in the larger urban areas.
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Policy:	IF2: Enhancing sustainable transport choice
Objectives:	To improve accessibility throughout the Borough, improve safety and quality of life for residents and reduce the Borough's carbon footprint.
Proposed outcome:	Improved transport services, better health, good environment, reduced emissions, reduced congestion, promotion of low carbon travel services, new rail station in Skelmersdale.
Beneficiaries:	West Lancashire residents, non West Lancashire residents
Comments:	The policy seeks to enhance and preserve existing infrastructure whilst looking to improve where provision is lacking – which is of particular importance in the rural areas of the Borough where provision is already infrequent and restricted services run. Improvements to transport should help to improve accessibility to services which encourages sustainability. Opportunities also exist to improve cycle and pedestrian provisions including in the linear parks in the northern parishes. Health should also be promoted by more active methods of transport and lower transport emissions.

Policy:	IF3: Service accessibility and Infrastructure for growth
Objectives:	To provide and deliver quality local services and infrastructure. Development will be directed toward settlements that have a good range of existing services and infrastructure before considering settlements areas where there are deficits requiring investment and improvements.
Proposed outcome:	To provide, improve and deliver local services and infrastructure in relation to the hierarchy of sustainable settlements.
Beneficiaries:	West Lancashire residents
Comments:	The rural nature of West Lancashire means that isolation to services can be common and is an important issue for the Local Plan to address. Development will be located foremost in the urban areas of the Borough which have the most sustainable settlements, however the rural areas should still benefit from improvements. This includes telecommunications and broadband infrastructure to service growing businesses, particularly those of a rural nature. Sustainability and community will be improved with the aim of providing services and facilities in one accessible location. It should also help to address waste water capacity constraints affecting outlying villages such as Rufford and parts of Scarisbrick.

Policy:	IF4: Developer contributions
Objectives:	For new development to contribute to mitigating its impact on infrastructure, services and the environment and to contribute to community requirements through developer contributions.
Proposed outcome:	For development to help fund improvements to infrastructure, services, environment and community requirements as required.
Beneficiaries:	West Lancashire residents
Comments:	Will be a Borough-wide requirement and will not have any specific effects upon the rural areas. It will work to provide general improvements in the rural areas in the vicinity of where development takes place. It will be important to ensure that rural areas are not overlooked when spending is considered.

Policy:	EN1: Low carbon development & energy infrastructure
Objectives:	To mitigate the impacts of climate change and promote low carbon development, encouraging renewable energy schemes and low emissions modes of transport.
Proposed outcome:	To reduce climate change and have encouraged renewable energy infrastructure and low emissions modes of transport. To have reduced the carbon footprint of the Borough and improved health and the environment.
Beneficiaries:	West Lancashire – residents and environment. Contributed to improvements in Lancashire, North West, England and global
Comments:	Will be a Borough-wide requirement and will not have any specific effects upon the rural areas. Rural areas in West Lancashire, by their flat, open nature, may contain suitable sites with which to locate wind turbines and so may result in some impact on the rural landscape. Every opportunity will be taken to limit any detrimental impact that this may have.

Policy:	EN2: Preserving & enhancing West Lancashire's natural environment
Objectives:	To preserve, protect, safeguard and enhance biodiversity sites, parks and strategic green links.
Proposed outcome:	To have protected and enhanced biodiversity and green links. For the health of residents to have improved through better access to natural leisure facilities.
Beneficiaries:	West Lancashire environment and residents
Comments:	Will be a Borough-wide requirement and will not have any specific effects upon the rural areas, although many of the biodiversity areas are located in the rural areas, such as the Ribble Estuary and Martin Mere.

Policy:	EN3: Provision of green infrastructure and open recreation space
Objectives:	To provide, protect and enhance a network of green infrastructure and open space, including recreational facilities and linear parks.
Proposed outcome:	To have provided and protected green infrastructure and open spaces. For the health of residents to have improved through better access to recreational facilities.
Beneficiaries:	West Lancashire environment and residents
Comments:	Will be a Borough-wide requirement and will not have any specific effects upon the rural areas. The Council's Open Space study will be used to direct improvements to the correct places in order to strengthen the existing network. This will include deficiencies in the rural areas.

Policy:	EN4: Preserving and enhancing West Lancashire's built environment
Objectives:	That all development should be of quality design and enhance cultural and heritage assets to promote West Lancashire's distinctive character. Landscape character should also be protected and promoted.
Proposed outcome:	That West Lancashire distinctive character would have been promoted through good quality design, landscaping and cultural and heritage assets.
Beneficiaries:	West Lancashire environment and residents
Comments:	Will be a Borough-wide requirement and will not have any specific effects upon the rural areas, other than working to protect the landscape and cultural assets. Good quality of development may help to promote tourism within the Borough creating jobs and boosting the economy.

## 5.0 Conclusions

- 5.1 The policies within the Local Plan Preferred Options document have been carefully considered to ensure that opportunities to improve both urban and rural areas can be taken advantage of, thereby delivering sustainability in the Borough.
- 5.2 The evidence base for the Local Plan has established the key issues for the rural areas, including the need for affordable housing, specialised accommodation, improving and diversifying rural employment opportunities and protecting agriculture, improving public transport accessibility and services and improving the quality and quantity of open spaces.
- 5.3 The policies contained within the Local Plan Preferred Options endeavour to promote and protect the rural areas rather than affect them detrimentally in any way. Whilst it is not sustainable to enable too much development within the rural areas, some development will benefit the rural areas by providing housing, improving transport services and supporting the rural economy, which will work to address the key issues identified.

- 5.4 Policies should not have any significant detrimental impacts on the quality and character of the natural rural landscape, and improvements to the environment should encourage tourism to the Borough's countryside areas.
- 5.5 Furthermore, the policies also adhere to the Council's corporate strategy priorities:
- Delivering cost effective services that are accessible to all
  - Protecting and improving the environment and keeping our streets clean and tidy
  - Combating crime and the fear of crime
  - Working to create opportunities for and retain good quality jobs in particular for local people
  - Improving housing and striving to achieve affordable housing that is available for local people
  - Providing opportunities for leisure and culture that together with other council services contribute to healthier communities









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### Chapter 1 Introduction

**1.0.1** West Lancashire Borough Council is currently preparing the new Local Development Plan which will guide development in the Borough over the next 15 to 20 years. The West Lancashire Local Plan sets out the long term spatial vision, strategy and objectives which will guide future development over the period to 2027.

**1.0.2** An important part of the plan process is to establish what infrastructure may be required in order to support development targets identified to meet the needs of the Borough. Infrastructure is essential to support increased housing provision, economic growth, mitigation of climate change impacts and to create thriving and sustainable communities. This document is the Infrastructure Delivery Plan (IDP) and provides background evidence regarding the infrastructure likely to be required to support identified development in the Local Plan. Through the process of discussions with infrastructure providers, the production of the IDP has also informed the development of the Local Plan by identifying infrastructure capacity and deficits and the most sustainable locations for development to be directed to within the Borough.

**1.0.3** National Planning Policy Statement 12 highlights the importance of such planning as strategies and plans will only be effective if they can be delivered. The delivery plan needs to set out as far as practicable when, where and by whom actions will take place to deliver development and must demonstrate that the partners involved in delivery of the plan have been involved in its preparation.

**1.0.4** The Draft National Planning Policy Framework (NPPF), which is the proposed streamlined national planning framework, continues to support the role of infrastructure planning and its importance in ensuring all Local Development Plans are deliverable.

#### **Scope of this document**

**1.0.5** The IDP will underpin the emerging West Lancashire Local Development Plan, and inform the overall direction and approach to development, based on existing capacity and deliverable improvements. It also identifies, to some extent, how the local authority and its partners intend to fund infrastructure required to accommodate spatial growth in the Borough.

**1.0.6** This is a 'living' document which will be kept under review and updated as appropriate. This is the first version of the plan and it will be updated annually to include changing plans and strategies, progress in terms of infrastructure provision and identification of any new infrastructure requirements.

**1.0.7** The Infrastructure Delivery Plan is not just about proving the new West Lancashire Local development Plan is sound and deliverable. It should be an iterative project that is continued as a corporate plan and used to identify opportunities and needs in relation to all types of infrastructure. Furthermore, the valuable partnerships and relationships formed both internally and externally during this process will be taken forward beyond adoption of new West Lancashire Local Plan and used to facilitate the delivery of infrastructure in the future.



## Chapter 2 Context and Background

### Infrastructure Priorities

**2.0.1** The traditional view of infrastructure consists primarily of built infrastructure such as roads, utilities, schools and health care. However, this view has broadened and now includes a much wider range of services and provisions which play an important role in our daily lives and in improving the environment in which we live.

**2.0.2** Chapter 3 of this document establishes the baseline provision of infrastructure for the Borough and table 2.1 gives an overview of the categories and types of infrastructure considered in this document.

Physical	Social	Green
Utilities and Waste - water supply, water treatment, waste and recycling, flood management, energy generation, telecommunications and broadband	Health - hospitals, GP's, dentist	Natural and semi natural spaces
	Care - elderly care, children's centres	Outdoor sports and leisure facilities
	Education - primary schools, secondary schools, higher / further education	Allotments
Transport - highways network, rail network, bus network, cycle network	Emergency Services - police, fire, ambulance	Play areas
	Community - youth centre's, libraries, village halls	Waterways
	Leisure - public house, leisure/sports centre	Corridors/footpaths

**Table 2.1 Infrastructure types covered in the IDP**

**2.0.3** Not all aspects of infrastructure carry the same amount of importance in terms of servicing a community, for example it would be feasible to deliver housing which was without immediate access to a local convenience store but the requirement for water supply would be considered essential. This document will prioritise all infrastructure considered to indicate those that are critical to the fundamental delivery of development, those that are required but may be delivered at a later stage in the development process and those which are desirable in order to create a sustainable community.

### Standards

**2.0.4** As one of the primary functions of this document is to identify any deficits or equally any capacity in infrastructure, it is important to understand what is the required standards for each particular piece of infrastructure. However, most providers now use performance indicators rather than nationally determined standards to determine their level of service. Where a provider does have clear standards to adhere too these will be referenced in the relevant section.

**2.0.5** The draft NPPF sets out the need to establish local level standards to be used as the basis of requirements. Since the abolishment of national standards over the period from 2000 there has been a void which makes it difficult to identify the quality of provision. When the draft NPPF is adopted, if a requirement for establishing local standards is contained within the final framework, future iterations of the IDP will need to address this requirement.

### **Growth Targets**

**2.0.6** Over the life of the New Local Development Plan (2012 / 2013 - 2027) there will be a need for a minimum of 4,650 new dwellings (net) based on locally-agreed targets. Similarly, there will be a need for 75ha of land to be developed for employment uses, based on the findings of the Joint Employment Land and Premises Study. These Borough-wide targets will be divided between the different spatial areas of the Borough based on infrastructure capacity, environmental capacity and local need.

### **National Policy**

**2.0.7** Planning Policy Statement 12: Local Spatial Planning (PPS12) identifies the critical relationship between providing robust delivery of infrastructure requirements and economic delivery and regeneration. The Local Development Plan should be supported by evidence of physical, social and green infrastructure requirements to support the amount of development proposed in an area. The evidence should include when the infrastructure will be provided and who by. PPS 12 also requires that the Local Plan should draw on and influence the strategies and investment plans of the Local Authority and other organisations. The infrastructure planning process should identify, as far as possible:

- infrastructure needs and costs;
- phasing of development;
- funding sources; and
- responsibilities for delivery.

**2.0.8** Planning Policy Statement 1: Delivering Sustainable Development (PPS1) sets the overarching context for the planning system and the key principles for delivering sustainable development. In doing so, Local Authorities should take into account infrastructure requirements when bringing forward land for development to ensure that infrastructure and services are provided to support new and existing economic development and housing.

**2.0.9** The Draft National Planning Policy Framework (NPPF) has recently undergone a consultation exercise. The NPPF aims to simplify planning guidance and streamline it from over 1000 pages to just 52. This is a key part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth. As a result, existing planning policy statements and guidance are to be revoked and replaced by the single framework. Although this point should be noted, the emphasis on infrastructure planning to support local plans remains within the new NPPF and there is a continued requirement of local authorities to provide evidence to support this.



### Methodology

**2.0.10** West Lancashire Borough Council has been working with partners to produce an Infrastructure Delivery Plan which will support the new Local Development Plan and evidence how the development identified within the Plan will be delivered. However, data collected from partners and stake holders regarding infrastructure is only relevant for a limited time period, depending on the length of the partners business plan and also where each partner is within the timescale of their plans.

**2.0.11** As a result, one of the fundamental parts of this process has been building strong relations with the relevant contacts within partner organisations. This will ensure a steady flow of information to enable the data to be continually updated as and when changes in circumstances occur. The ongoing support of partners is essential for the IDP to remain as a "living document". A list of all contacts and dates of meetings is available at Appendix B.

**2.0.12** Evidence has been collected from two main sources, internal partners from within West Lancashire Borough Council and Lancashire County Council and external partners such as Merseytravel, United Utilities and the PCT. It has been collated through a variety of different methods including gathering data from partner websites and available business plans and documents and also engaging with partners to begin the process of face to face discussion which is often the most effective method of information sharing.

**2.0.13** Information regarding the Councils development options as set out within the early drafts of the New Local Development Plan, was put to each partner in order to gain feedback regarding pressures and capacity upon infrastructure. Partners were then asked to quantify the likely impact and detail any required infrastructure improvements which would be necessary, and to indicate the cost of these improvements.

**2.0.14** This document identifies the existing baseline infrastructure assessment and details feedback from partners regarding any required improvements. The specific details of projects and schemes of infrastructure are then listed within the main outcome of the infrastructure planning exercise, the Infrastructure Schedule (Appendix A). The schedule is organised into geographic areas of the Borough and includes the following details;

- Infrastructure type required
- Scheme details
- Lead partner in delivery and any supporting partners
- Cost
- Funding mechanisms
- Delivery time period within the plan, 5, 10, 15 years or more
- Notes about the scheme, delivery or programme

## Chapter 2 Context and Background

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- Any risk or contingency plans in place in the event the infrastructure is not delivered
- Colour coding to identify the certainty of scheme and funding as Committed, Uncertain and Long Term

**2.0.15** It is this schedule which will be monitored and updated in future, along with the background document to some extent.

### **Governance and Delivery**

**2.0.16** In order to ensure that infrastructure planning and the Local Plan acts as an effective delivery vehicles for the Sustainable Community Strategy, a governing group has been established within the Local Strategic Partnership (LSP). The LSP Infrastructure Task and Finish Group has been set up to ensure that infrastructure planning is focused on delivering the required needs for the community and that it is realistic and deliverable.

**2.0.17** The groups guiding principles are;

- To guide West Lancashire's Infrastructure Delivery Plan.
- To help deliver the infrastructure requirements for a local vision as set out in the Sustainable Community Strategy.
- To aid in the delivery of a sound Local Development Plan.
- To identify solutions to infrastructure barriers.

**2.0.18** The group membership consists of the following;

#### **West Lancashire Borough Council**

- Ian Gill – LDF Strategy and Environment Manager (Chair);
- Gillian Whitfield- Principal Planning Officer (Champion);
- Georgina Isherwood - Estates & Regeneration
- Steve Kent - Leisure

#### **Lancashire County Council**

- Tracey Jardine – Lancashire County Council District Partnership Officer.

#### **Wider Reference Group**

- PCT – Jane Cass
- Parish Councils' Representative – Ian Cropper

- West Lancashire CVS - Greg mitten
- Southport and Ormskirk NHS Trust – Steve Taylor
- United Utilities - David Sherratt
- The Wildlife Trust for Lancashire, Manchester & North Merseyside - Dave Dunlop
- Environment Agency - Philip Carter
- Edge Hill – David Oldham

**2.0.19** The group meets on an as and when basis and will oversee the process of establishing the first IDP and then may have a role to play in the ongoing monitoring and updating of the document along with potentially inputting into the establishment of the Community Infrastructure Levy.

### **Monitoring and Review**

**2.0.20** The delivery of infrastructure will be monitored on a regular basis and reported annually. Updating the IDP is likely to occur following the publication of the Annual Monitoring Report in order to link the document to the delivery of the Local Development Plan.

### **Community Infrastructure Levy and Section 106**

**2.0.21** Currently West Lancashire Borough Council secures planning obligations through financial agreements under Section 106 of the Town and Country Planning Act (1990). This money is then used for various purposes including the provision of open space, highway improvements and infrastructure deficits that arise as a result of new development. The Council is committed to establishing a Community Infrastructure Levy (CIL) Charging Schedule will will operate alongside the current Section 106 system and allow all development to contribute to more strategic infrastructure requirements.

### **Viability**

**2.0.22** The viability of development across the Borough was tested as part of the West Lancashire Affordable Housing Study (November 2010). The main purpose of the study was to establish the ability of development within the Borough in delivering affordable housing and what level would be considered viable. As part of the assessment, financial contributions were considered along with other policy requirements such as sustainable building design and open space.

**2.0.23** In order to prepare for a CIL Charging Schedule, a full viability assessment will be carried out to establish the level of contributions that is affordable by development type and geographic location. The outcome of this work will establish approximately how much funding can be raised in order to support infrastructure delivery and assist in discussions with our partners when establishing funding streams for delivery.



### Chapter 3 Baseline Infrastructure Assessment

**3.0.1** Below is a list of identified infrastructure considered as part of this plan and the categorisation of each type of infrastructure in terms of priority. As part of the development process and as a result of resource limitations, it is necessary to identify what infrastructure types are “essential” to the delivery of overall development, what types are “required” in order to mitigate certain impacts and what types are “desirable” in order to deliver sustainable development. This process of prioritisation can assist in decision making when expenditure must be allocated to support various infrastructure schemes.

**3.0.2** The following sections provide an up to date review of the existing infrastructure capacity across the Borough and set out any deficiencies and areas of capacity along with any basic standards which must be adhered too in relation to each type of infrastructure.

	Infrastructure Type	Priority
Physical	Utilities and Waste	
	Water supply	Essential
	Foul water sewerage treatment	Essential
	Flood Management/drainage	Essential
	Waste and recycling	Essential
	Energy generation	Essential
	Communications	Required
	Transport	
	Highways network	Required
	Rail network	Desirable
	Bus Network	Required
	Cycle Ways	Desirable
Social	Health	
	Hospitals	Desirable
	GP's	Required
	Dentist	Desirable
	Care	
	Elderly Persons Care	Desirable
	Children's Centres	Desirable

## Chapter 3 Baseline Infrastructure Assessment

	Education	
	Primary schools	Required
	Secondary Schools	Required
	Further / Higher Education	Desirable
	Emergency Services	
	Police	Required
	Fire and Rescue	Required
	Ambulance	Required
	Community	
	Libraries	Desirable
	Youth Centres	Desirable
	Village Halls	Desirable
	Leisure	
	Public House	Desirable
	Leisure centres	Desirable
Green		
	Waterways	Desirable
	Natural and Semi Natural spaces	Desirable
	Outdoor sports and leisure facilities	Desirable
	Allotments	Desirable
	Play areas	Desirable
	Corridors/ Footpaths	Desirable

**Table 3.1 Infrastructure Priorities**

### 3.1 Physical Infrastructure

#### Water Supply and Wastewater

**3.1.1** Access to potable water supply and the fate of surface and foul water are considered an absolute constraint to development, particularly where aquifers are at capacity and supply cannot be guaranteed or where sewer systems are at or nearing physical capacity. A key consideration to the growth of an area is the ability of development to be served by mains and the creation of further capacity in the sewer network.

**3.1.2** Within West Lancashire, United Utilities are responsible for water supply and managing waste water and in the five year period 2005 to 2010, they reported investment of £56million to improve overall services in the Borough<sup>(1)</sup>. Of this expenditure, more than £3million has been spent on maintaining water supply and a further £6million on water quality.

**3.1.3** The following key evidence has been used to inform this section of the document;

- United Utilities Investment in West Lancashire Fact Sheet
- United Utilities AMP 5 Investment plan 2010- 2015
- Discussion with United Utilities
- Discussion with the Environment Agency

**3.1.4** In terms of standards, United Utilities are appointed by the Secretary of State for the Environment, Food and Rural Affairs to provide water and wastewater services in the North West. Their activities are regulated by four independent bodies, They are;

- Office of Water Services (Ofwat)
- The Environment Agency
- The Drinking Water Inspectorate
- The Consumer Council for Water

**3.1.5** Aside from regulation by the above bodies and United Utilities own commitments to customers, no other specific standards for water infrastructure are available.

#### Potable Water Supply

**3.1.6** The Northwest is classed as water neutral in that as much water is used as is received. Consequently the Borough does not suffer from water stress at the moment in terms of supply. However, this could change as a result of climate change, the Habitats Directive effects and the demand of local development which are predicted to diminish the yield of drinking water resources in the region. United Utilities are expecting that Code for Sustainable Homes would improve this by encouraging reduced water consumption along with other activities for existing customers such as water metering, water butts, cistern displacement devices and general consumer awareness and education.

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1 United Utilities "Investment in your area", <http://unitedutilities.co.uk/WestLancashire.htm> - accessed on 25th June 2010



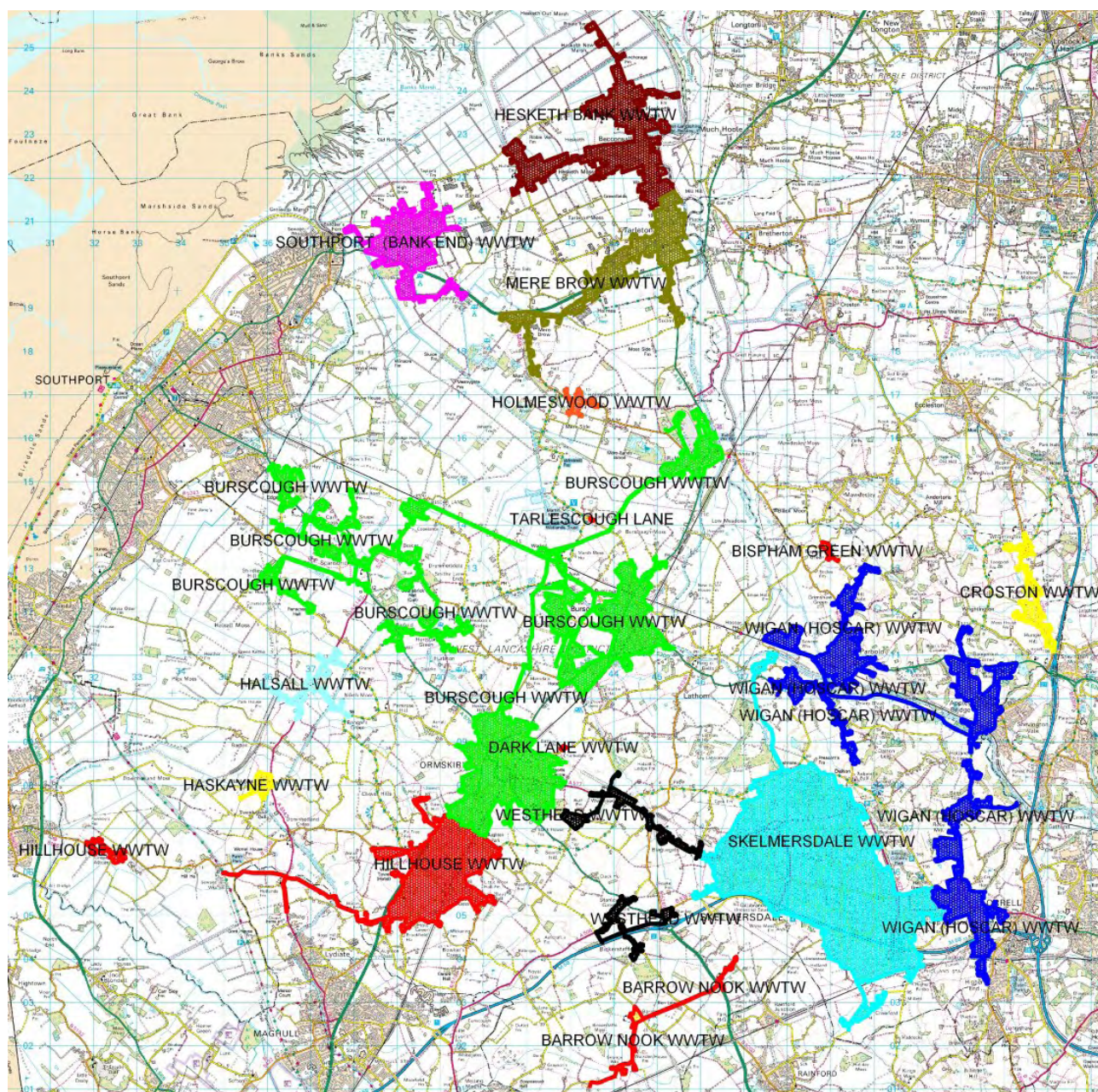
**3.1.7** Water supply in the Borough is not currently under any stress and comes from the River Dee serving the south and east of the Borough and boreholes at Southport to serve the north and west of the Borough. Expenditure in United Utilities forward plan "AMP 5" includes the upgrade of the Bickerstaffe water treatment works and the local borehole source in order to reduce the reliance on the River Dee supply.

**3.1.8** Although the supply of potable water does not currently present an issue for West Lancashire, due to the topography of the Northern Parishes, the flow of water is dependent upon pumping and this presents some hydraulic issues given the capacity of each pumping station. Therefore, additional development which may increase the load to a pumping station at the end of the line would require upgrade work to all subsequent pumping stations involved in transporting the water through the system. This could be a costly and timely exercise.

### **Waste Water**

**3.1.9** United Utilities have confirmed that it is difficult to provide detailed records and predictions on capacity issues, especially in predicting the local effects of proposed new housing over a large number of potential developments, although they can provide general guidance on this issue. In terms of data regarding waste water, this is also limited and work is currently underway in order to investigate sewer capacity issues in the Burscough / Scarsbrick area, however, this will only provide a snapshot and will be monitored if driven by specific needs.

**3.1.10** Map 3.1 shows the drainage areas for West Lancashire and which Waste Water Treatment Works (WWTW) each catchment drains too.



**Map 3.1 Waste Water Drainage Areas in West Lancashire**

**3.1.11** Waste water originating from in and around the Burscough, Rufford and Scarisbrick settlement areas and the majority of Ormskirk are treated at New Lane WWTW before discharging to Bow House Sluice (Indicated in green on Map 3.1). This then feeds into the water course at Martin Mere. This is an extremely sensitive wetland, as recognised by its designation as a European Union Special Protection Area. United Utilities has advised that this WWTW is currently at capacity and that to treat any additional discharge whilst maintaining accordance with Environment Agency (EA) standards, could be beyond financial and technical feasibility.

**3.1.12** In addition, the Burscough area suffers from capacity issues within the actual sewer network. As foul water is transported away from the source to the treatment facility it must pass through a narrow passage beneath the railway line. During periods of heavy down



pours, the sewer network is inundated and unable to move the foul and surface water runoff through the network quickly enough resulting in a backlog of water and localised flooding of both surface and foul water which can be extremely unpleasant for residents.

**3.1.13** Elsewhere within the Borough, as a generality, waste water does not currently cause any major issues. The capacity of the network in and around Skelmersdale is substantial given the new town infrastructure and the treatment works at Hoscar does not currently suffer from excess pressure resulting in potential capacity issues. As part of the local plan process the Council has presented to United Utilities the maximum growth scenario for the Borough over the plan period and advised that the likelihood is that the majority of development will be delivered within Skelmersdale. United Utilities have confirmed that they have no major concerns regarding this proposed growth in relation to either waste water and / or potable water supply.

**3.1.14** With regard to the situation relating to the major constraint within the waste water system affecting Ormskirk and Burscough, the approach from United Utilities is that due to regulation by OFWAT, they are unable to build speculatively and must have a degree of certainty before bidding for funding through the infrastructure investment cycle (5 year cycles). Therefore, when looking at areas for growth and in cases where the areas most sustainable in terms of national policy are constrained by inadequate infrastructure, the Council must engage in dialogue with United Utilities. If national policy provides compelling justification for development in areas of infrastructure stress then potential solutions such as phasing may be implemented to enable the development ahead of infrastructure improvements.

**3.1.15** West Lancashire Borough Council now has a good working relationship with United Utilities and meet on a regular basis to discuss progress with the the development planning process and how both parties can assist each other. Through this process it has been suggested that whilst neither party can offer the other guarantee of development occurring or infrastructure improvements being made, there is a need for some sort of reassuring agreement. As a result a document has been devised which contains some basic "partnership text" detailing each parties commitment (albeit not legal) to assisting in the required delivery outcomes which will support development and alleviate issues for the community (Appendix C.1).

**3.1.16** In addition West Lancashire Borough Council is part of an information sharing trial with United Utilities, aimed at providing the Council with all the required information up front to assist in developing the development planning process and targeting growth to the most appropriate areas. To date the following information has been supplied to United Utilities in order to support this process;

- Call for sites – Housing (SHLAA)
- Call for sites – Employment (JELPS)
- Extant employment floor space (over 500sqm)
- Extant housing supply (net)
- Population at LSOA level (2008/9 MYE)
- Population at ward (2001 Census)
- Residential properties (including student flats)

United Utilities have outlined the process to be followed in order to organise a potential bid for funding. This begins with the completion of the Integrated Asset Plans (IAP) by March 2012. The IAP for the West Lancashire area, and particularly for Burscough, will include recognition of the constraints presented by the local network and the treatment works. There is an ongoing process to developing the methodology for assessing and planning for the issues arising from new developments and a tool known as Optimus Prioritisation will likely form a part of this.

### Flood Management

**3.1.17** The Environment Agency are responsible for managing flood defence infrastructure and recognise that whilst flooding can not be completely eliminated, it can be managed. In doing so, planning policy directs development away from sites at risk from flooding in order to avoid unacceptable risks to development, people, the economy and the environment.

**3.1.18** The following key evidence has been used to inform this section of the document;

- The West Lancashire Strategic Flood Risk Assessment (SFRA) - this assesses flood risk arising from all sources and sets out potential mitigation measures. The SFRA is in turn directly influenced by the following pieces of important evidence;
- Catchment Flood Management Plans
- Flood Maps
- Known or possible non-fluvial sources of flooding e.g. groundwater, sewer surcharges, canals, reservoirs etc
- Discussion with United Utilities
- Discussion with the Environment Agency

**3.1.19** The geographical landscape of West Lancashire is of a low-lying fluvial plain which historically makes large areas of land prone to flooding. However, much of this land is used for agricultural purposes and is sparsely populated, therefore the risk to people and properties is low.

**3.1.20** The Borough lies partly within the catchments of three river systems. These are the Alt to the south west, the Douglas - with its main tributary, the Tawd - centrally and the estuarine Ribble along the northern fringe. The Crossens catchment is artificially drained by a constructed watercourse, The Sluice, and so linked to the Alt catchment. The Leeds-Liverpool Canal and its Rufford Arm are historic waterways that cut across these catchments, from east to west and north to south respectively.

**3.1.21** Map 3.2 shows the locations of the indicative flood zones in West Lancashire. The highest areas of risk are to the North and West of the Borough where coastal flooding is the greatest threat. The only significant sizeable settlement within such a high flood risk zone is Banks, which consists of almost 1500 properties and a population of more than 3,300. Sea embankments that are built to withstand a 1 in 75 year event protect the settlement of Banks and the land to the south. Other settlements in the north of the Borough including Hesketh Bank and Tarleton are not considered as in a direct flood risk area.



**Map 3.2 Indicative Flood Zones in West Lancashire**

The Environment Agency is currently developing the Lower Alt with Crossens Pumped Drainage Catchment Strategic Plan which will consider the future of the catchment and how the area will be drained. The EA is consulting the public and stakeholders on a draft Strategic Plan which provides a summary on the progress in deciding on the preferred flood risk management approach in the catchment. They will use feedback from the consultation exercise to inform a preferred approach in summer 2012 at which time the Council will update the Infrastructure Plan as required



The EA does not fund new flood defences to enable new development. The key to protecting new development from the impacts of flooding is to follow the guidance within PPS25: Development and Flood Risk as this requires local planning authorities to steer development away from areas at risk of flooding. Any allocations proposed in such areas must satisfy the requirements of the Sequential Test and the Exception Test (where necessary) through the Level 2 Strategic Flood Risk Assessment.

**3.1.22** Surface water flooding occurs where high rainfall events exceed the drainage capacity in an area. Such events can lead to serious flooding of property and possessions. Climate change is likely to increase the risk of surface water flooding due to higher intensities and prolonged periods of rainfall. Infrastructure planning can play a key part in managing surface water flooding through Sustainable Urban Drainage Systems and other interventions. These must be secured as a fundamental requirement within all new development to ensure existing capacity issues are not worsened and where possible, betterment through redevelopment of sites is achieved.

**3.1.23** In summary, the Level 1 Strategic Flood Risk Assessment (SFRA) shows where areas of higher flood risk are located. There is currently a scoping exercise underway to establish whether or not a Level 2 SFRA is required in the event development is proposed in areas at risk from flooding because there are no alternative sites available at a lower risk of flooding. In the event this is the case, the SFRA will be used to demonstrate whether these sites satisfy the Exception Test and then make recommendations about what mitigation is required. Policies within the new Local Development Plan promote Sustainable Urban Drainage Systems and aim to minimise the impacts of new developments. Where impacts are likely to occur then the appropriate measures will be determined on an individual site by site basis and funded by the developer.

### Waste and Recycling

**3.1.24** In Lancashire, minerals and waste planning is the responsibility of the joint authorities of Lancashire County Council, Blackburn with Darwen Borough Council and Blackpool Borough Council. The joint authorities are currently preparing the Lancashire Minerals and Waste Development Framework (MWDF), which will replace the existing Minerals and Waste Local Plan 2006.

**3.1.25** The following key evidence has been used to inform this section of the document;

- The Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD, *Managing our Waste and Natural Resources*, February 2009.

**3.1.26** The Joint Lancashire MWDF Core Strategy sets the broad direction for minerals and waste planning in Lancashire to 2021, the amount of new minerals extraction and waste management capacity that will be needed over this period, and the areas that are likely to be the focus for development.

**3.1.27** The Joint Lancashire MWDF Core Strategy was adopted in February 2009 and sets out how waste capacity will be managed in Lancashire. Promoting waste minimisation and increasing the awareness of waste is key. As is managing waste as a resource by

maximising recycling, re-use and composting. In addition Lancashire's Municipal Waste Management Strategy will be delivered through the identification and release of sites for waste management facilities.

**3.1.28** Policy CS8 of the document confirms that the plan area will be net self-sufficient in waste management capacity by 2021. Criteria will be identified for considering proposals for waste management facilities (including landfill) for hazardous and radioactive waste, to include proposal's contribution to achieving net-self sufficiency.

**3.1.29** The document also confirms that provision will be made for sufficient new waste management facilities to meet predicted waste capacity requirements for the Plan area to 2020. Provision will also be made, as necessary, for the predicted total landfill capacity requirements for non-hazardous waste during the plan period.

**3.1.30** LCC have been consulted throughout the development of the Core Strategy Options and have raised no concerns with the proposals in the document.

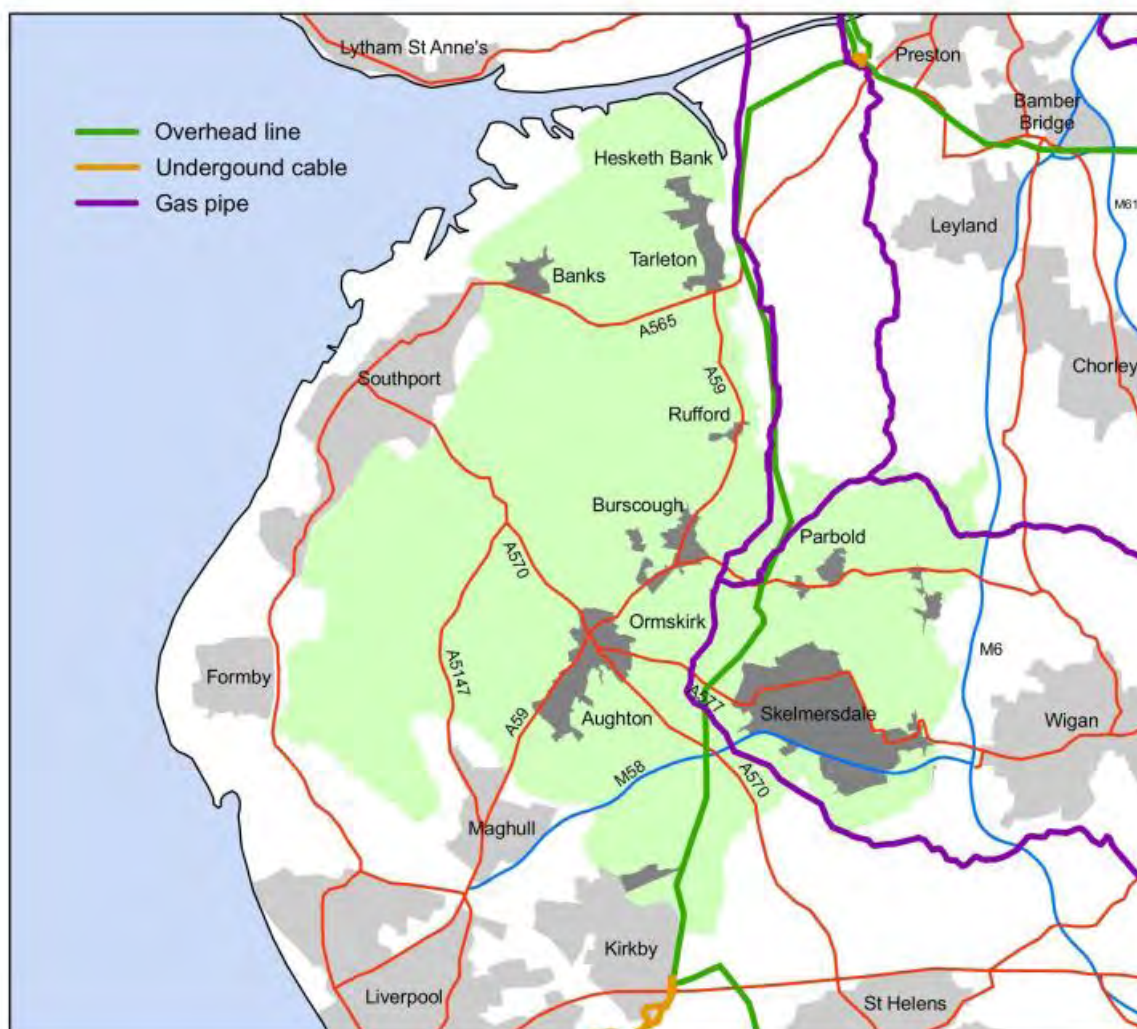
**3.1.31** Although mineral extraction is not entirely relevant to the infrastructure delivery plan, waste and recycling capacity is relevant and is considered to be an essential part of infrastructure given the likely health implications associated with a lack of waste management provision.

**3.1.32** Although minerals and waste planning is a function of the County Council, the actual day to day operation of the waste collection and recycling service is carried out by the Borough Council. Initial discussion with the waste collection and recycling team indicate that additional development would result in additional council tax which would in turn assist in funding the increased requirement for waste and recycling collections.

### Energy Generation

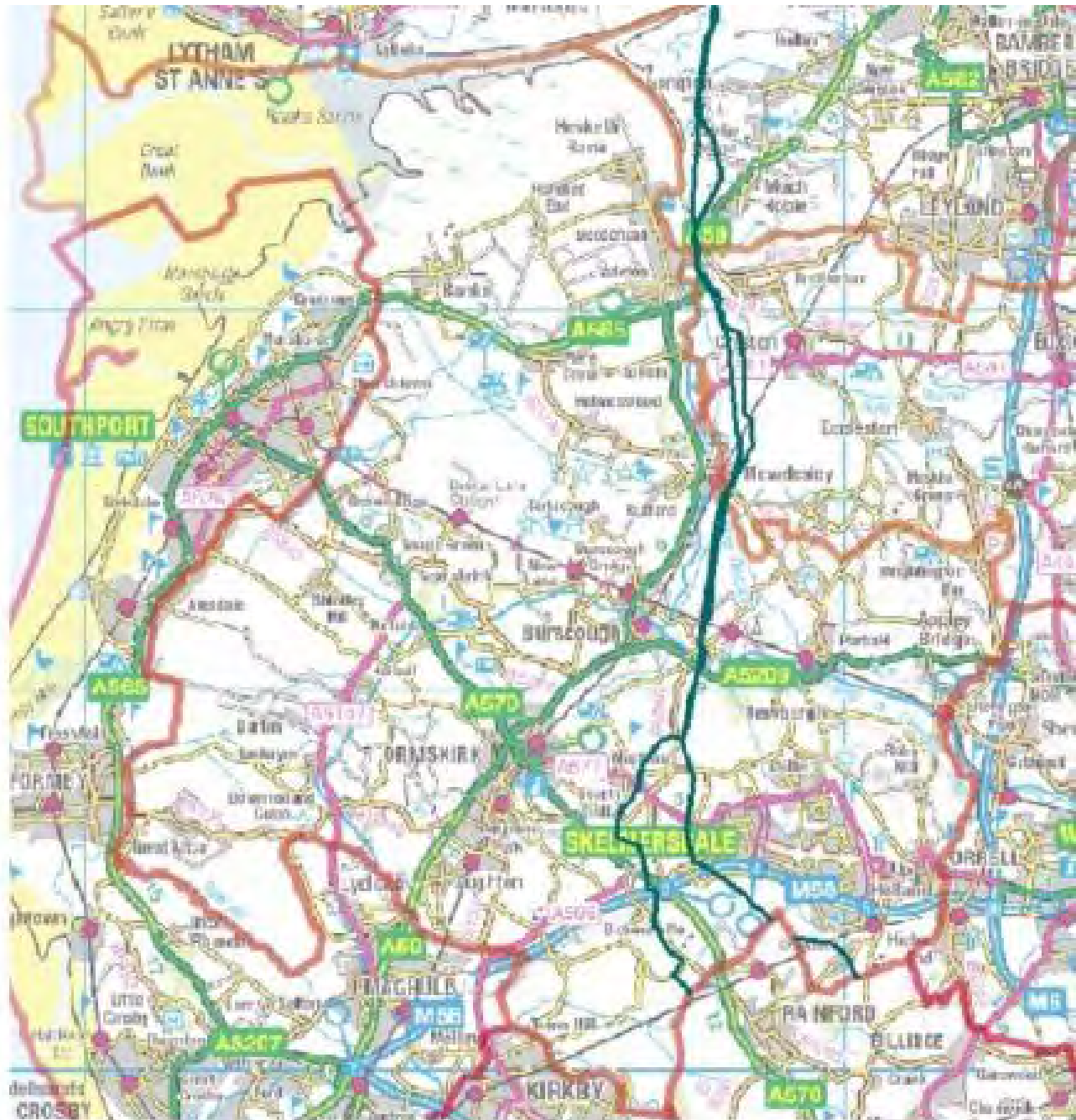
**3.1.33** Energy Infrastructure within the Borough is displayed in Map 3.3. National Grid through Entec, must be consulted on all Development Plans in order to ascertain the potential impact on any major infrastructure which runs through West Lancashire. National grid are responsible for the high voltage cable which runs overhead or underground through the east of the Borough and the high pressure gas pipe which also passes through the east before bending round to the south of Skelmersdale.





**Map 3.3 Energy Infrastructure**

**3.1.34** Essar Oil (formerly Shell UK) has pipeline interests running from north to south through the Borough supplying oil and gas from the North Sea through their Ethylene Pipeline. The route of the pipeline is displayed in green in Map 3.4 below and must be safeguarded from future development for health and safety reasons. Through the development plan process, all operators of strategically important energy infrastructure are consulted to ensure any proposals within our development plans do not conflict with the infrastructure or consultation zones.



**Map 3.4 Essar Oil Pipelines in West Lancashire**

**3.1.35** The following key evidence has been used to inform this section of the document;

- Scottish Power Manweb Long Term Development Statement (2009/10 - 2013/14).
- Electricity North West Long Term Development Statement
- GIS information relating to major infrastructure
- Discussion with energy operators

### Electricity

**3.1.36** Customers receive electricity which they are charged for from supply companies who then pay distribution network operators (DNO's) for the use of the electricity distribution network. Both underground cables and overhead lines are utilised to distribute electricity.

Generally underground cables are used to supply dense urban areas, a mix of both underground and overhead cables are used to supply smaller towns and semi-urban areas whereas rural areas are predominantly supplied by overhead lines. The latter is most prevalent within West Lancashire due to the rural nature of the Borough.

**3.1.37** Responsibility for the local electricity distribution network is now predominantly with Electricity North West (ENW), who were formerly part of the United Utilities Group. Now a separately owned operator, ENW currently serve 2.3 million customers in the North West of England and the local area coverage is displayed in Map 3.5



Map 3.5 Electricity North West Network

## Chapter 3 Baseline Infrastructure Assessment

**3.1.38** Specific information has been obtained from ENW in reference to their 33kV substations within West Lancashire. The information, displayed in the following table, identifies the capacity of the substation and the recorded maximum existing demand (for the year 2008/09). It also forecasts demand for a 5-year period (2009 – 2014) based upon known planned addition (or removal) of connected load.

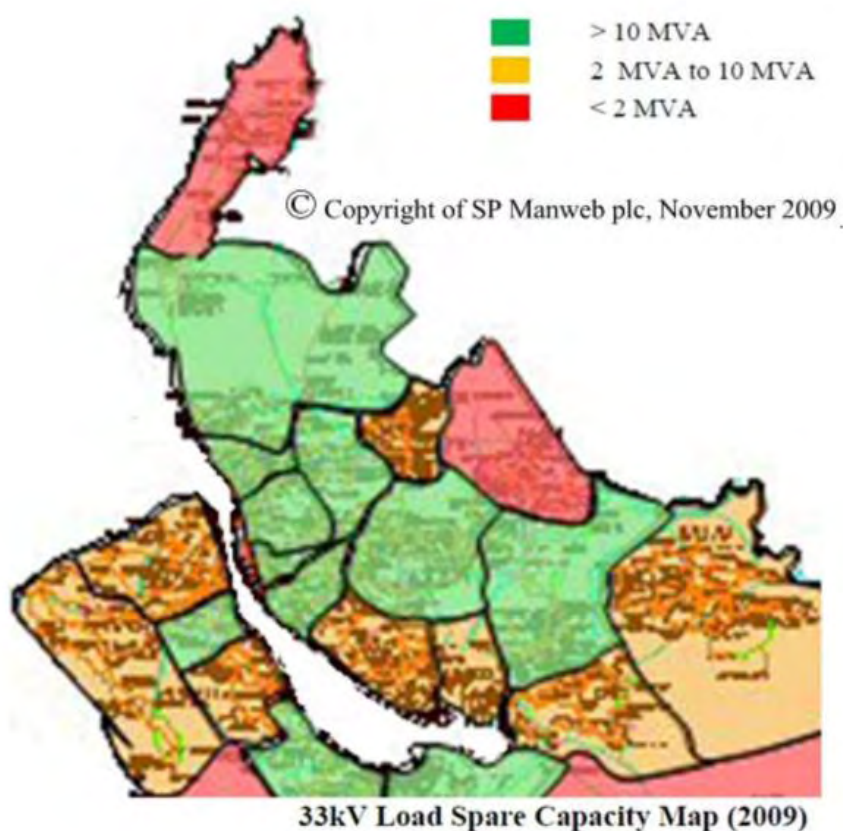
ENW Substation Name	Voltage Level	Substation Capacity	Maximum Load (2008/09)	Forecast Load (MW)					Approx Available Capacity		
	kV	MVA	MVA	2009/10	2010/11	2011/12	2012/13	2013/14	<2 MVA	2-10 MVA	>10 MVA
Burscough Bridge	33	17.5	13.3	12.7	12.7	12.7	12.7	12.8			
Ormskirk	33	22.9	13.9	13.1	13.1	13.2	13.2	13.2			
Pimbo	33	30.0	18.9	18.4	18.4	18.4	18.5	18.5			
Scarisbrick	33	5.0	5.7	5.7	5.7	5.7	5.7	5.7			
Skelmersdale	33	22.9	18.1	17.7	17.7	17.7	17.8	17.8			
Tarleton	33	17.5	16.9	16.9	16.9	16.9	17.0	17.0			
Willow Hey	33	22.9	14.8	13.8	13.8	13.8	13.9	13.9			
Woodfield	33	22.9	22.1	21.0	21.1	21.2	21.2	21.3			
Wrightington	33	22.9	15.1	14.8	14.9	14.9	14.9	15.0			

### Electricity North West Network Capacity

**3.1.39** The above table confirms that the only concerns in terms of capacity are for Tarleton, Scarisbrick and Parbold. The substations serving these areas are nearing capacity or in the case of Scarisbrick, exceeding capacity. This is likely to account for the fact that during the Core Strategy Options Paper Consultation events, many residents expressed concerns regarding frequent losses of power. Despite this lack of capacity, Electricity North West have not identified any improvement projects or schemes for the distribution network infrastructure within West Lancashire.

**3.1.40** Scottish Power Manweb are responsible for the distribution of electricity in a small area to the south west of the Borough. The area lies to the west of the A5147 up to the boundary of Sefton covering Shirdley Hill, Barton, Downholland and Great Altcar. Map 3.6 is an extract from the Scottish Power Manweb Long Term Development Statement (2009/10 - 2013/14) and shows the spare capacity in the electricity distribution network for the area of the Borough Scottish Power Manweb covers. The map confirms that there are no capacity issues in the south west part of the Borough and capacity of more than 10MVA (or supply for up to 4,000 homes).





**Map 3.6 Scottish Power Manweb Electricity Network**

**3.1.41** National Grid is also responsible for high level infrastructure that carries gas and electricity across the country. Within West Lancashire, infrastructure that forms an essential part of the electricity transmission network in England and Wales includes:

- Electricity - Washway Farm substation – 275kV
- Electricity - ZU line – 275kV route from Kirkby substation in Knowsley to Penwortham substation in South Ribble via Washway Farm substation
- Gas - Pipeline FM15 - Bretherton to Warburton
- Gas - Pipeline FM21 - Treales to Burscough

### Gas

**3.1.42** National Grid Gas owns and operates the local gas distribution network in the Northwest. Any changes to the local network will arise from the mains replacement programme as well as requests for customer connections and/or significant changes in demand requiring reinforcements to the local network as required.

**3.1.43** Most urban areas of West Lancashire are served by the gas network (84% of residential properties). However, outside those areas, the gas network generally only follows the main roads leaving a large number of isolated pockets without supply. 15% of residential properties in the Borough are off the gas grid and 6% are greater than 200m from the grid. This 6% presents the best economic opportunities for micro-generation heating such as biomass boilers.

**3.1.44** There are no identified constraints to capacity, and developments will require their own connections which will be managed by National Grid as and when.

### **Decentralised, Renewable and Low Carbon Energy**

**3.1.45** The following key evidence has been used to source this section of the document;

- Liverpool City Region Renewable Energy Capacity Study – Stages 1 and 2 – October 2010
- West Lancashire Renewable Energy Potential Study - April 2011

**3.1.46** Over the period 2009 and 2010, West Lancashire Borough Council along with the other local authorities within the Liverpool City Region engaged a study to assess the capacity of each authority area in delivering renewable energy. The Liverpool City Region Renewable Energy Capacity Study identified that a strategic approach to delivering energy needs through development planning would be the most effective in meeting renewable energy targets and reducing carbon dioxide emissions.

**3.1.47** The first stage of the study concluded that West Lancashire had a substantial amount of wind energy resource with the capability of delivering both small to medium scale wind energy projects and larger scale commercially viable projects. It also suggested that due to the low density of built development, heat and energy network opportunities would be limited.

**3.1.48** The second stage of the study identified Ormskirk Town Centre as having capacity for a decentralised heat and energy network. However, this was mainly identified due to the key anchor loads which would ensure enough demand for energy such as the swimming pool and hospital, and not in relation to new large scale development as this will be established through the Local Development Planning process. Retrofitting decentralised heat networks can be costly and constrain delivery of this option when planning for decentralised energy infrastructure. A more appropriate option is to consider where enough critical mass in terms of allocated new development is likely to be located and then to apply a co-ordinated approach to delivering energy demand. Following the Preferred Options Stage of the Core Strategy, greater certainty regarding location of strategic development sites will open up the opportunities for planning for decentralised heat and energy networks. Such opportunities are likely to include Skelmersdale Town Centre, Burscough Strategic Site (Yew Tree Farm) and possibly any other larger non-strategic sites which may be identified through the Local Plan.

**3.1.49** Stage 2 of the study identified 2 areas of least constraint with potential for commercial scale wind energy projects. They were identified as the most suitable locations, subject to identified constraints, including Green Belt. The study highly recommended that further analysis into the suitability of recommended areas take place, including site-specific wind

studies in the event that development proposals come forward. Further analysis into the suitability of these locations is yet to take place and therefore allocation of any infrastructure requirements has not yet been determined.

**3.1.50** The West Lancashire Renewable Energy Potential Study 2011 provides an estimate of technical potential of renewable energy types rather than deployable potential. Lancashire as a whole has a potential accessible resources of 10,612 MW, of which the largest resource comes from wind (65%), followed by microgeneration (33%). Of this Lancashire total, West Lancashire has a potential renewable energy capacity of 1,630MW which equates to 15% of the total capacity identified for Lancashire. This is the greatest proportion of all the Lancashire authorities.

**3.1.51** The findings support the Liverpool City Region Study, identifying considerable potential for renewable energy generation from wind reflecting West Lancashire's rural characteristics and low population density. The Borough also has the potential to generate around 270MW of renewable energy from waste and 17% of its total potential renewable energy capacity through microgeneration.

**3.1.52** The Study also identified a number of potential waste heat sites (15 with high, 100 with medium and 305 with low heat demands). The relatively rural nature of West Lancashire and the low heat densities lowers the potential for these sites to be located near to end users.

**3.1.53** The study found no significant issues for West Lancashire concerning grid infrastructure and connections that could constrain future renewable energy development

### Digital Infrastructure and Communications

**3.1.54** The following key evidence has been used to inform this section of the document;

- Sam knows Broadband and Exchange Checker<sup>(2)</sup>
- West Lancashire Economic Study October 2009
- Mobile Operators Annual Roll-out Plan 2010

**3.1.55** Broadband access is a growing factor in the UK economy, and critical in attracting knowledge based employment. Due to infrastructure costs and relatively small numbers of customers, telecoms companies have been reluctant to invest in new equipment in rural areas creating a large disparity between rural and urban quality of broadband provision.

**3.1.56** Map 3.7 shows the broadband coverage across West Lancashire. The majority of the Borough benefits from broadband coverage of up to 8Mb, even in the more rural parishes although issues around low speed and poor reliability of supply occur at the edges of areas in the map.

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2 <http://www.samknows.com/broadband/index.php>





Source: Samknows.com / Google Maps 2011

### Map 3.7 Broadband Coverage in West Lancashire

**3.1.57** There are 9 exchanges located in West Lancashire and a further 9 located outside of the Borough with coverage into the peripheral areas. All exchanges are ADSL enabled but only two (across the borders) are currently SDSL enabled.

**3.1.58** The importance of SDSL is in relation to the availability of quality broadband that enables fast download and upload speed. ADSL technology provides fast downloads but is much slower at uploading data to the internet. SDSL5 enables equally fast upload and download speeds, and allows businesses and individuals to run their own mail server and internet services directly from their own office rather than hosting with an internet service provider.

**3.1.59** Across Lancashire and the Northwest SDSL is being rolled out, with 16% of exchanges in Lancashire and 23.6% of exchanges in the Northwest already SDSL enabled. 100% of exchanges in Liverpool are already equipped for SDSL.

**3.1.60** Next Generation, ultra fast broadband, currently provided by Virgin Media (which offers up to 50mb fibre optic broadband) is available in some parts of West Lancashire, including parts of Appley Bridge, areas of West Lancashire adjacent to Southport and other areas on the periphery of the Borough. However it is not available in Skelmersdale & Up Holland, Burscough or Ormskirk, where most of West Lancashire's homes and businesses are located.

**3.1.61** A further issue is Local Loop Unbundling (LLU) – where internet service providers install their equipment in BT exchanges. The more LLU operators the more competitive the broadband market. Within West Lancashire there are still three exchanges yet to be unbundled (by contrast there are none in Liverpool) and only Skelmersdale and Ormskirk have a large number of LLU operators, resulting in less competition and less choice for consumers and businesses in West Lancashire.

**3.1.62** At this stage there is no clear information regarding specific infrastructure requirements or costs. This will be monitored and updated in later iterations of the IDP.

### Telecommunications

**3.1.63** Mobile Operators Annual Roll-out Plans are circulated to Local Authorities every autumn. The plans provide an opportunity at an early stage for the Council to consider the operators' plans for the coming year, and to work with them towards the best solution for network development within the Borough.

**3.1.64** The October 2010 plans identified 5 new installations which are set out in Table 3.2.

Operator	Site	Status
O2	T P Training Ltd, Railway Road, Skelmersdale	Proposed
O2	Paint Plant UK, 1 Pinfold Place, Skelmersdale	Proposed
T Mobile	Roundthorn Farm, Parrs Lane, Aughton	Proposed
T Mobile	Scarth Hill Lane, Westhead, Ormskirk	Proposed
Vodafone	Railway Road, Skelmersdale	Proposed

**Table 3.2 2010/ 2011 Installations**

**3.1.65** As there are currently no set standards to be achieved for telecommunication coverage, no infrastructure deficit or requirements are known at this stage. This will continue to be monitored through the infrastructure delivery process.

### Transport

**3.1.66** West Lancashire has a variety of transport issues and opportunities, with reasonably high levels of commuting in many areas and a generally high level of car usage necessitated by the rurality of the area. Map 3.8 shows the location of West Lancashire and its settlements

## Chapter 3 Baseline Infrastructure Assessment

in relation to its neighbouring authorities. It also shows the main transport corridors, including the motorways (M58 and M6), main roads (A59, A570) and railways linking the Borough to outlying areas.



**Map 3.8 Transport Links in West Lancashire**

**3.1.67** The following key evidence has been used to inform this document;

- Lancashire Local Transport Plan 2 - 2006/7 - 2010/11
- Lancashire Local Transport Plan 3 - 2011 - 2021
- Greater Manchester's Third Local Transport Plan - 2011/12- 2015/16
- Merseyside's Third Local Transport Plan
- West Lancashire Integrated Transport Review - WSP- 2008



- A Sub-Regional Transport Framework for Lancashire - Atkins - 2009
- Discussion with Network Rail
- Discussion with Lancashire County Council
- Discussion with the Highways Agency
- Discussion with Mersey Travel
- Aecom data set

**3.1.68** West Lancashire shares limited interaction with the rest of Lancashire and much of the district looks towards the Liverpool City Region for economic activity. Strong travel to work flows are evident with Sefton and Liverpool, particularly from Ormskirk, whilst the eastern parts of the Borough and Skelmersdale have strong links with Wigan and beyond that Manchester.

**3.1.69** The Borough's strategic location ensures strong road and rail links with both Central Lancashire and Merseyside. With a population of 109,200 spread over an area of 347 square kilometres, West Lancashire has a relatively low population density of 315 people per square kilometre compared to 467 for Lancashire. As a result, parts of the Borough suffer from rural isolation whilst some of the larger settlements have often grown around the road network and now suffer in parts from congestion.

### Transport Planning

**3.1.70** Within West Lancashire transport planning is the responsibility of Lancashire County Council who sets out the vision and objectives for future transport in the Borough within The Lancashire Local Transport Plan (LTP). A series of targets relating to priority areas of activity and an Accessibility Strategy and Bus Strategy are key to the delivery of the vision and objectives of the LTP.

**3.1.71** LTP3 for Lancashire sets out within its strategy for the future of transport in Lancashire by 2021, how it will support regeneration in places like Skelmersdale by creating better connections and links both inside and outside of Lancashire. The document also acknowledges that existing connections within Skelmersdale are poor and present a challenge for the plan.

**3.1.72** In terms of activity to drive these improvements, LTP3 identifies Skelmersdale Town Centre regeneration as a focus for activities such as;

- Work with public transport operators to reduce journey times to strategic employment sites and key employment areas and improve timetables and fare structures.
- Work with employers to ensure work times are co-ordinated with public transport availability.
- Work with partners to bring about improvements to connections and links between key employment centres in Lancashire, Greater Manchester and Merseyside.

- Work to provide affordable public transport to disadvantaged and isolated communities.
- Promotion of more joined-up and coherent public transport services.
- Delivery and implementation of travel plans with major employers, secondary schools, colleges and universities, and in clusters of small employers to deliver more journeys by sustainable transport.
- Expansion of networks of footways and cycleways.

**3.1.73** LTP3 also identifies the need to develop innovative schemes to improve access for rural communities to services for all members of the community; this may be through new transport provision or by changing where or how a service is delivered. This priority is key to a large part of West Lancashire due to the rural nature of the Borough.

**3.1.74** At this stage in the County Council's transport planning process, all of the above actions have been identified as priorities and the specific details of infrastructure or actions required to deliver these priorities have not yet been agreed. Details of such requirements will evolve once the Draft Implementation Plan has been adopted (late 2011) and in co-ordination with public transport operators and the Borough Council.

**3.1.75** The Draft LTP3 Implementation Plan sets out how Lancashire County Council will invest £34.79 million on highways and transport services in West Lancashire, with £10.77 million of capital funding and £24.02 million of revenue support by 2014. This will be targeted at:

- Tackling deprivation and worklessness in Skelmersdale
- Improving conditions for non-car journeys into and around Ormskirk
- Exploring affordable solutions to deficient rural road infrastructure serving the agricultural business sector in Tarleton/Hesketh Bank

**3.1.76** Details of the schemes and expenditure are set out within the Infrastructure Schedule in Appendix A.

**3.1.77** In 2009, Atkins produced a Sub-Regional Transport Framework for Lancashire. The report identified some clear variations in quality of road and rail service across the Borough. These include, Skelmersdale, which has good strategic road links (via the M58) to the west, north and south, but does not have a railway station. Conversely, Ormskirk benefits from high frequency rail services to Liverpool, but suffers significant congestion due to high levels of traffic within the town, including through traffic between the M58 and Southport. In addition, rail connections from Ormskirk to Preston and Southport are limited due to the low frequency service (approximately one every hour and a half) and the lack of direct travel from Ormskirk and Preston to Southport.

**3.1.78** In summary the Atkins report concluded that transport policy in West Lancashire should support regeneration in Skelmersdale by unlocking the potential for re-development of the town centre. Key to this redevelopment is the need to improve public transport links to the surrounding residential areas, and to adjacent urban areas. It also identified that new housing development in West Lancashire should be in locations with high accessibility by public transport, and good walking and cycling links to key destinations

### Road Network

**3.1.79** The road network is "required" infrastructure to facilitate development. Although it may not be considered essential infrastructure, without road access that is not unacceptably congested, it is extremely difficult for growth to occur as the impact on the highway would be considered an absolute constraint. Highways planning for the Borough is carried out by Lancashire County Council and to some extent the Highways Agency in relation to the major road network (M58, M6).

**3.1.80** Vehicle ownership is relatively high in the Borough as a result of the rural nature and affluence in certain areas resulting in 43% of households owning 1 vehicle and a further 28% owning two. The highest users of cars are in the commuting settlements adjacent to the M6 corridor, such as Parbold and Wrightington. Conversely, the lowest users of cars are in Skelmersdale, where car ownership is significantly lower than the rest of the Borough. Most notably, 46% of households within Tanhouse in Skelmersdale own no vehicle (*WLBC Spatial Atlas, ONS, 2001*).

**3.1.81** In terms of travel patterns, West Lancashire has a higher proportion of residents driving a car to commute to work than the regional and national averages. Although the main settlements are reasonably well-served by public transport, the rural areas have a lack of services. 16% of the working population use public transport (bus, train, cycle or on foot) to travel to work with a slightly higher than average number of people choosing to work from home, 10% compared to 8% in the North West and 9% in England (*WLBC Spatial Atlas, ONS, 2001*).

**3.1.82** Initial discussions with the Highways Authority (Lancashire County Council) have indicated that any further stress on the network around the key service centres (Ormskirk and Burscough) would need to be limited and mitigated where possible. Ormskirk suffers, in parts, from congestion due to a large amount of traffic passing through from the motorway network to Southport and the rural areas.

**3.1.83** In addition, Edge Hill University contributes to periodic spells of increased congestion through Ormskirk, usually at the beginning of the academic year when there is an influx of students registering. Management of this issue has been explored and actions such as better car park management have assisted in reducing this congestion for the 2011/12 academic year. This is an issue that will require ongoing monitoring.

**3.1.84** In order to assist in tackling the stresses on the network around Ormskirk, there has been a longstanding proposal for a new road to bypass the town and the future of this will be considered as part of the A570/M58 to Southport Corridor Study. In the meantime LCC will continue to safeguard the route but the scale and likely cost of this project effectively rule out any detailed development work within the lifetime of the current Local Transport Plan.

**3.1.85** The rural road network which predominates in the Borough, is largely occupied by agricultural and distribution traffic. Conflicts between passing large heavy goods vehicles servicing the employment and market garden areas occurs on many residential and inadequate roads. This issue could threaten the long term viability of businesses unless solutions evolve.

**3.1.86** Through discussion with the Highways Authority and the Highways Agency it was established that there was a need for more detailed analysis to assess the true impact of additional development, on the road network in West Lancashire. As a result, the Council engaged consultants Aecom in September 2010 to carry out this work building on data supplied by Lancashire County Council.

**3.1.87** The output of the traffic assessment tool predicts traffic flows and points of stress. This output has been submitted to LCC who are currently assessing the findings in line with their own understanding of the road network. The outcome of the overall assessment work will be included in a detailed transport technical paper which is currently being prepared by the Council and the Highways Authority. Any programmes of work arising from this will be included within the IDP at a later time when the document is updated.

**3.1.88** Future development in the Borough is likely to be predominantly focused on Skelmersdale. The "New Town" style road network serving Skelmersdale has the greatest network capacity in the Borough and directing the majority of development here will limit the impact of traffic congestion on the rest of the Borough. Beyond Skelmersdale, the majority of the remaining development requirements are to be directed to the main settlement areas of Ormskirk and Burscough. Both key service centres are served by a range of transport modes including a frequent rail service at Ormskirk and 2 rail stations at Burscough. Although the rail services are less frequent through Burscough the critical infrastructure is in place to offer potential for improved services to meet growing demand with population and economic growth in the area. This is explored further in the rail section but should assist in reducing the impact of vehicular travel on the road network.

### Rail

**3.1.89** West Lancashire benefits from a high frequency rail service from Liverpool to Ormskirk running every 15 minutes. Therefore, rail use is most popular with those residents based along the rail lines in Aughton and Ormskirk.

**3.1.90** The Southport to Manchester line provides a reasonably well used link for access from Burscough, Parbold and Appley Bridge to Wigan, Manchester and Southport to the west. Whilst the Ormskirk to Preston line provides a limited service through Burscough's second station (Burscough Junction) running approximately every hour and a half.

**3.1.91** In terms of connections to the Region, the Borough is well placed, having critical infrastructure to connect 2 of the key service centres. However, one of the main issues relating to rail connectivity in the Borough is the lack of a rail station in Skelmersdale which is to be the focus for growth and regeneration in the future of the Borough.

**3.1.92** The nearest station is at Up Holland which is isolated from the Skelmersdale settlement area and town centre. Providing a rail link to Skelmersdale has been a long standing aspiration for the Council. The Merseyside Route Utilisation Strategy (RUS) published in March 2009 undertook a high level demand forecasting and cost estimate exercise which identified that the proposed rail link has the potential to generate an attractive case for investment. However, this study was not detailed enough to justify investment and the RUS recommended a feasibility study be undertaken to understand if there was a case for investment.



**3.1.93** In 2010, the Council, Lancashire County Council and Merseytravel agreed to follow this work up and jointly undertake a feasibility study. Given the high capital costs of a rail link it would be unlikely that the scheme could be justified on traditional transport benefits alone. Therefore, the feasibility study brief also required an assessment of the wider economic and social impacts that the link might generate in order to further enhance the case for investment. The output of the feasibility study is currently being finalised and it is hoped that this will give a greater indication of the broad cost of the project and the benefits of implementation.

**3.1.94** References to the proposed rail link to Skelmersdale have also been made within the Lancashire County Council Third Local Transport Plan (LTP), and the Third LTP's for neighbouring areas. In addition the Third LTP for Merseyside identifies the regeneration of Skelmersdale as a priority for the neighbouring areas to Merseyside and the improved connectivity to the Liverpool City Region as key to this priority.

**3.1.95** The Greater Manchester's Third LTP also identifies the following issues and opportunities for West Lancashire;

- Electrification on the Kirby line to increase opportunities for Wigan. This would provide benefits for the station at Upholland and also for the potential links into Skelmersdale.
- Limited parking at the stations on the Southport to Manchester line. These would include Burscough Bridge, Parbold and in particular Appley Bridge.
- Local accessibility improvements at Appley Bridge Station. This is to ensure the station is compliant with the requirements of the Disability Discrimination Act.

**3.1.96** Although the above opportunities have been identified, only the Appley Bridge station improvements has been highlighted for action. Greater Manchester have entered the station into the top ten list of stations where they will work with the rail industry to make improvements. However, the support for the Skelmersdale rail link raises the profile of this scheme within the North West Region.

**3.1.97** As previously stated, rail links to Ormskirk from the Liverpool City Region are strong, providing a 15 minute service operated by Merseytravel and taking only 30 minutes from Ormskirk to Liverpool City Centre. Likely future pressure associated with this line will relate to car parking and more will need to be done to encourage cycling to the station through better cycle stores.

**3.1.98** Burscough benefits from 2 rail stations on 2 separate lines. The east to west line linking Southport with Manchester through the Burscough Bridge station and the north to south rail line linking Ormskirk (and Liverpool) with Preston through the Burscough Junction station.

**3.1.99** Merseytravel have commissioned consultants to undertake a detailed demand forecast and economic appraisal of options to reinstate services over the former Burscough Curves linking the Southport to Wigan line with the Preston to Ormskirk route. Reinstatement of the curves would allow direct services to be provided between Southport to Preston and

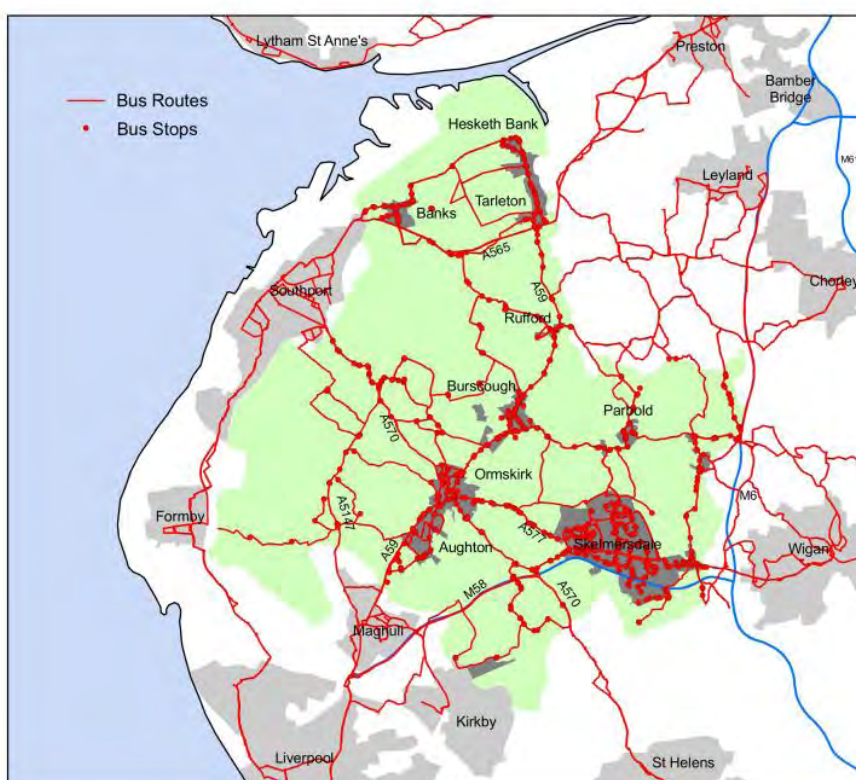
Ormskirk. However, the curves are identified as a Local Wildlife Site (Biological Heritage Site) so any significant damage to this component of the Borough's and County's Green Infrastructure would need to be mitigated.

**3.1.100** Feasibility work has also been carried out to consider the case for and cost of extending the Merseyrail line from Ormskirk to Burscough Junction through electrification of the rail line. Currently the service from Liverpool terminates at Ormskirk as the electrified track ends. Services north up to Preston are provided by Northern Rail who operate a two car diesel train on a single track. Although the report is not yet complete, early findings have been shared with the Council which raise questions about the benefit to cost ratio (BCR) of all the various options. As a result, the Council is working with Merseytravel to address some of the assumptions made within the study before it is finalised and released.

### **Bus**

**3.1.101** One of the key priorities for both the Council and the County Council Highway Authority are to work with local bus operators to extend bus services in Skelmersdale through its 'Routes into Work' initiative. It is hoped that the initiative will enable services to link local communities directly into the town's employment areas. Any specific infrastructure requirements arising out of this programme will be detailed within the IDP at a later time.

**3.1.102** A variety of measures and packages are currently utilised within West Lancashire in order to ensure both urban and rural areas receive a good quality service. Bus transport on the main Wigan-Skelmersdale-Ormskirk-Southport corridor is relatively strong, however, bus services enabling access to the rural areas and in Skelmersdale (particularly for employment) are poor.



**Map 3.9 Bus stops and routes in West Lancashire**

**3.1.103** The main bus operators in West Lancashire are Arriva which covers the majority of the Borough and in particular the centre, south and west. In addition, Stage Coach operates some services in the northern and eastern parishes. In order to address the issues of local community requirements, approximately 6 smaller operators provide link services such as school buses. A detailed list of the services currently operating within West Lancashire is available in Appendix C.2.

**3.1.104** Lancashire County Council produced The Lancashire Bus Strategy as part of the Local Transport Plan 2 2006/7 - 2010/11. This sets out the detail of the County Council's policies for the supported bus network with criteria that varies between urban and rural areas.

**3.1.105** In areas other than those defined as rural the approach is to use a threshold for the minimum proportion of the cost of a supported service to be met by users through the fare box. This threshold is set at 40% for all new and existing contracts. A "value for money" test is employed if less than 40 % of the cost is estimated to be met through the fare box. A scoring system is in place which enables the value of a service to be assessed in terms of its contribution to meeting County Council objectives.

**3.1.106** The need for existing and future bus services to be sustainable results in a difficulty in planning for public transport as a form of infrastructure. The development would need to come first, ensuring the population increase and the potential for a customer base. Therefore, rather than planning for new bus services to serve developments, it is vital we direct development to areas which either have quality existing public transport links such as Ormskirk, or would benefit from additional population growth to support the sustainability of existing or new services. Skelmersdale and to some extent Burscough and parts of the Northern Parishes

are prime examples of settlements with struggling bus services which would benefit from increased patronage to strengthen the case for public transport and potential improve the available services.

**3.1.107** Therefore, the County Council is committed to supporting other means of improving services through schemes such as the smartcard travel concessionary scheme. In particular, LCC is involved in the NoWcard partnership, with the aim of encouraging greater use of public transport through interoperable ticketing, better integration and simplified discounts and fare structures.

### **Taxis**

**3.1.108** Taxis are an essential part of the transport network within West Lancashire and due to low levels of car ownership, layout and poor internal transport network, Skelmersdale has higher than average usage levels.

**3.1.109** There are no limits to the amount of licenses that can be issued and in 2008 the Council issued 355 private hire and 55 hackney carriage licenses. These figures have remained similar for a 10 year period.

### **Cycle Network**

**3.1.110** Cycling and walking to the work place is most popular amongst residents of Ormskirk, Skelmersdale and Burscough, where a range of employment opportunities exist in close proximity to residential areas thereby reducing the need to commute long distances.

**3.1.111** The Highways Authority have committed to working with the local community and the Council to identify a pilot area and improve the public realm of footways, cycleways and open space to encourage better connectivity, and to tackle the alienation of local communities as a result of the remote network of footways and cycleways, subways and large areas of landscaping. Any detailed infrastructure requirements and outcomes from this work will be included within future versions of the IDP.

**3.1.112** Skelmersdale suffers particular problems due to the internal layout of the town with main roads effectively segregating parts of the town and there is also a perception of a fear of crime in many of the town's underpasses and subways which discourages usage. The Council is looking to support cycling and walking through a variety of initiatives including working with Lancashire County Council to provide additional cycle paths, where appropriate in Skelmersdale through the use of S106 funds. This includes providing appropriate links to employment areas.

**3.1.113** Also, connectivity between Skelmersdale and Ormskirk is relatively poor with the main road, the A577, proving very busy discouraging cyclists/pedestrians. The Council has aspirations of opening up the former Ormskirk-Skelmersdale rail line as a linear park providing an off road cycle/ public footpath, however there are difficulties due to landownership issues.

**3.1.114** Within Ormskirk, the Council is exploring various options to improve cycling within the Town Centre which is currently an off-putting environment for cyclists. This may include better linkages between the Town Centre, Ormskirk bus and rail stations and EdgeHillUniversity.

**3.1.115** The Council, along with Hesketh with Beconsall and Tarleton Parish Council's also have aspirations to deliver a LinearPark along the banks of the River Douglas and Leeds-Liverpool canal in Tarleton and Hesketh Bank. This route should provide an alternative route between Tarleton and Heketh Bank than the congested Station Road and Hesketh Lane. A feasibility study to explore options for the development of the park was completed in July 2010. The Council has limited resources to aid in the delivery of this park which could benefit from some funding through the Community Infrastructure Levy or other planning obligations if it where considered neccesary to support development.

**3.1.116** Many opportunities exist to improve/provide new cycle paths within West Lancashire and to link this in to the visitor economy. The Council is exploring a number of ways to improve links between Southport and many of the Boroughs attractions and to be part of wider cross boarder cycle routes which provide attractions in themselves. Any infrastructure programmes which evolve from this will be included within the IDP at a later time.

### 3.2 Social Infrastructure

**3.2.1** Social infrastructure includes health care, social care, education, emergency services, community facilities and leisure facilities. In addition, the provision of retail and local convenience services such as post offices, local stores and service stations should be considered and these have been reviewed within the West Lancashire Sustainable Settlement Study. However, given the commercial nature of these facilities and the limited capacity to plan for their delivery, they are excluded from the IDP.

### Health

**3.2.2** The health of the population of West Lancashire varies and there are distinct inequalities. For example, men in the least deprived areas can expect to live over 8 years longer than men in the most deprived areas<sup>(3)</sup>. In terms of how West Lancashire compares to the rest of England, hip fracture in over-65s, hospital stays for alcohol related harm and road injuries and deaths are all worse than the England average. However, the estimated percentage of adults who smoke and the violent crime rate are both better than the average. Work is underway to address the inequalities and it is clear that interventions are beginning to have some impact, in the last ten years there has been a fall in death rates in men within West Lancashire, from all causes.

**3.2.3** The following key evidence has been used to inform this section of the document;

- Central Lancashire Commissioning Strategic Plan - 2010 – 2014
- West Lancashire Health Profile 2010 – Association of Public Health Observatories
- Discussion with Central Lancashire PCT
- Southport and Ormskirk Hospital Trust Annual Business Plan 2010 / 2011
- Discussion with Southport and Ormskirk Hospital Trust
- Discussion with Lancashire County Council Social Services and Education.

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3 West Lancashire Health profile 2010 - Association of Public Health Observatories



### Health Provision

#### Hospitals

**3.2.4** Ormskirk Hospital and Southport Hospital are both part of the Southport and Ormskirk NHS Hospital Trust. Ormskirk offers many services including maternity and women's health, cancer services and many more. However, the hospital only provides accident and emergency care for children, relying on Southport Hospital for adult A&E.

**3.2.5** The Trust has a 5 year strategy (2009 - 2014) which contains a number of objectives set to ensure the Trust strives for excellence and safety, but recognises the financial constraints the NHS must operate within. The new financial climate has impacted on all NHS organisations and the financial plan for 2010/11 recognises this whilst establishing the capital expenditure program which is detailed in the Annual Business Plan 2010 / 2011.

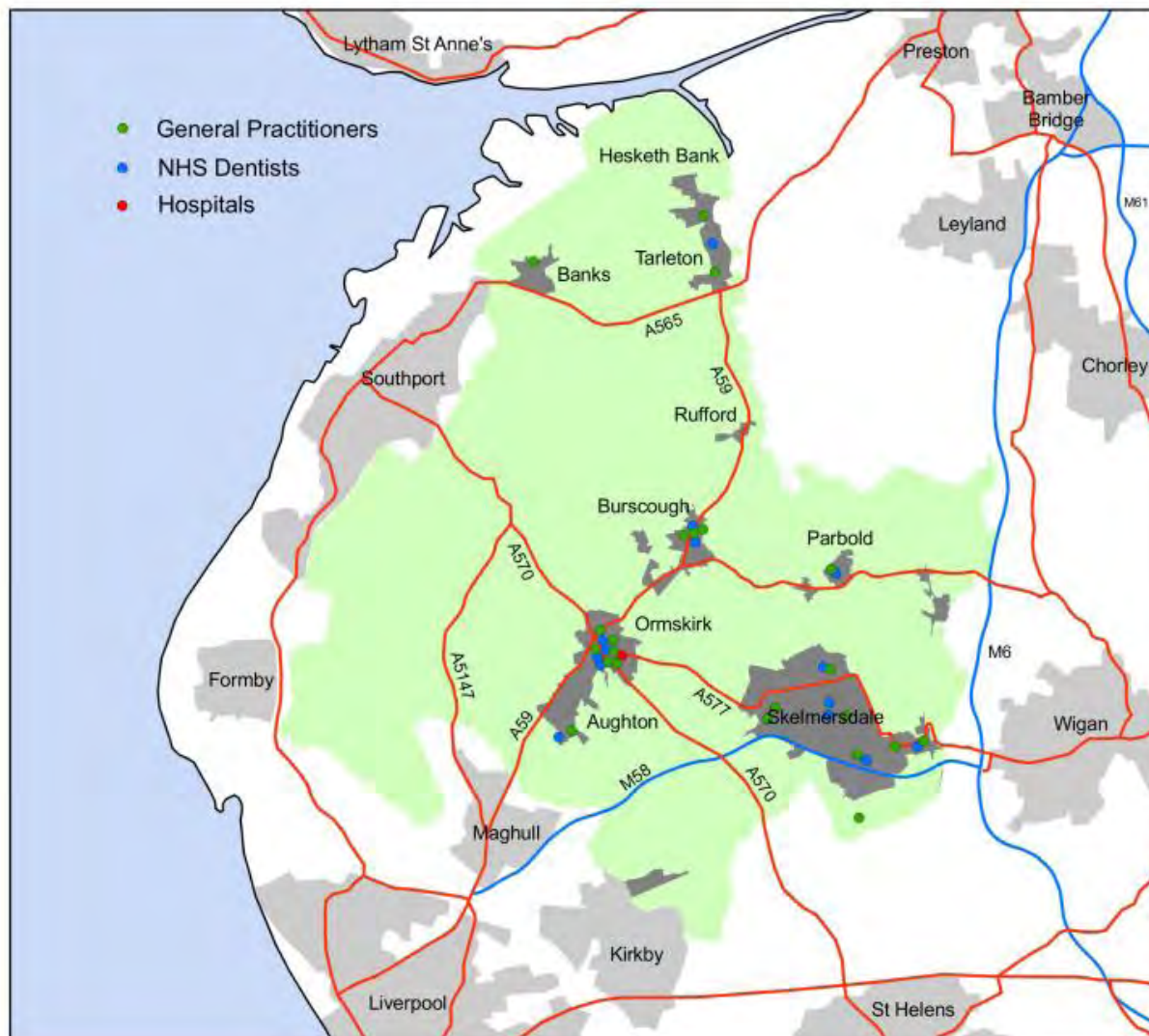
**3.2.6** As the financial planning of the Trust is limited to no more than 1 - 2 years in advance, very little can be drawn from this in support of the 15 year development plan the Council is preparing. Further discussions with the Hospital Trust revealed that in the preparation of the activity plan produced by the Trust, additional housing based on population projections was factored in to the planning process. Furthermore, the Trust were able to advise that the ageing population has also been factored in with respect to impact on social services. The conclusion of the discussion was that the service should be able to cope with additional pressure from the growing and ageing population and that currently, there are no plans for Ormskirk Hospital in terms of development or loss of services.

#### Primary Care

**3.2.7** Primary care refers to services provided by GP's, dentists, community pharmacies and opticians. Around 90 per cent of people's contact with the NHS is with these services. Primary care within West Lancashire is the responsibility of Central Lancashire Primary Care Trust (PCT) and Sefton PCT who are responsible for health centres and community health services which operate out of these centres. Central Lancashire PCT, known as NHS Central Lancashire, cover everywhere in the Borough with the exception of the Western Parishes (Scarisbrick, Down Holland, Halsall) which are the responsibility of NHS Sefton. In terms of stand alone GPs, these also operate within some parts of West Lancashire but most are located within the PCT owned health centres. Appendix D, Map D.1, shows the level of deprivation within West Lancashire and all of the Central Lancashire PCT estates.

**3.2.8** Within West Lancashire, facilities for health are generally located within the main settlements of Skelmersdale and Up Holland, Ormskirk and Aughton and Burscough and in the larger villages of Parbold, Banks, Tarleton and Hesketh Bank. The distribution of health facilities is displayed in Map 3.10 The following tables set out which facilities are located in the different settlements and identifies any potential future issues in relation to the standard of the premises and the likely ability of the service to support new development. GP service standards are based on 1 doctor for every 1,800 patients, although it is likely that existing surgeries may have larger patient lists. Given patients access medical services at widely varied rates, it would not be appropriate to use the figure of 1800 to assess whether or not health facilities are capable of supporting future development needs in the Borough. Therefore,

the use of qualitative feedback from Central Lancashire NHS has been used to inform this section of the document. Further engagement with the GP's within West Lancashire will assist in providing greater detail to this section in future iterations of the the IDP.



**Map 3.10 Health Facilities Within West Lancashire**

### Skelmersdale and Up Holland

**3.2.9** There are 5 health facilities within Skelmersdale and 2 within Up Holland.

Health Centre / Practice	Overview
Birleywood Health Centre	This health centre provides service to the south of Skelmersdale and parts of Up Holland. It is located in one of the most deprived areas of Skelmersdale and the facility is in a poor condition. Currently one GP and a practice are located at the health centre, totalling 5 GPs. In the event the location of development in Skelmersdale favoured the south of the



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Health Centre / Practice	Overview
	settlement, the land holding at Birleywood is a good size and suitable for redevelopment in order to increase capacity. However, given the precise location of development within Skelmersdale is currently unknown, identifying a need for a new or improved facility would be premature.
Sandy Lane Health Centre	Located to the west of the town centre and currently occupied by four GP's but requires upgrading in order to improve the premises and the car parking capacity. If development was to be located within the Sandy Lane area or west of the settlement, the health centre is currently underutilised to some extent, and, subject to car parking improvements, would be capable of upgrading to accommodate additional GP's.
Ashurst Health Centre	Ashurst is located in the north of Skelmersdale and has limited capacity given there is only one GP located here. However, the building is underutilised and in a poor condition. Therefore, any additional development within the north of Skelmersdale could likely be accommodated within the centre, subject to upgrade and improvement.
Hillside Health Centre	The centre has just undergone an extensive refurbishment and some of the services once offered at Sandy Lane are now located here. The centre has 2 GPs and supports the Beacon Primary Care Practise which has 7 GPs operating out of Ormskirk and Sandy Lane along with Hillside on a satellite basis. Hillside has the capacity to support additional GPs and its location near to the Town Centre means it is well placed in terms of supporting the regeneration and expected increase in population.
Concourse Walk-in-Centre	There are no GPs located here and the unit is in poor condition with limited capacity. Central Lancashire PCT have expressed an interest in occupying one of the potential new units within the newly created high street that is within the town centre vision. Planning for this is still premature due to the rate at which Skelmersdale Town Centre plans are being delivered. This requirement will remain on the Councils agenda and be reviewed at a later time when more detail is known regarding the master plan.
Hall Green Surgery - Up Holland	Located on Ormskirk Road in the west of Up Holland, the surgery has 3 GPs. No additional feedback has been supplied to suggest there are any capacity issues here.

Health Centre / Practice	Overview
Matthew Ryder Clinic - Up Holland	The clinic has just one GP along with community nurses. No additional feedback has been supplied to suggest there are any capacity issues here.

**Table 3.3**

### Burscough

**3.2.10** There are 3 health practices within Burscough, 2 of which operate out of the Burscough Health Centre.

Health Centre / Practice	Overview
Lathom House Surgery	Located on Lords Street to the east of the village centre. With only 2 GPs located here, the surgery may require additional support to accommodate the expected growth proposed at Burscough.
Burscough Health Centre	The Health Centre at Stanley Court to the east of the village centre is home to 2 practices. The Burscough Family Practice has just 1 GP and the Stanley Court surgery has 4 GPs. Although specific information regarding actual capacity has not been provided, the PCT advise that if new development triggers a need for increased facilities, it would be preferential to seek contributions towards the improvement of the existing facilities rather than new purpose built facilities. This would ensure the village centre is not undermined and help to limit the capital cost. Given significant growth within Burscough will be phased later in the plan (beyond 2017), it is appropriate to identify this potential future need but too premature to establish an appropriate course of action.

**Table 3.4**

### Ormskirk and Aughton

**3.2.11** The only hospital in the Borough is located in Ormskirk and is part of the Ormskirk and Southport Hospital Trust. However, Central Lancashire PCT also own many buildings in the hospital grounds and are currently looking to consolidate this holding. In addition a further 7 front line health facilities are located across the settlement area.

Health Centre / Practice	Overview
Hants Lane Clinic	The clinic sits to the north of the town centre and is generally community health focused. There are no GPs at the clinic and therefore no patient list or capacity issues.

Health Centre / Practice	Overview
Dr Bishop-Cornet & Partners	Located on Derby Street near to the Town Centre with 3 GPs. No reported capacity issues.
Parkgate Surgery	Located on St Helens Road to the east of the town centre, the surgery has 3 GPs and no reported capacity issues.
The Elms	Also located on Derby Street, The Elms has 4 GPs and no reported capacity issues.
Dr Ranjit Ray	The surgery on County Road has 1 GP and no reported capacity issues.
Aughton Surgery	Located on Town Green Lane, the surgery has 4 GPs and no reported capacity issues.
West Lancs Health Centre	A new £3million state-of-the-art facility based at Ormskirk & District General Hospital and open from 8am to 10pm, seven days a week. The facility includes a Family doctor (GP –led health centre), an NHS dental service and a GP out-of-hours service. The health centre offers a walk-in service and has 4 GPs.
Dr S Biswas & Partners	Beacon Primary Care is located on Railway Road near to the town centre and also supports Hillside in Skelmersdale. Currently 7 GPs practice here and there are no known capacity issues.

Table 3.5

### Northern Parishes

**3.2.12** There are 3 facilities located in the Northern Parishes of the Borough. A medical centre to the south of Hesketh Bank, a Group Practice in Tarleton and a surgery in Banks. In reality, some of the residents in the Banks area are likely to look to Southport for many of their services including health. No GP or health facilities are located at Mere Brow or Rufford.

Health Centre / Practice	Overview
Dr S Taggart-Jeewa	This GP practice is located on Church Road in Banks. Although there are no known capacity issues, the building itself has additional capacity to support more GPs in the event further capacity was required.
Virian Medical Centre	2 GPs practice out of the Virian Medical Centre which is located on Hesketh Lane, north of Tarleton and south of Hesketh Bank. There are no known capacity issues.

Health Centre / Practice	Overview
Tarleton Group Practice	The practice is located at the health centre in Marks Square in Tarleton. With 5 GPs located here and PCT plans to improve this community health facility in the near future, capacity is unlikely to be an issue.

Table 3.6

### Eastern Parishes

**3.2.13** With just the one medical practice in the eastern part of the Borough located in Parbold, all other villages and settlements in the area either look to Wigan or Parbold to meet their health needs.

Health Centre / Practice	Overview
Parbold Surgery	The surgery is located on The Green in Parbold. There are 6 GPs based and no known capacity issues.

Table 3.7

### Western Parishes

**3.2.14** This part of the Borough does not contain any medical centres or GP practices and all of the small rural villages and settlements located in the Western Parishes would look to either the larger settlements within the Borough such as Burscough or Ormskirk, or over the border into Sefton for health services.

**3.2.15** Appendix D, Maps D.2 - 4 show the locations of the health facilities in Sefton serving the settlements to the west of the Borough and those to the south west such as Great Altcar. No information regarding patient lists and GP capacity is currently available for these facilities.

### Summary

**3.2.16** Any significant increase in population would require additional GP provision and the main implication from an infrastructure planning perspective is to understand whether or not the facility can accommodate additional GPs. In some cases population growth could be catered for by the expansion of an existing practice (subject to the premises being suitable and/or capable of extension). In other cases a new building may be required. In terms of premises, some GP Practices are owners of the premises, whilst others are leased to the practice by the PCT.

**3.2.17** The location of existing practises within West Lancashire are fairly well distributed and are placed reasonably well in terms of accommodating broadly where the population currently is and where development may go in the future. NHS Central Lancashire have confirmed that a contribution to the upgrade of the Burscough health centre may be required later in the plan in order to accommodate the increasing population and additional development expected to be located here. They have also confirmed that the rest of the Borough, with the exception of Skelmersdale have reasonable capacity to accommodate any increase in population and demand on health facilities. Given the majority of development is to be focused

on Skelmersdale, this is likely to require either an upgrade to the existing facilities which are currently evenly distributed around the town. As these upgrades would be dependant upon understanding the exact location of development, it will be difficult to estimate the cost of the improvements and to which health facility the upgrade will be needed. These details will be included in the infrastructure delivery schedule (Appendix A) at a later time and only basic information has been included within this version of the IDP to identify the potential future requirements.

**3.2.18** The National Health Service is amongst those services currently under review by the Government who intends to change the public health system and reform how the funding is spent. The future implications these proposals will have on health infrastructure in the Borough are not yet fully understood and the changing role or phasing out of Strategic Health Authorities and Primary Care Trusts will be kept under review. This changing context will continue to be monitored through the IDP and the good working relations the Council has established with both the PCT and West Lancashire GP Consortia will be progressed.

### Dentists, Pharmacies and Optometrists

**3.2.19** Having reviewed the data available regarding the location of dentists, pharmacies and optometrists, its clear to see the distribution is spread well across the Borough with pharmacies in particular featuring in many of the rural areas. As the decision to locate many of these supporting health services can be dependant upon commercial decisions, little can be done at this stage of planning to facilitate this. For information, the locations of dentists, pharmacies and optometrists has been included at Appendix D, Maps D5 - D12.

## Care

### Elderly care

**3.2.20** In West Lancashire, the general population is expected to increase by 7% between 2006-2031. The proportion of people aged over 60 is expected to rise by 32% whilst the proportion of people aged over 75 is expected to dramatically rise by 110%. As a result of this increase, planning for infrastructure for the ageing population in terms of care facilities and access to services, is one of the most important tasks for the Council.

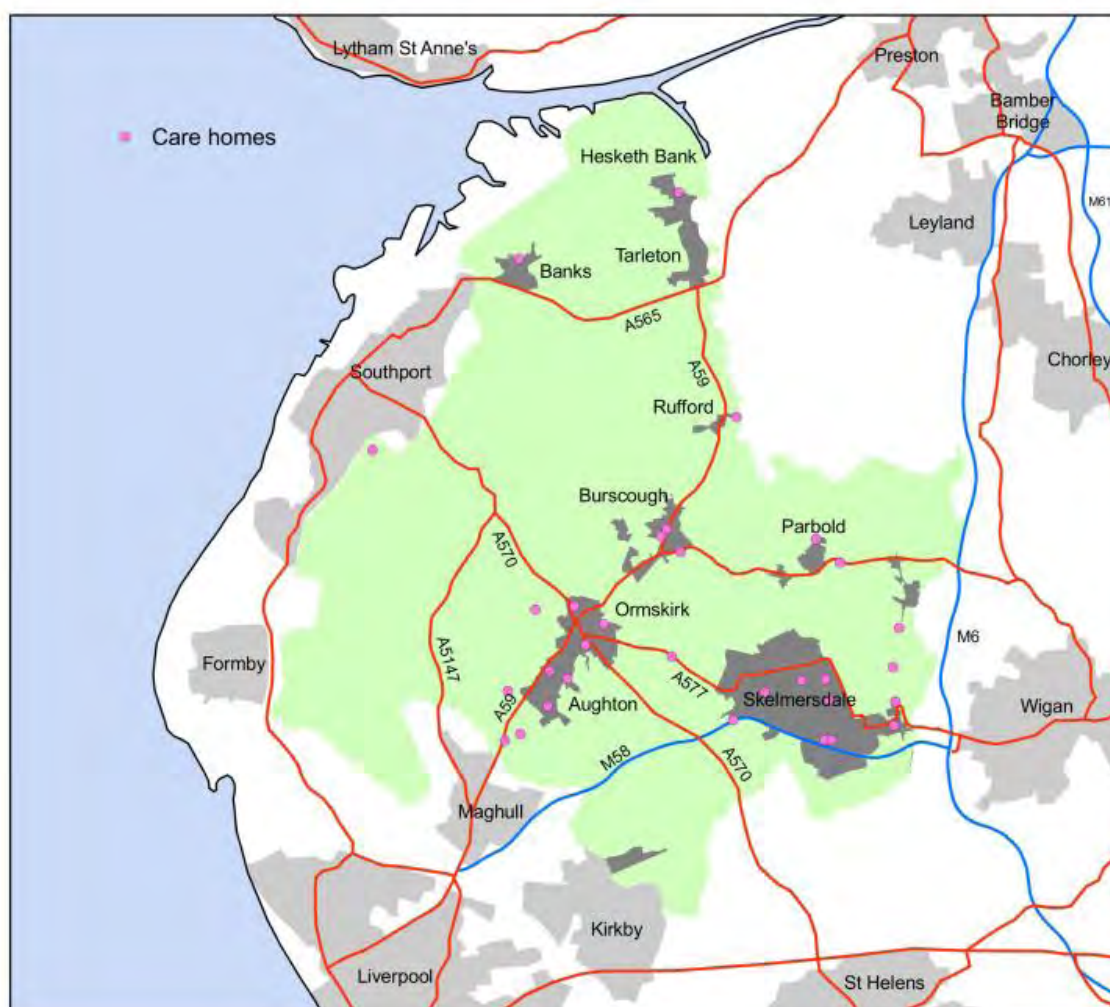
**3.2.21** The following key evidence has been used to inform this section of the document;

- An Ageing Population in West Lancashire 2009
- Discussion with Lancashire County Council
- Discussion with West Lancashire Borough Council Strategy, Policy and Projects Team for Housing

**3.2.22** Planning for elderly care in West Lancashire is through a partnership approach and includes organisations such as Lancashire County Council, West Lancashire Borough Council, NHS Central Lancashire and several third sector agencies such as Age Concern. There are no required standards or baseline to work too. However, Lancashire County Council are currently undertaking a review of housing related services for the elderly (as at June 2011).

**3.2.23** With an ageing population, specialised accommodation is required to provide the necessary levels of care for the elderly. The proportion of people aged over 65 in West Lancashire living in care homes is predicted to increase from 4.6% in 2008 to 5.8% in 2025. By 2025, it is estimated that 1,697 people over 65 will be living in care homes, an increase of 86% on the 2008 figure of 911.

**3.2.24** Map 3.11 below shows the location of the majority of the care homes for the elderly in the Borough. There is a good spread of facilities across the Borough, with care homes in all of the major settlements, larger villages and even in some of the smaller villages and rural areas. New facilities have since been granted planning permission and have been opened or are in the process of being developed. These include, the conversion of the Beaufort Hotel in Burscough to a 29 bed care home and the construction of Brookside in Ormskirk near to the Town Centre. Brookside will consist of 111 self-contained one and two bedroom flats and an integrated health and wellbeing centre, which brings together services provided by health, social care and the voluntary sector. The extra care housing scheme will provide a flexible home care and support service for people living in the development and elsewhere in Ormskirk and is expected to be completed late 2011.



**Map 3.11 Care Homes in West Lancashire**



**3.2.25** Although Brookside was funded through a partnership bid by Lancashire County Council, NHS Central Lancashire, West Lancashire District Council and Arena Housing Association for a government grant of £7.32 million, the development totalled £20 million and was supported by private investment. This demonstrates how the delivery of care homes is largely based on commercial decisions and therefore the Council has limited capacity to plan for this.

**3.2.26** At this stage of the IDP process there are no identified projects to be included within the infrastructure delivery schedule. However, this area of planning will require an increasing focus in order to ensure spatial planning can influence the quality of life for West Lancashire's ageing population.

### **Children's Centres**

**3.2.27** Lancashire County Council (LCC) oversee the delivery of Children's Centres in West Lancashire. The centres are designed to be multi functional and offer a "core" range of facilities based on local need. The facilities, whilst mainly for children, also focus on family health, education, training and employment.

**3.2.28** LCC have advised that there will be no further capital expenditure on children's centres (sure start) and funding would now be limited to maintenance only. Furthermore, whilst LCC are responsible for ensuring that existing childcare is sustained, there is still an element of commercial influence as their role involves identifying need and stimulating interest of the third sector or open market to encourage uptake.

**3.2.29** Within West Lancashire, there are 8 Children's Centres, 5 of which are located in Skelmersdale, and 1 each in Ormskirk, Burscough and Tarleton / Hesketh Bank. These are identified on Map 3.12. In addition there are almost 20 private day nurseries, again most of which are in Skelmersdale, then Ormskirk, Burscough and about a third are located in the rural parishes. This indicates there is a commercial demand for such facilities in some of the Boroughs rural areas.



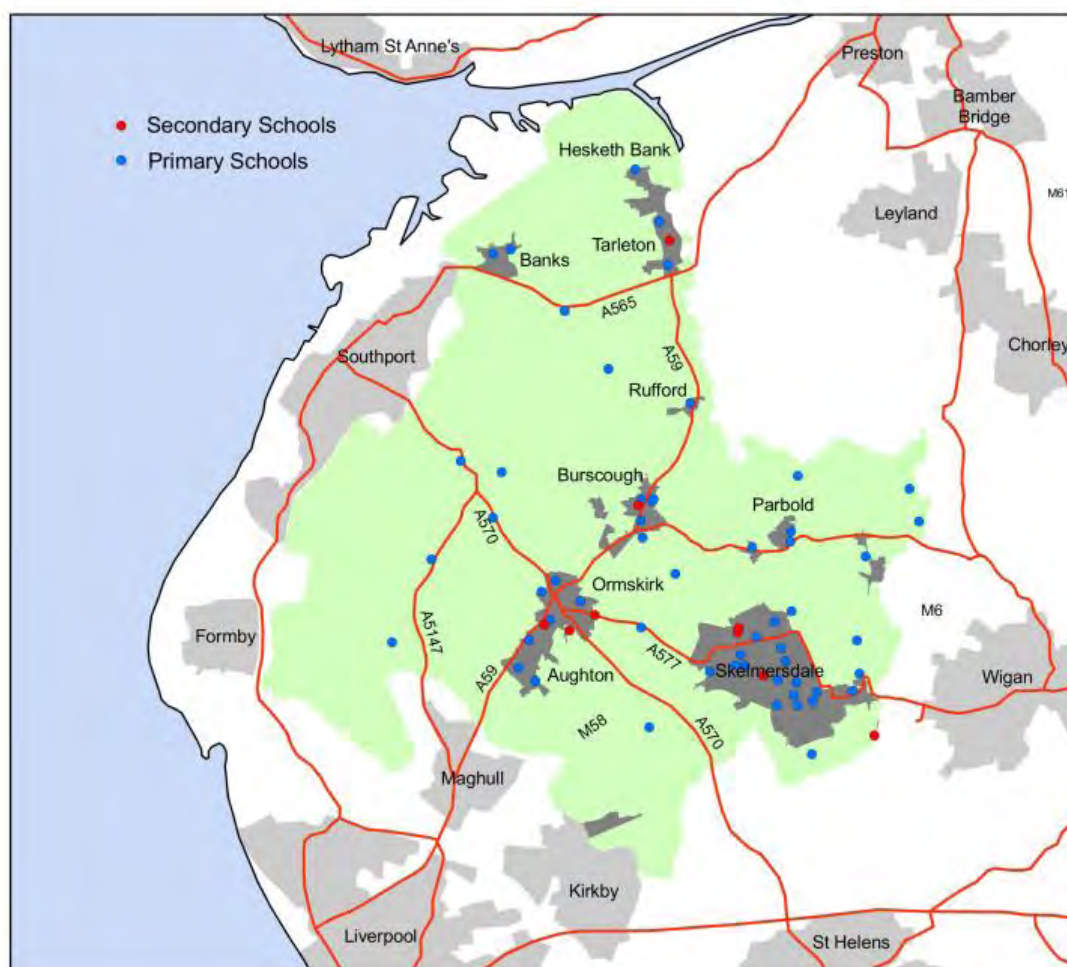


**Map 3.12 Child Care Centres in West Lancashire**

**3.2.30** In terms of planning for the future, the IDP can offer little in the way of ensuring provision is delivered due to the market forces at play and the effective ending of government funding for Sure Start Children's Centres. However, this item will continue to feature in the event funding does become available and to allow for the engagement of third sector functions which support the community.

### Education

**3.2.31** Lancashire County Council are also responsible for the provision of education within West Lancashire. Despite the previous Governments spending programmes for secondary and primary schools (Building Schools for the Future and Primary Capital Programme), West Lancashire did not receive funding from any of these initiatives.



**Map 3.13 Schools in West Lancashire**

**3.2.32** Map 3.13 shows the distribution of schools across the Borough. The primary schools feature mainly in the larger settlement areas but are located to some extent in the smaller villages and rural areas. Secondary schools are concentrated in the main settlements of Skelmersdale, Ormskirk and Burscough and in the larger village of Tarleton.

**3.2.33** When forecasting pupil numbers for secondary education needs, the catchment area is the entire Borough. Therefore, regardless of where growth is predicted within the Borough, capacity is measured as a total of all secondary schools combined. For Primary education provision, the area is more localised and pupil numbers are forecast for a settlement area and capacity of the local schools is then assessed to ensure adequate provision.

**3.2.34** Education operates 5 year planning periods for forecasting and assumptions made are based on each new dwelling generating 0.35 pupils for primary schools and 0.25 pupils for secondary schools. Birth rates are also taken into account.

### Secondary Education

**3.2.35** Based on the January 2011 forecasting and factoring in birthrate and migration rates, there should be capacity for 1519 secondary school places across the Borough. Using the above forecasting calculation of 0.25 pupils per dwelling, this would be enough to

accommodate more than 6000 dwellings and is therefore capable of supporting the likely growth needs of the Borough as indicated in the new Local Development Plan. This will be monitored and kept under review.

### Primary Education

#### Skelmersdale and Upholland

**3.2.36** Over the next 5 years, capacity is forecast for around 700 places in primary schools in this area. This would support an additional 2000 dwellings over the next 5 years. Although it is expected that more than 2000 dwellings will be delivered in Skelmersdale, this is over the full 15 years of the plan. It is likely that in the first 5 years of the plan (2012 - 2017), no more than 1000 dwellings would be delivered and would therefore easily be supported by the 700 places. Currently migration out of Skelmersdale is high but this could change if the area improves.

#### Ormskirk and Aughton

**3.2.37** Around 230 school places are predicted to be available in the Ormskirk settlement area in the next 5 years. This could accommodate around 650 dwellings or 130 per year. Given the wider physical infrastructure constraints and the need to regenerate Skelmersdale, it is unlikely that more than 130 dwellings per year would be brought forward in the Ormskirk area and therefore no capacity issue has been identified.

#### Burscough

**3.2.38** Feedback from LCC suggests that birthrates in Burscough rose last year. However, it is unclear to see yet whether this is a trend or just a blip. Based on existing trends, there is capacity in the Burscough area for 203 school places in the next 5 years, equating to a total of 580 dwellings or 116 per year. As with Ormskirk, given the various needs to phase development, it is unlikely that housing completions would exceed 116 per year in Burscough alone. Therefore, capacity is likely to be acceptable for the first 5 years of the plan. Beyond this period, there may be a requirement for additional primary school places as a result of the Burscough strategic site, in the event this is the "preferred option" for development. This will be monitored along with the fluctuating birth and migration rates.

#### Northern Parishes

**3.2.39** Across the northern parishes of Banks, Rufford, Tarleton and Hesketh Bank, over the next 5 years it is forecast that around 303 school places will be available. This capacity would support around 865 dwellings in total, equating to 173 per year. This level of capacity is sufficient to support the levels of development likely to be delivered across the northern parishes over the next 5 years.

#### Eastern Parishes

**3.2.40** The popularity of village schools is picking up in general and this will support the sustainability of these facilities which have, in the past, suffered from a decrease in pupil intake. Parbold is a popular location for families and as a result it is the only area in the Borough where there is a current shortfall of primary places. The eastern parishes is forecast to be short by around 13 places in the next 5 years. If any significant development was

proposed then it would be necessary for this to contribute to the upgrade of one of the existing schools to accommodate the increase in capacity. Development in the eastern parishes is likely to be restricted to a minimal amount to meet local need (possibly less than 10 per year). As this is an existing capacity issue then it would be partly the responsibility of LCC to look to remedy this capacity problem. However, if a major development was to exacerbate the issue then it would be expected to contribute to the solution. Parbold Douglas is currently a 1 form entry school but could accommodate an upgrade to a 1.5 form entry school if the need was identified.

### Western Parishes

**3.2.41** In the western parishes of Scarisbrick, Halsall and Haskayne, a total capacity of 106 school places is forecast over the next 5 years. This would support development of 302 dwellings in total and around 60 per year. Given these villages are rural and amongst the least accessible in the Borough, it is highly unlikely that development of this level would be allocated here and therefore no capacity issues are currently noted for the western parishes.

### Summary

**3.2.42** Beyond the initial 5 year planning period for education there may be a requirement for additional primary school places as a result of the Skelmersdale Strategic Site and Town Centre regeneration, the Burscough Strategic Site to the west of Burscough and any development in Ormskirk that may take place in the Green Belt. One the "preferred option" for future development has been identified, this will be monitored along with the fluctuating birth and migration rates and if it is identified that there will be a capacity issue, then an additional 1 form entry may be required in any one of these areas. If this is the case, then initially the Education Authority would look to extend an existing school in order to avoid costs. However, not all schools are capable of extension due to land holdings and a new school may be required.

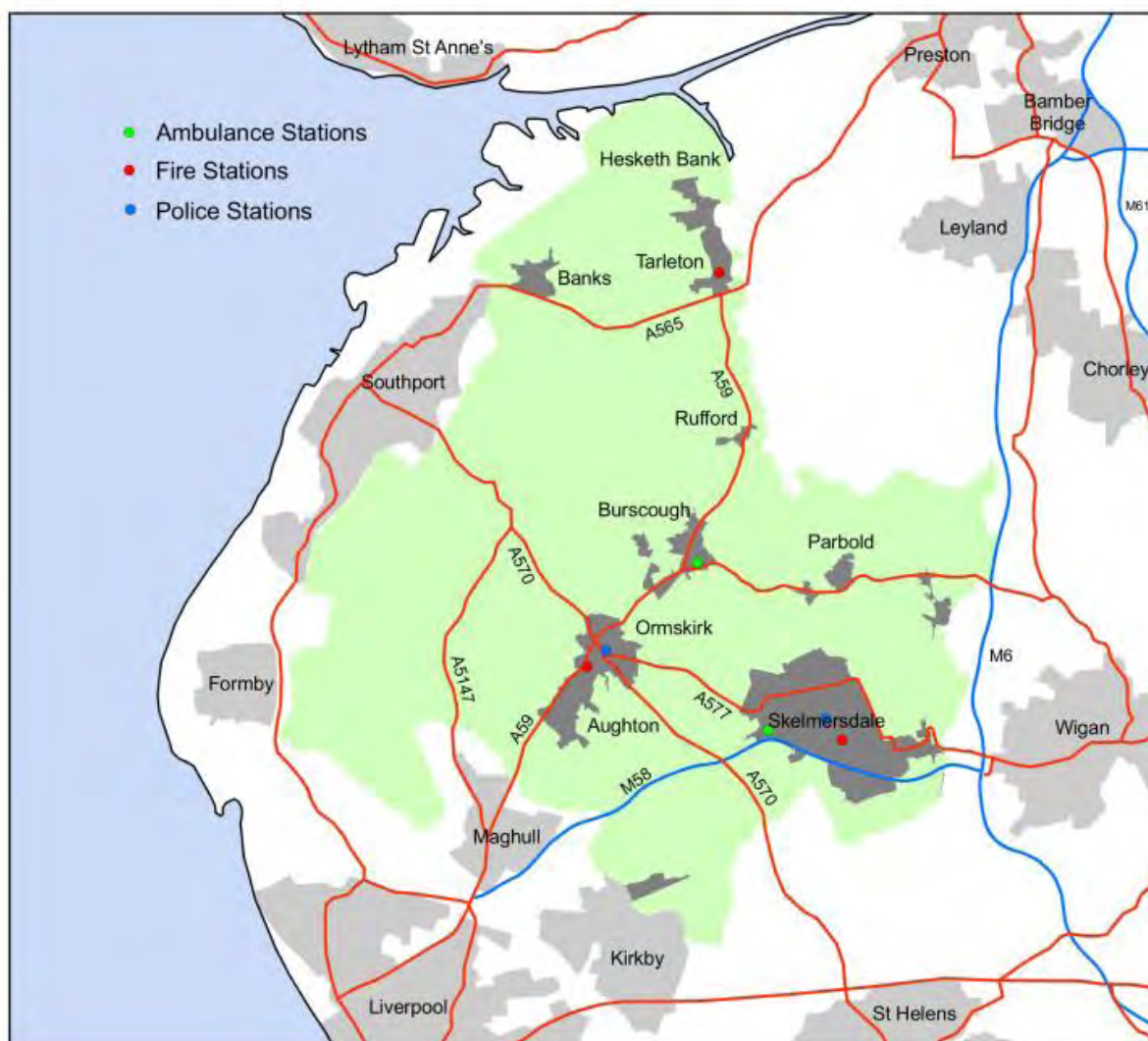
### Emergency Services

**3.2.43** The following key evidence has been used to inform this section of the document;

- Lancashire Fire and Rescue Service Performance Report and Action Plan 2009
- Discussion with Lancashire Fire and Rescue and Lancashire Constabulary

**3.2.44** Map 3.14 below shows the locations of all emergency services in West Lancashire.





**Map 3.14 Emergency Services in West Lancashire**

### Police

**3.2.45** Lancashire Constabulary are responsible for the police service within West Lancashire and has 2 police stations in the following locations;

- Burscough Street , Ormskirk
- Southway, Skelmersdale

**3.2.46** Development is not directly related to police demand and infrastructure and it is more usual for crime levels to dictate police deployment. However as a result of the austerity measures currently in place, Lancashire Constabulary is reviewing its spatial provision. The needs of the Borough and Lancashire Constabulary's aspirations will be much clearer once this review is completed. Table 3.8 shows all of the Lancashire Constabulary assets across the Borough and the use of each asset.

## Chapter 3 Baseline Infrastructure Assessment

District	SiteName	Site_Info.Address1	Site_Info.Address2	Site_Info.Address3	Site_Info.Town	Site_Info.PostCode	Use
West Lancashire	Skelmersdale, Coronation Park Neighbourhood Police Post (NHP)	Old Skelmersdale Police Point	Coronation Park	Sandy Lane		WN8 8HW	Neighbourhood Police Office
West Lancashire	Skelmersdale Banksbarn NHP	185 Banksbarn	Digmoor		Skelmersdale	WN8 9ER	Neighbourhood Police Office
West Lancashire	Skelmersdale Birch Green (Fairstead) NHP	36 Fairstead	Birch Green		Skelmersdale	WN8 6RD	Neighbourhood Police Office
West Lancashire	Banks, Hoole Lane NHP	Link-In Centre	44 Hoole Lane		Banks	PR9 8BD	Neighbourhood Police Office
West Lancashire	Parbold Rural Beat	4 Tanhouse Lane			Parbold	WN8 7HG	Police Office
West Lancashire	Rufford Rural Beat				Rufford	L40 1SB	Police Office
West Lancashire	Scarisbrick Rural Beat				Scarisbrick	L40 9RN	Police Office
West Lancashire	Tarleton Police Post	Windgate, Liverpool Road			Tarleton	PR4 6HL	Police Office
West Lancashire	Aughton Police Post	Middlewood Road, Town Green			Aughton	L39 6RG	Police Office
West Lancashire	Burscough Police Station	Liverpool Road (North)			Burscough	L40 5TN	Police Station
West Lancashire	Ormskirk Police Station	1 Derby Street / Burscough Street			Ormskirk	L39 2BJ	Police Station
West Lancashire	Skelmersdale Police Station	Southway			Skelmersdale	WN8 6NH	Police Station

**Table 3.8**

### Fire

**3.2.47** West Lancashire has 3 fire stations at the following locations;

- Ormskirk Fire Station, County Road , Ormskirk
- Skelmersdale Fire Station, Tanhouse Road , Skelmersdale
- Tarleton Fire Station, Hesketh Lane , Tarleton

**3.2.48** The 2009 Emergency Cover Review within the Lancashire Fire and Rescue Service Performance Report and Action Plan 2009 sets out how fire and rescue performance and planning is monitored. Rather than being development driven, service improvements are based on risk and response. To quantify fire risk, a profile is created for critical fires, fire casualties and deprivation for the Lower Super Output Area (LSOA) under analysis. A formula is then applied which allows the determination of a score and subsequent risk grade for each. This risk score is then used to determine appropriate attendance times within each LSOA for the first and second fire engine, then the average time taken to attend incidents in each area is measured.

**3.2.49** Therefore, although new development may be proposed in a given area, this may not necessarily increase the likelihood of fire risk which would result in Lancashire Fire and Rescue reviewing services available in the Borough. Furthermore, new residential development generally has better levels of fire and risk prevention built into the design, thus avoiding the need for major service improvements.

**3.2.50** For information the Emergency Cover Review 2009 extracts for all station areas in West Lancashire were taken from the Lancashire Fire and Rescue website at <http://www.lancsfireandrescue.org.uk/prap-2009/> and all state that there are no proposed changes in West Lancashire.

### Ambulance

**3.2.51** The North West Ambulance Service is responsible for ambulance provision within West Lancashire and has 2 ambulance stations at the following locations;

- Skelmersdale Ambulance Station, 8 Westgate Industrial Area, Skelmersdale
- Burscough Ambulance Station, Junction Lane , Burscough

**3.2.52** The North West Ambulance Service has been consulted through the preparation of the Infrastructure Delivery Plan and the New Local Development Plan. The North West Ambulance Service has not indicated that the proposed development will impact on service delivery or result in a requirement for infrastructure improvements.

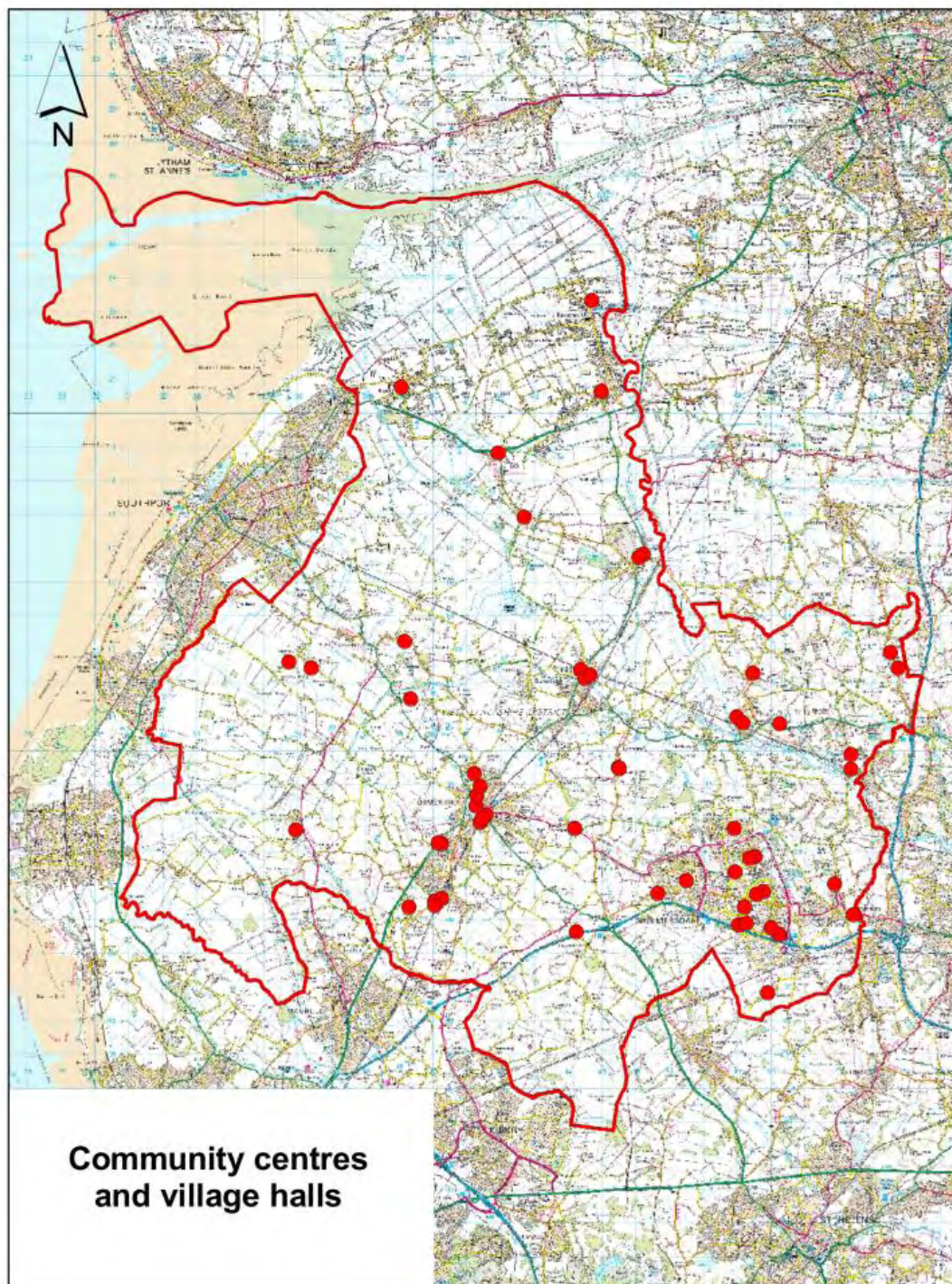
### Community

**3.2.53** Map 3.15 below shows the location of all community centres and village halls across the Borough. In the future it will be important to consider co-location of several types of facilities including health, training, libraries and faith centres in one location creating



## Chapter 3 Baseline Infrastructure Assessment

"community hubs". At this stage limited information is known about what facilities could be brought forward to support emerging development. Therefore, this area of the IDP will be expanded in future reviews as more information becomes available.



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Map 3.15 Community Centres and Village Halls in West Lancashire

**3.2.54** Notwithstanding the above, further discussion has taken place with Lancashire County Council in relation to library provision in the Borough. In the last few years Skelmersdale library has undergone significant improvements, including investment in over 40 PCs for public use, the installation of self-service facilities for loan and return of books and other items and the creation of a dedicated space on the first floor to encourage young people to use library services. However, given the uncertainty regarding the possible future of the library and the proposed new library through the Skelmersdale Town Centre Regeneration along with the generally good condition of the existing library infrastructure, the library has not been included in the County Councils "Regenerate" library refurbishment programme.

**3.2.55** It is now highly unlikely that a new library will feature in the town centre plans due to cost and feasibility. Skelmersdale Library has no public toilet facilities and currently patrons are expected to use facilities at the adjacent swimming pool. However, the County Council's Young Peoples Service are now planning to relocate their West Lancashire Local District Office into the Skelmersdale Library premises by early 2012 and as part of the building work associated with this project, fully accessible toilet facilities for the public will be provided.

**3.2.56** Ormskirk library has recently been refurbished as part of the LCC library "Regenerate" programme and now offers 30 PCs for public use, a public toilet, self-service facilities and a bright and flexible environment. Up Holland library was also refurbished in 2009 to update the facilities following the construction of an extension to create a community room, built using section 106 funding. No further improvements are identified for the Borough as the provision is generally regarded as good and in the case of Tarleton and Parbold is described as excellent. The major identified need in the Borough relates to Burscough, where the library on Mill Lane, in premises rented from WLBC, is currently extremely small and inadequate. The County Council has no plans for a new library as capital funding is currently not available. If significant development were to progress in Burscough it would be preferable to have a new library, possibly co-located with other community facilities and close to the village centre. Based on the cost of building a similar sized library at Heysham, a budget of around £950,000 would be required. However, this does not include project fees or land acquisition as the site was already in LCC ownership.

**3.2.57** LCC is interested in working with the Council to develop a solution to the problems around library provision in Burscough, including identifying an appropriate site and investigating what funding is available including Section 106 contributions.

### Leisure

**3.2.58** West Lancashire Borough Council Leisure facilities are managed in partnership with the West Lancashire Community Leisure Trust. There are five community leisure facilities including Banks Leisure Centre, Burscough Leisure Centre, Park Pool (Ormskirk) and Nye Bevan Pool and the a separate Leisure Centre, both in Skelmersdale. The centres each offer the following services;

Facility	Banks	Burscough	Park Pool	Nye Bevan	Skelmersdale
Swimming Pool		•	•	•	
Health Suite			•	•	
Gym	•	•	•	•	•
Workout Studio		•	•		
Sports hall	•	•			•
Squash courts		•			•
All weather pitch	•	•			•
Cafe / bar	•				•
Car park	•	•	•	•	•
Activity / meeting / function rooms	•	•			•

Table 3.9

**3.2.59** In addition to the above leisure facilities there are several privately owned and managed health and leisure venues across the Borough. These operate on a commercial basis and are out of the control of the Council. Map 3.16 below shows the location of all sports and leisure facilities across the Borough, including Council and private leisure centres, sports clubs and recreational fields.





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Map 3.16 Sports and Leisure Facilities in West Lancashire

**3.2.60** Due to the rural nature of West Lancashire, much of the leisure offer relates to activities associated with the countryside. The Borough has several wildlife sites including Martin Mere near to Burscough and Mere Sands Wood, also near Burscough. The Wildlife Trust for Lancashire, Manchester and North Merseyside has confirmed that there is an urgent requirement to extend and improve the visitor centre at Mere Sands Wood in order to provide additional, much needed public space, improvements to public facilities and a café and dining area to improve the offer and enhance the financial sustainability of the visitor centre. Initial project plans indicate that the cost would be in the region of £350,000 and as yet funding has not been secured for it.

**3.2.61** In terms of standards and provision, much of the open space provision is assessed in the Green Infrastructure section of this document. However, the delivery of leisure services in the broader sense requires further analysis and will be expanded on within future reviews of the IDP.

### 3.3 Green Infrastructure

**3.3.1** West Lancashire contains a significant proportion of versatile agricultural land and the largest hectareage of designated Local Wildlife sites in the County. The Borough is home to internationally significant, ornithological wildlife sites such as Martin Mere and the River Ribble Estuary.

**3.3.2** The largely rural landscape of the Borough is dominated by open arable and market gardening land used on drained mosslands to the north, west and south with lightly wooded pastoral farmed ridges to the east and a coastal and fluvial plain through the centre. The major part of the Borough lies in the Lancashire and Amounderness Plain National Character Area.

**3.3.3** West Lancashire also has a number of private open space / nature reserve / recreational areas. These include freely accessible sites such as the Wildlife Trust's Mere Sands Woods and RSPB's Hesketh Outmarsh; and others for which an access charge is levied such as the National Trusts Rufford Old Hall and the Wildfowl and Wetland Trust's Martin Mere Wetland Centre. These and other nature tourism sites are marked jointly through the Ribble Coast and Wetlands Initiative.

**3.3.4** In total the Borough Council owns and manages over 300 hectares of parks, playgrounds, open space, golf courses and outdoor facilities across the Borough including 66 parks/playgrounds and the Beacon golf course. Over recent years the Council has improved provision within parks and implemented projects to provide skateboarding facilities, multi use games areas, teen shelters and new play areas.

#### Planning for Green Infrastructure

**3.3.5** In recent years there has been a national recognition of the importance of parks and green spaces as they;

- Contribute significantly to social inclusion because they are free and accessible to all
- Can become a centre for community spirit
- Contribute to child development through scope for outdoor, energetic and imaginative play



- Offer numerous educational opportunities
- Provide a range of health, environmental and economic benefits.

**3.3.6** The following key evidence has been used to inform this section of the document;

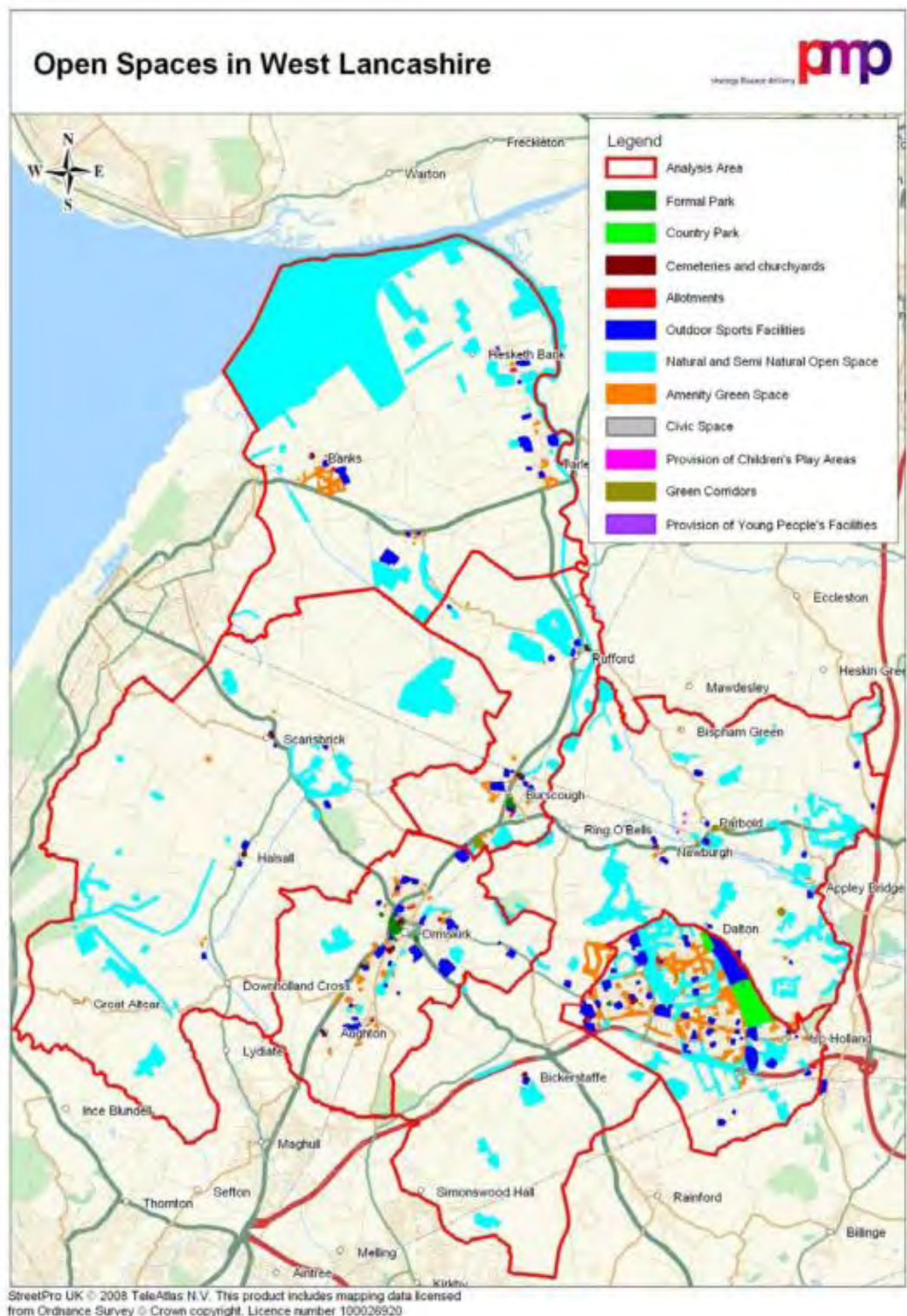
- West Lancashire Borough Council Open Spaces, Sport & Recreation Study - October 2009

**3.3.7** Through the Local Plan, the Council will seek opportunities to maximise green infrastructure through development. Green and open space, sports and recreation provisions can be used to address surface water and climate change issues. The multi functionality of green infrastructure should be recognised and enhanced where possible through development. The integration of green assets within development can be used to assist with flood storage, recreational provision and biodiversity and should therefore be encouraged through the Local Plan Policies. Furthermore, SuDS solutions that incorporate irrigation systems will help support and maintain allotment's, parks and garden areas.

**3.3.8** In July 2009 a full assessment of open space, sports and recreational facilities across the Borough, was undertaken. Each typology within open space, sports and recreational facilities were assessed using the following 3 standards;

1. Quantitative standards. (Provides an understanding of the existing level of provision including deficiencies)
2. Accessibility Standards. (Identifies how accessible sites are)
3. Qualitative standards. (Identifies the key factors which need to be improved)

**3.3.9** Map 3.17 shows the results of the assessment.



Map 3.17 Current Provision of Green Infrastructure and Recreational Facilities in West Lancashire



### Natural and Semi Natural Spaces

**3.3.10** Natural and Semi Natural Open Space is one of the most frequently visited and valued type of recreational space in the Borough and includes woodlands, urban forestry, scrubland, grassland, wetland, nature reserves and wastelands with a primary purpose of wildlife conservation and biodiversity within the settlement boundaries.

**3.3.11** There is an abundance of natural and semi natural open space in West Lancashire covering around 199.05ha across 12 different locations in the Borough. However, there is an uneven distribution with an overly high amount in the East and Skelmersdale and Up Holland.

**3.3.12** Following the application of quality standards, a deficiency of 0.36ha across the Borough was identified and is set to rise to a deficiency of -15.48ha by 2026. Deficiencies are particularly high in Ormskirk and Skelmersdale and parts in the North of the Borough. Only Burscough, Rufford and the East of the Borough have a surplus or provision.

### Future Projects

**3.3.13** Although there are no definite planned future projects, the Council does have aspirations to create 3 future linear parks along former disused railway lines and also for the rationalisation of existing provision.

**3.3.14** The Council together with Lancashire County Council (LCC), Tarleton and Hesketh Bank with Becconsall Parish Council have commissioned consultants to carry out a Feasibility Study for a Linear Park along the canal and River Douglas at Tarleton and Hesketh Bank. The site is approximately 55ha in size and lies within the Ribble Coast and WetlandsRegionalPark. The Feasibility study is intended to outline potential options for the development of the park.

**3.3.15** The Council and LCC are also considering the viability of creating a linear park between Ormskirk and Skelmersdale. Although at an early stage, it is considered that this could provide a much needed alternative transport link between the two settlements.

**3.3.16** Through the Skelmersdale Town Centre SPD the Council hope to see improvements to the quality of open space surrounding the town centre. In particular, improved management of the wooded cloughs in the Town Centre would be valuable, ensuring that the environmental and ecological features are protected and enhanced, as well as their recreational value.

### Outdoor Sports Facilities

**3.3.17** Outdoor sports and facilities function as both recreational and amenity space as well as being formal sports facilities. Facilities within West Lancashire include:

- Playing pitches
- Synthetic turf pitches
- Tennis courts
- Bowling greens
- Athletics track

**3.3.18** A total area of 232.55 hectares of outdoor sports facilities is spread across 160 sites within the Borough. The highest amount is located in Skelmersdale and there are significantly fewer facilities in the West of the Borough than in all other areas.

**3.3.19** Across the Borough there is currently a shortfall of playing pitches of different types which is expected to grow by 2026 (set out in Table 3.1). Ormskirk has the greatest deficiency with a shortfall of 23.1 pitches for all sports, followed by Skelmersdale/Upholland which has a shortfall of 10.6 pitches and the north of the borough which has a deficiency of 9.4 pitches followed by the east with a deficiency of 8.3 pitches, Burscough and Rufford has a deficiency of 2.8 pitches and the west has a deficiency of 2.5 pitches.

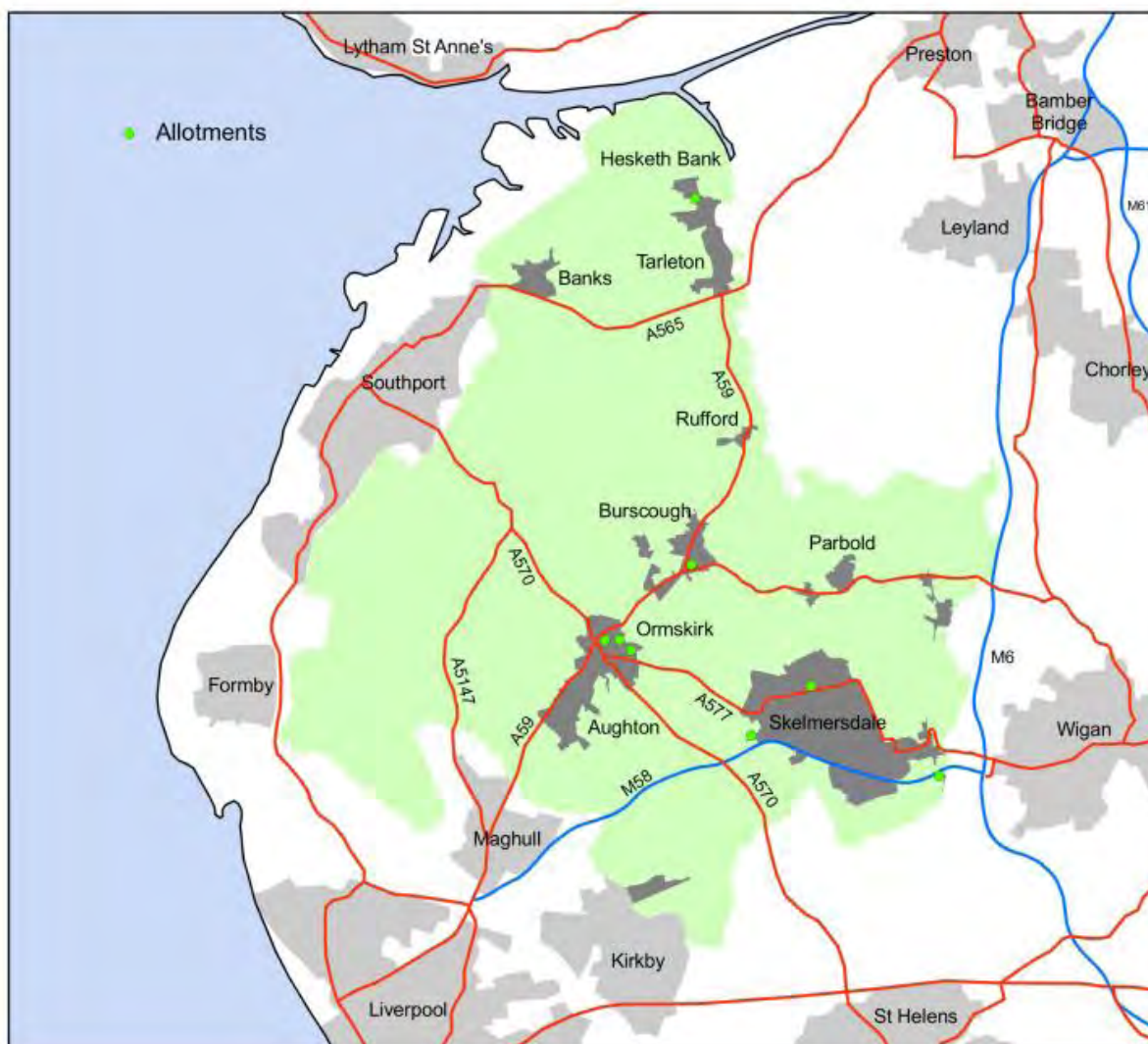
### **Future Projects**

**3.3.20** There are shortfalls of pitches in all areas of the Borough and the overall quality of facilities is poor. However, there are many opportunities for improvements to facilities across West Lancashire as well as the provision of new facilities. Possible options to be explored will include securing the use of school facilities for community use. Also if a strategic site is identified within the Local Plan process the Council would like to see the provision of new sporting facilities for the benefit of the wider community.

### **Allotments**

**3.3.21** One of the most valued types of open space as they provide a number of benefits to the community is allotments as they enable people to grow their own produce as well as providing recreational facilities and improving health.

**3.3.22** West Lancashire currently has 9 allotments which have 85 individual plots. The Council owns 6 of these sites and 3 are owned privately. The location of allotments in the Borough is displayed in Map 3.18.



**Map 3.18 Allotments in West Lancashire**

**3.3.23** Despite the current provision, there is a deficit of allotments in West Lancashire and due to increasing demand the Council's waiting list has grown, particularly in Skelmersdale. The existing sites do not have the capacity to meet the expected level of demand and there is no room for further expansion.

### Future Projects

**3.3.24** The findings of the Study recommend that the Council allocate at least 2 new allotments within the Borough and that the following key priorities should be implemented;

- Improve the quality of allotments
- Ensure protection of existing allotments
- Meet demand through the provision of at least 2 new allotments

### Play Areas

**3.3.25** Play areas allow children the opportunity to interact with their peers without causing a nuisance to local residents. In recent years the council has adopted a policy on providing fewer but better quality sites.

**3.3.26** There is a distinct difference between play facilities for children and young people. These differences include the size and types of facilities and can be defined as provision for children under 12 and provision for young people who are 12 and over.

**3.3.27** There are currently 85 sites aimed at children under 12 and 11 sites aimed at children 12 and over. Over half the sites are located in Skelmersdale with the least amount of sites being located in the Northern parishes of the Borough.

**3.3.28** Although over half of all sites are in Skelmersdale this is also the area with the greatest level of dissatisfaction by residents due to population size and quality of facilities.

### Waterways

**3.3.29** West Lancashire is served by a number of waterways including the River Douglas to the North of the Borough and the Leeds and Liverpool canal (which is the longest in England) from Appley Bridge in the East to Haskayne in the West. In addition, the Rufford Branch of the canal provides a navigable connection to the Lancaster Canal to the north via the Millennium Ribble Link.

**3.3.30** There are several marinas in the Borough providing recreational opportunities including Fishermans Wharf and St Marys Marina in Rufford, and the Scarisbrick Marina in Scarisbrick.

**3.3.31** British Waterways are responsible for the canals which flow through the Borough, and from April 2012 will move into the charitable sector under the name the Canal & River Trust. Canals are recognised as a form of open space in PPG17 (Annex 1: Definitions) but have broader functions in terms of providing flood alleviation and drainage along with sustainable transport infrastructure.

**3.3.32** British Waterways currently operates a 'steady state programme' which uses the majority of the financial budget to ensure that the waterway network remains safe and operational and basic maintenance is carried out. In addition to the General Works Programme of maintenance and vegetation management, British Waterways carry out reactive repairs and have a rolling programme to replace lock gates and other operational structures.

**3.3.33** British Waterways is due to carry out the following major projects within West Lancashire over the next 3 years:

- Works to Crabtree Lane Swing Bridge near Burscough,
- Main line dredging near Scarisbrick Bridge, and
- Improvements to Aqueduct 12 at Briars Lane, Lathom.

**3.3.34** Also, British Waterways' Enterprise team is currently working towards securing funding for towpath improvements to the west of Burscough Wharf as far as Martin Lane. Part of this funding has been secured from the Lancashire County Council Environmental Fund and the remainder may be secured from Sefton Council's Local Sustainable Transport Fund, although this has not yet been confirmed.

**3.3.35** There are other stretches of towpath within the Borough that would benefit from upgrading, including the stretch adjacent to Rufford Hall, to fit in with the Ribble Coast & Wetland Regional Park and/or the River Douglas Linear Park concept scheme, although funding has not been secured at this stage. British Waterways will seek to secure financial contributions towards towpath improvements from development proposals throughout the Borough that are likely to generate increased use of the towpath by pedestrians and cyclists

### Corridors/footpaths

**3.3.36** West Lancashire has a good supply of green corridors and a large number of footpaths and cycle ways already within the Borough. The rural nature of the area and existing public footpaths ensures most residents have relatively easy access to the countryside. These types of green corridors also help to facilitate wildlife migration as well as providing opportunities for walking and cycling to improve health.

**3.3.37** In recent years the creation of new footpaths and cycle paths has been a focus within West Lancashire, particularly in Skelmersdale in order to assist in linking settlements to outlying rural areas. The Council hopes to increase and improve this network and has several plans including:

- Significant improvement planned in Skelmersdale through the Skelmersdale Town Centre Regeneration, linking residents with the town centre through footpaths and cycle ways.
- The provision of 3 linear parks linking Ormskirk to Skelmersdale, the canal and River Douglas corridor in Tarleton and Hesketh Bank and the former railway line at Banks.
- The Council would also like to encourage a new link between Ormskirk and Burscough.

**3.3.38** Aside from the above initiatives and aspirations, no current projects exist in order to improve the delivery of this type of infrastructure.



### Chapter 4 Delivery

**4.0.1** The infrastructure planning process involves a co-ordinated focus from both the Council and its partners in order to consider, at a strategic level, the nature of infrastructure provision within the Borough. The previous chapters of this document outline the existing provision of infrastructure types within the Borough and where existing deficits exist. They also identify infrastructure which may be required to support future development, when this will be delivered and if there are any committed funds for the infrastructure.

**4.0.2** This document will support the West Lancashire Local Plan and demonstrate how deliverable the spatial strategy is over the plan period to 2027. The most important part to the infrastructure planning process and the main outcome is the Infrastructure Schedule (Appendix A). This part of the plan identifies what is required, who will deliver it, how it will be delivered and any risks or contingency associated with delivery. The Schedule also indicates the level of commitment given to each project or scheme and who is responsible for delivering it. This will assist with the monitoring process, as will the timescale column which places projects into 5 year tranches according to when they are likely to be delivered.

### Infrastructure Highlights

**4.0.3** This section identifies the highlights of the IDP information for each of the settlement area noting any key deficits and capacity for infrastructure which is likely to impact on the distribution and quantum of development across the Borough.

#### Skelmersdale and Up Holland

**4.0.4** The largest settlement area within the Borough benefiting from new town infrastructure following its designation as a new town in the 1960's, Skelmersdale was built to accommodate a much larger population of around double the existing 40,000. Therefore, the layout of the town ensures congestion free roads and excellent road links with the strategic road network through the M58 situated to the south of the town and a great deal of capacity within the sewer network.

**4.0.5** One of the main issues for Skelmersdale in terms of infrastructure is the lack of sustainable transport links. The towns rail station was closed in the 1950's leaving it the second largest town in the north west without a railway station. The Council, County Council and rail operators have aspirations to see a rail link delivered here and some funding has been allowed in the Local Transport Plan 3 to explore the feasibility of this. In terms of bus links, these are limited due to the need for demand to ensure bus routes are sustainable. As the demand for bus services to employment areas and other parts of the town has never been significant or sustained, delivering sustainable bus links has always been problematic. Rather than providing additional heavily subsidised bus services, the County Council are considering ways of advertising existing bus routes and incentivising people to use them.

**4.0.6** Through the infrastructure planning process, a need for improving health facilities to serve an increasing population was identified, as was the potential for an additional 1 form entry primary school. However, as the specific sites which will come forward in the first 0-5 years of the plan period are currently unknown, it is not possible at this stage to identify a



location and any project details. Both Central Lancashire NHS and Lancashire County Council are aware of this potential future need and are prepared to work with the Borough Council and developers as greater certainty regarding deliverable sites comes forward.

### **Ormskirk and Aughton**

**4.0.7** Ormskirk and Aughton has the second largest population in the Borough after Skelmersdale. The town benefits from being located on the strategic road networks of the A59 (Liverpool-Preston) and the A570 (St.Helens-Southport). However, the benefits of the good road connections also result in congestion impacting on the pinch points in Ormskirk Town Centre. A long standing proposal for an Ormskirk Bypass is still an aspiration of both the Council and Highways Authority but due to the lack of funding available for such a scheme, the likelihood of it being realised is extremely low.

**4.0.8** Softer measures will need to be considered in order to alleviate some of the congestion pressures on the town and these will be explored in more detail within the transport evidence base background paper.

**4.0.9** Both Ormskirk and Aughton are also well placed in terms of sustainable transport. The Liverpool - Ormskirk rail line runs through the settlement and provides a 30 minute rail service into Liverpool every 15 minutes. Trains also run north to Preston but on a less frequent service and connections can be made to Manchester through the Burscough Junction - Burscough Bridge interchange and bus link. Ormskirk has a bus station which connects with the rail station but is currently in poor condition with limited stands. The Local Transport Plan 3 identifies initial funding of £70,000 in the period 2013/2014 towards the upgrade of the bus station which is expected to cost around £1 million. The remaining funding will need to be secured by the Highways Authority through later Local Transport Plans and by the Council through other sources including Community Infrastructure Levy.

**4.0.10** In terms of provision of key services, Ormskirk has a good shopping centre, supermarket, health and education facilities along with good leisure and cultural facilities. The main concern in terms of infrastructure provision is the constraint on waste water treatment affects Burscough, Scarisbrick and Rufford and is explored in detail in chapter 3.1 of this document. Excessive development would put pressure on the wastewater infrastructure.

**4.0.11** United Utilities have confirmed that the issue is a result of the tight ecological constraints placed on the New Lane Waste Water Treatment Works and that no further foul water may be treated there without a solution to resolve the issue. United Utilities intend to complete the Integrated Asset Plan (IAP) for the area by March next year which will include recognition of the constraints presented by the local network and the treatment works in Burscough. This will then be assessed along with other issues in the wider catchment area to establish which schemes will be prioritised for funding. If funding were made available then the potential for a transfer scheme or other solution such as a new waste water treatment works would be looked at in greater detail. The solution is likely to be subject to 3<sup>rd</sup> party dependencies such as land availability, Environment Agency consents and planning permissions. If these were acceptable and the project progressed it could be realistically expected that it would be completed by the end of the spending period in which funding was allocated i.e. 2020.

**4.0.12** The waste water capacity issue does not impact on Aughton and any part of the settlement south of the ridge which runs east to west through Ormskirk. However, there are some localised and historical flooding issues associated with the capacity of the sewer system within Aughton around Prescott Road. Works carried out in 2008 addressed this problem but did not leave any capacity to accommodate significant new development. Therefore, from a utility provision perspective, provided surface water run off was managed on site and developments did not exacerbate the existing capacity constraint of the sewer network, some additional development could be accommodated provided the concentration was not too significant. Any development which comes forward in the southern part of the Ormskirk / Aughton settlement area is likely to impact on the rural road network and should be located as close as possible to the main arterial routes (A59 / A570) to avoid significant impacts from traffic.

### **Burscough**

**4.0.13** Burscough is the Boroughs 3rd largest settlement located on the A59 and benefits from 2 rail stations which provide links to Manchester and Southport through Burscough Bridge and Ormskirk (Liverpool) and Preston through Burscough Junction. The rail service linking the settlement with Manchester are half hourly but less frequent on the Ormskirk - Preston line which fluctuates between 1 and 2 hours between each service. One of the key priorities for the settlement in terms of infrastructure is to improve this service to at least an hourly service. This has been identified as an ambition within the LTP3 but no funding has been allocated to support this.

**4.0.14** One of the main concerns for Burscough in terms of infrastructure is the impact of congestion and the need for schemes which will assist in alleviating existing and potential uplifts in congestion through new development. The road network through Burscough generally flows well unless a vehicle such as a bus, refuse vehicle or HGV stops on the carriageway causing a blockage on one lane. The highways authority are aware of this and there may be opportunities in future to improve junctions, introduce lay-bys and other soft measures which will allow a continuous flow of traffic through the centre and around the industrial area. The opportunity for by-pass routes is currently limited due to funding and physical barriers such as the canal and rail lines.

**4.0.15** Equally as important for Burscough is the waste water capacity issue which constrains Ormskirk and is set out in detail in paragraph 4.0.11. In addition to the treatment of waste water, Burscough suffers from significant surface water flooding in parts during storm surges and periods of heavy rainfall. This is due to the limited capacity of the system which stores and moves run off away from the area to the waste water treatment works. Worsening of this issue may be limited through the implementation of sustainable urban drainage systems and improvement of the existing situation may also be realised by removing surface water from the sewerage system or by building surface water attenuation into any significant new development sites.

**4.0.16** The need for an extension to one of the existing health centres and one of the primary schools has been identified in order to accommodate an increasing population and the pressure on existing services that may be associated with the level of development likely to be located in the third largest settlement in the Borough. As the precise location of this development within the settlement is not yet known, it is not possible to identify which specific health centre or primary school should be improved. Furthermore, a greater degree of certainty

regarding the likelihood of housing numbers would need to be established either through planning applications or an allocation within the Local Plan before the health and education authorities would commit to project planning.

### **Northern Parishes**

**4.0.17** The main villages in the Northern Parishes are Banks, Tarleton, Hesketh Bank and Rufford with some smaller settlements such as Mere Brow. Infrastructure provision is good in Tarleton and Hesketh Bank in terms of community and shopping facilities, with a more restricted offer in Banks and Rufford. Banks looks to Southport for much of its needs with Rufford relying on Burscough.

**4.0.18** In terms of highways and transport, Tarleton and Hesketh Bank are located north of the A565 which provides a good link to both Southport and Preston. However, the settlement has a linear form which has grown organically around the main route through the area, Church Road and Hesketh Lane. This one route in and one route out arrangement causes issues with congestion and does not present significant opportunities for improvement. A proposed scheme to link Green Lane to the A565 directly without severe bends is likely to reduce the amount of HGV traffic currently travelling through the settlement but it is unlikely to act as an alternative route for residents of the settlement due to distance associated with the detour. Therefore, it is not entirely appropriate to allocate significant development here which would cause a further burden on the road network. This is the advice offered by the Highways Authority.

**4.0.19** None of the villages in the Northern Parishes benefit from sustainable transport links which are as good as Burscough or Ormskirk. Rufford has a station on the Ormskirk - Preston rail line but the service is limited as with the Burscough - Preston service.

**4.0.20** In terms of utility provision, recent water supply demand for the Market Gardens in the Northern Parishes have resulted in limited water infrastructure capacity. Furthermore, United Utilities have confirmed they could not guarantee that they would be able to maintain standards of service to customers in the Northern Parishes if significant development went ahead. Due to the levels of draw off at peak demand on the local mains (market garden related), frequent bursts and pressure related issues are occurring in the area and resulting in numerous customer complaints. As there are very limited supply options into the area, United Utilities would be reliant on increasing capacity from existing mains or creating new connections to supply the area. There is currently no funding within the existing AMP (up until 2015) for this work and no indication that an application for funding to Ofwat will be made. Given the significant issues associated with the larger settlements of Ormskirk, Burscough and also Scarisbrick and Rufford, it would be unrealistic to expect the utility provider to pursue costly solutions to both of these issues at this time. This capacity issue creates a limitation on development in the northern parishes beyond anything significantly more than that required for local need.

### **Eastern and Western Parishes**

**4.0.21** Both areas are predominantly made up of villages with very limited local services, sustainable public transport links and infrastructure of any type. The Southport - Manchester rail link does pass through Parbold and Appley Bridge in the eastern parishes making these

villages slightly more accessible. However, road links are predominantly rural with issues such as HGV traffic already impacting on the A5209 in the east and through traffic to Southport causing some issues on the A570 in the far west of the Borough.

**4.0.22** Key opportunities in the Western Parishes exist for the areas along the boundary that may tap into the facilities within Southport. This is also the case for the most easterly settlement of Appley Bridge which has strong links with Wigan.

**4.0.23** Parbold in the east of the Borough is the only village to have an existing capacity issue with primary school places which is currently marginal at the moment.

**4.0.24** In terms of utility provision, the eastern parishes have recently received a flood alleviation scheme in the Fairhurst Drive area and any further significant development here could result in overloading the local system again. However, having proposed a small figure of around 80 dwellings and a small amount of employment land to United Utilities, the feedback was positive that this could probably be accommodated subject to properties being spread over the catchment and assuming only foul flows and no surface water run off.

**4.0.25** Within the western parishes, Scarisbrick is also limited by the waste water treatment capacity issue affecting Ormskirk, Burscough and Rufford. In addition, Electricity North West information shows that the electrical network covering Scarisbrick is currently over capacity. Therefore, any significant additional development in this area would also be burdened with the requirement to upgrade the network.

### 0-5 Years Priorities

**4.0.26** Following a review of the infrastructure baseline and requirements to support new development, it is clear that the 2 main issues are waste water treatment capacity within the Ormskirk, Burscough, Scarisbrick and Rufford area and highways capacity around the main settlements of Ormskirk / Aughton and Burscough and in some hot spot locations within the rural parishes such as Tarleton and Hesketh Banks.

**4.0.27** In terms of priorities for the Council and through development, joint working with the utility provider, United Utilities, is vital. A partnership agreement has been established and is available in Appendix C.1. This document carries no legal weight but has helped to establish a common ground between both the Council and United Utilities in terms of identifying existing issues for the Borough and agreeing priorities.

**4.0.28** The Council and the Highways Authority are currently analysing the findings of traffic assessment tool work which has been produced by Aecom Consultants. The tool establishes the traffic flows that are likely to result from the levels of development set out in the emerging West Lancashire Local Plan. The County Council Highways Authority are assisting in analysing this information to identify where route capacities may be limited and where the greatest amount of congestion issues are likely to occur. From this information the Highways Authority will then be in a position to offer suggestions for any measures which may assist in alleviating some of the congestion.

**4.0.29** The key outcome of this work will identify where, in the Borough, the main congestion issues will occur which will then allow the Council to focus on areas where the least impact is expected. It should be noted that new development will inevitably increase traffic flows

and result in some congestion issues. Equally, it is inevitable that some development will be required in areas which suffer from congestion. Where this is the case, it will be vital to ensure sustainable transport links are available to allow people the opportunity for access to alternative modes of travel other than cars.

**4.0.30** 5.6 Given the technical nature of this work and the ongoing analysis, greater detail regarding traffic and transport is set out within a transport background paper which is currently being drafted.

### Next Steps

**4.0.31** This is the first draft of the Infrastructure Delivery Plan and it basically sets the scene in terms of the level of infrastructure across the Borough and how infrastructure will need to be improved to support new development.

**4.0.32** The Infrastructure Delivery Schedule, set out in Appendix A, will become the focus of this document and all future discussions with stakeholders. The detail in the schedule will be increased as partners plans evolve and greater certainty regarding the West Lancashire Local Plan becomes available. For monitoring purposes, any schemes which come to fruition will then be removed from the schedule.

**4.0.33** An infrastructure joint working group has been established within the Liverpool City Region and regular meetings take place in order to discuss which cross boundary infrastructure schemes must be prioritised. Future versions of this document will include a section for sub-regional schemes.

**4.0.34** Internal governance will continue to exist through the established Local Strategic Partnership Infrastructure Delivery Task and Finish Group. The role of the group will be to continue to bring stakeholders together, monitor and review the schedule and to offer guidance in terms of moving infrastructure schemes forward.

# Appendix A Infrastructure Delivery Schedule

Burscough							
Infrastructure Type	Scheme/Need	Delivery Organisation and Partners	Site/Area	Cost	Funding Source	Delivery Period	Risk/ Contingency
Transport	Reinstatement of the Burscough Curves to Link Ormskirk - Southport - Preston.	LCC, WLBC, Network Rail, Merseytravel	Burscough Curves to the east of the town centre	Unknown	Unknown	Unknown	Business case may prove unviable. No contingency
Transport	Electrification of the Liverpool - Ormskirk Line to Burscough Junction to open up the Liverpool travel to work area.	LCC, WLBC, Network Rail, Merseytravel	Ormskirk to Burscough Junction Rail line	Approx. £10 - £40 million	Mersey travel, Developer contributions	5 - 10 years	Risk to the sustainability of any development at Burscough. Could improve low carbon bus and vehicular opportunities
Transport	Junction Lane Zebra Crossing (LTP3 Ref WL8)	LCC	Junction Lane	£18,000	LCC	2011/2012	committed
Transport	Works to improve Crabtree Lane Swing bridge over canal	British Waterways	Crabtree Lane	Confidential	British Waterways	TBC	committed
Utilities and Waste	Storm water storage / surface water solution to attenuate surface water runoff during peak rainfall which impacts the Burscough Strategic Site and wider parts of Burscough.	United Utilities, WLBC, Developer	Burscough	Unknown	United Utilities, developer contributions.	5-10 years	No major risk as the development at the strategic site is dependent on an integrated solution.
Utilities and Waste	Solution for waste water treatment capacity issue at New Lane	United Utilities, WLBC	Unknown	Approximately £9-£10 million dependant upon the solution.	United Utilities (OWat)	5-10 years	Regulation requires delivery so risk of non delivery is low (Water Industry Act 1991). Onsite wwtr unlikely to be permitted if alternative solutions exist.
Social	Potential requirement for an extension / improvement to the Burscough Health Centre to accommodate population growth	Central Lancashire PCT, Developer	Burscough Health Centre	Unknown	Developer Contributions, PCT Capital Funding	5-10 years	Required infrastructure, although travel to other GPs could be possible.

## Appendix A Infrastructure Delivery Schedule

Social	Potential extension to increase a 1 form entry to a 2 form entry primary school.		Lancashire County Council, Developer	Unknown	unknown	Developer Contributions, LCC Capital Funding	10-15 years	Delivery timescales and birth rate impacts must be monitored.
Social	Provision of a new library of appropriate size in central location to support additional development		Lancashire County Council, Developer	Unknown	£950, 000 (estimate)	Developer contributions	5 - 10 years	Not "essential"
Green	Towpath improvement to the west of Burscough Wharf		British Waterways	West of Burscough Wharf to Martins Lane	Unknown - BW currently securing funding	LC, Possibly Sefton LSTF, Possibly Developer contributions	0-5 years	Not "essential"



## Appendix A Infrastructure Delivery Schedule

The Northern Parishes							
Infrastructure Type	Scheme/Need	Delivery Organisation and Partners	Site/Area	Cost	Funding Source	Delivery Period	Risk/ Contingency
Transport	Green Lane Link Road LTP3 Scheme Ref WL3)	LCC, WLBC	Green Lane, North of the A565	£2 million		0 - 5 years	
Utilities and Waste	In relation to Rufford - solution for waste water treatment capacity issue at New Lane	United Utilities, WLBC	Unknown	Approximately £9-£10 million dependant upon the solution.	United Utilities (OrWat)	5-10 years	Regulation requires delivery so risk of non delivery is low (Water Industry Act 1991). Onsite wwtr unlikely to be permitted if alternative solutions exist.
Green	Towpath improvements to Rufford Hall stretch	British Waterways	Adjacent to Rufford Hall and up into the River Douglas Linear Park and Ribble Coast and Wetlands area	Unknown	Unknown	5-10 years	Not "essential"

## Appendix A Infrastructure Delivery Schedule

The Eastern Parishes							
Infrastructure Type	Scheme/Need	Delivery Organisation and Partners	Site/Area	Cost	Funding Source	Delivery Period	Risk/ Contingency
Transport	Park and Ride facilities and accessibility improvements at - Appley Bridge	Greater Manchester Public Transport, WLBC	Appley Bridge Station	Unknown	Unknown	5-10 years	
The Western Parishes							
Infrastructure Type	Scheme/Need	Delivery Organisation and Partners	Site/Area	Cost	Funding Source	Delivery Period	Risk/ Contingency
Utilities and Waste	In relation to Scarsbrick - solution for waste water treatment capacity issue at New Lane	United Utilities, WLBC	Unknown	Approximately £9-£10 million dependant upon the solution.	United Utilities (OWat)	5-10 years	Regulation requires delivery so risk of non delivery is low (Water Industry Act 1991)
Green	Mainline dredging on Leeds and Liverpool Canal near Scarsbrick Bridge	British Waterways	Leeds Liverpool canal near Scarsbrick	Confidential	British Waterways	TBC	committed

# Appendix A Infrastructure Delivery Schedule

Borough Wide								
Infrastructure Type	Scheme/Need		Delivery Organisation and Partners	Site/Area	Cost	Funding Source	Delivery Period	Risk/ Contingency
Transport	20MPH Zones		LCC	Borough wide		LCC	2011-2014	committed
Transport	Local road safety improvements		LCC	Borough wide	£747,000	LCC	2011-2014	committed
Transport	A570 /M58 Corridor Study (LTP3 Scheme ref WL2)		LCC	A570 and M58 corridor	£100,000	LCC	2012/13	committed
Transport	Urban traffic management and control system		LCC	Borough wide	830000 (percentage of)	LCC	5 years	committed
Utilities and Waste	Upgrade the Southport boreholes and Bikerstaffe water treatment works		United Utilities	Bikerstaffe / Southport	confidential	UU (OrWat)	5 years	committed
Social	Playground Improvements		WLBC	Borough wide	£170,000	WLBC	2011 / 2012	committed
Social	Extension and refurbishment of Mere Sands Wood visitor centre to improve public facilities and financial sustainability of attraction.		LCC / WLBC, Wildlife Trust, developer	Mere Sands Wood	£500,000	Unknown	not required as not essential or required	Not "essential"
Committed								
Uncertain								
Long Term								

## Infrastructure Delivery Plan



## Appendix B Infrastructure Partners List

INFRASTRUCTURE CATEGORY	PROVIDER / ORGANISATION	CONTACT NAME	ADDRESS	CONTACT DETAILS	MEETINGS
UTILITIES & WASTE	United Utilities Clean Water Team	David Sherratt	Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP	<a href="mailto:David.sherratt@uu plc.co.uk">David.sherratt@uu plc.co.uk</a>	24 <sup>th</sup> July 2007
		LDF Lead		01925 678310 [78310]	15 <sup>th</sup> May 2008
		Stephen Howell Catchment Manager		<a href="mailto:Steve.Howell@uu plc.co.uk">Steve.Howell@uu plc.co.uk</a>	17 <sup>th</sup> Feb 2009
		Ian McCoy		07717 856 515	7 <sup>th</sup> May 2009
		Karen Narayanan		<a href="mailto:ian.mccoy@uu plc.co.uk">ian.mccoy@uu plc.co.uk</a>	2 <sup>nd</sup> Dec 2009
				01925 537252	17 <sup>th</sup> Mar 2010
				<a href="mailto:karen.narayanan@uu plc.co.uk">karen.narayanan@uu plc.co.uk</a>	15 <sup>th</sup> Sept 2010
				01925537012	24 <sup>th</sup> Jan 2011
					23 <sup>rd</sup> Feb 2011
					23 <sup>rd</sup> June 2011
	Scottish Power	Steven Edwards	PowerSystems	0151 609 2236	15 <sup>th</sup> July 2010
		Environmental Planning	3 Prenton Way Prenton CH43 3ET	<a href="mailto:steven.edwards@sppowersystems.com">steven.edwards@sppowersystems.com</a>	
	Electricity North West	Phil Snape	12 <sup>th</sup> Floor	<a href="mailto:phil.snape@enwl.co.uk">phil.snape@enwl.co.uk</a>	15 <sup>th</sup> July 2010
		Mike Taylor – Strategic Development Manager	Oakland House Talbot Road Manchester	<a href="mailto:mike.taylor@enwl.co.uk">mike.taylor@enwl.co.uk</a> 0161 875 7032	

## Appendix B Infrastructure Partners List

INFRASTRUCTURE CATEGORY	PROVIDER / ORGANISATION	CONTACT NAME	ADDRESS	CONTACT DETAILS	MEETINGS
			M16 OHQ	07775660785	
	National Grid National Grid North West Gas Distribution Network	Lorna Millington Planning Manager NW Shiv Singh Strategy Analyst Charles Connolly Portfolio Manager	BrickKiln Street Hinckley Leicester LE10 0NA Asset Strategy Network Strategy UK Distribution National Grid National Grid Property Ltd Block D, Mersey Road North, Hollinwood, Greater Manchester. M35 9FF	<a href="mailto:lorna.millington@uk.ngrid.com">lorna.millington@uk.ngrid.com</a> 01455 231289 <a href="mailto:shiv.singh@uk.ngrid.com">shiv.singh@uk.ngrid.com</a> Tel 0161 219 7519 Fax 0161 688 9606 Mob 07778 928535 charles.connolly@uk.ngrid.com	24 <sup>th</sup> June 2010
	British Telecommunications	June Mooney	BT New Sites PP519 Lancaster House Old Hall Street Liverpool L3 9PY		Request letter 23.02.10
	Mono Consultants Ltd on behalf of Mobile Operators Association	Carolyn Wilson	48 St Vincent Street Glasgow G2 5TS	01412702736 <a href="mailto:carolyn.wilson@monoconsultants.com">carolyn.wilson@monoconsultants.com</a>	

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INFRASTRUCTURE CATEGORY	PROVIDER / ORGANISATION	CONTACT NAME	ADDRESS	CONTACT DETAILS	MEETINGS
	Lands Office - Shell UK Pipelines	John MacCallum	Bell Ingram Design Limited, Dum, Isla Road, PerthPH2 7HF	<a href="mailto:john.maccallum@bellingham.co.uk">john.maccallum@bellingham.co.uk</a> 01738 621121	
	Sabic Pipeline Office Transpennine Ethylene Pipeline	Dave Fairs		<a href="mailto:dave.j.fairs@sabic-europe.com">dave.j.fairs@sabic-europe.com</a>	
	N Power Renewables	Mr Bower	14bRedwell Court, HarmireBusinessPark BarnardCastle CountyDurham DL12 8BN	01833695980 <a href="mailto:andrew.bower@npower-renewables.com">andrew.bower@npower-renewables.com</a>	Request email 24.02.10
	Virgin Media National		Virgin Media Ltd POBOX 219 Newport NP10 8UG	0845 454 2222 <a href="mailto:support@virgin.net">support@virgin.net</a>	Request email 24.02.10
	WASTE LCC – Minerals and Waste	Louise Nurser		01772 534136 <a href="mailto:louise.nurser@lancashire.gov.uk">louise.nurser@lancashire.gov.uk</a>	25 <sup>th</sup> Feb 2009 10 <sup>th</sup> Mar 2010
	Waste and recycling WLBC	Pat Burgess Refuse and Recycling Manager		<a href="mailto:pat.burgess@westlincs.gov.uk">pat.burgess@westlincs.gov.uk</a>	Emailed 11.04.11
	British Wind Energy Association		BWEA Greencoat House Francis Street London, SW1P 1DH, UK	020 7901 3000 <a href="mailto:info@bwea.com">info@bwea.com</a>	



## Appendix B Infrastructure Partners List

INFRASTRUCTURE CATEGORY	PROVIDER / ORGANISATION	CONTACT NAME	ADDRESS	CONTACT DETAILS	MEETINGS
TRANSPORT	British Waterways	Alison Truman Delivery Planner	British Waterways, Waterside House, Waterside Drive, Wigan WN3 5AZ	<a href="mailto:Alison.Truman@britishwaterways.co.uk">Alison.Truman@britishwaterways.co.uk</a>  01942 405700  <a href="mailto:northwest.planning@britishwaterways.co.uk">northwest.planning@britishwaterways.co.uk</a>	
	LCC – Strategic Transport	Mike Kirkby Neil Stevens Ray Worthington (Group Manager - Transport Planning)	Strategic Planning and Transport, PO Box 9, Guild House, Cross Street, Preston, PR1 8RD  Team Manager Transport & Development	<a href="mailto:Mike.kirkby@lancashire.gov.uk">Mike.kirkby@lancashire.gov.uk</a>  <a href="mailto:neil.stevens@lancashire.gov.uk">neil.stevens@lancashire.gov.uk</a>  01772 534057  <a href="mailto:ray.worthington@lancashire.gov.uk">ray.worthington@lancashire.gov.uk</a>  01772 533 718	8 <sup>th</sup> April 2008 – Minutes here  27 <sup>th</sup> May 2009 – Minutes here  14 <sup>th</sup> Dec 2009 – minutes here  26 <sup>th</sup> July 2010 – Minutes here  11 <sup>th</sup> Oct 2010 – Minutes here
	LCC Strategic Rail/Bus Development	Chris Anslow (Group Manager Public Transport Policy)  Richard Watts – Rail		<a href="mailto:chris.anslow@lancashire.gov.uk">chris.anslow@lancashire.gov.uk</a>  01772 534673  <a href="mailto:ashley.weir@lancashire.gov.uk">ashley.weir@lancashire.gov.uk</a>  <a href="mailto:tim.gornall@lancashire.gov.uk">tim.gornall@lancashire.gov.uk</a>  <a href="mailto:chris.anslow@lancashire.gov.uk">chris.anslow@lancashire.gov.uk</a>  <a href="mailto:richard.watts@lancashire.gov.uk">richard.watts@lancashire.gov.uk</a>	
	Network Rail  Sales and Development issue prior to planning  Network Rail	Town Planning Team  Tim Dickinson Principal Development Manager LNW  Tony Rudge	Town Planning Team LNW  Network Rail  1st Floor  Square One	<a href="mailto:townplanning.lnw@networkrail.co.uk">townplanning.lnw@networkrail.co.uk</a>  Tim.Dickinson@networkrail.co.uk  0161 8381295  <a href="mailto:Jill.Stephenson@networkrail.co.uk">Jill.Stephenson@networkrail.co.uk</a>	Request email 24.02.10

## Appendix B Infrastructure Partners List

INFRASTRUCTURE CATEGORY	PROVIDER / ORGANISATION	CONTACT NAME	ADDRESS	CONTACT DETAILS	MEETINGS
	Network Rail (Planning)	Jill Stephenson Helen Milner	4 Travis Street Manchester M1 2NY Network Rail Desk 120, Floor 1, Square One 4 Travis Street Manchester M1 2NY 0121 345 3306 1st Floor Square One Travis Street Manchester M1 2NY Level 3, Arena Point 1 Hunts Bank Manchester M3 1RT		

## Appendix B Infrastructure Partners List

INFRASTRUCTURE CATEGORY	PROVIDER / ORGANISATION	CONTACT NAME	ADDRESS	CONTACT DETAILS	MEETINGS
	Greater Manchester Passenger Transport Executive	Stephen Clark	Transport for Greater Manchester headquarters 2 Piccadilly Place Manchester M1 3BG	Stephen.Clark@gmpte.gov.uk  Tel: 0161 244 1000	
	Merseytravel	Paul Johnson Chief Corporate Planner  Huw Jenkins Chief Policy Planner  David Jones Chief Rail Planner	Transport Policy (Room 407)  Corporate Strategy  Merseytravel  24 Hatton Garden  Liverpool, Merseyside  L3 2AN	<a href="mailto:paul.johnson@merseytravel.gov.uk">paul.johnson@merseytravel.gov.uk</a>  0151-330-1032	22 <sup>nd</sup> Apr 2009 – minutes here  16 <sup>th</sup> July 2010 – Elec Burs  20 <sup>th</sup> Oct 2010 – Elec Burs  10 <sup>th</sup> Jan 2011 – Skem Rail  7 <sup>th</sup> Apr 2011 – Elect Burs
	Highways Agency	Kristian Marsh Assistant Asset Manager  Jonathan Reade – Network Manager  Diane Kiesel – LDF	Highways Agency, PiccadillyGardens, Store Street, Manchester, M1 2WD   Highways Agency, City Tower, Piccadilly Plaza, Manchester, M1 4BE	<b>Kristian.marsh@highways.gsi.gov.uk</b>  <b>Tel 0161 930 5786</b>       <b>Tel: 0161 930 5635</b>  <b>Fax: 0161 930 5638</b>  <b>Mobile: 07710 958484</b> jonathan.reade@highways.gsi.gov.uk  Diane.kiesel@highways.gsi.gov.uk	

## Appendix B Infrastructure Partners List

INFRASTRUCTURE CATEGORY	PROVIDER / ORGANISATION	CONTACT NAME	ADDRESS	CONTACT DETAILS	MEETINGS
	Peel Airports Ltd	Stephen Gaines Head of Airport Planning	Peel Dome The Trafford Centre Manchester M17 8PL	0161 629 8200 <a href="mailto:sgaines@peel.co.uk">sgaines@peel.co.uk</a>	
	Cumfybus		42B Botanic Road Churchtown Southport PR9 7NE	01704 227 321 <a href="mailto:info@cumfybus.co.uk">info@cumfybus.co.uk</a>	-
	Arriva North West Limited	Mr Finnie	73 Ormskirk Road Aintree Liverpool L9 5AE	0151 522 2800 <a href="mailto:finnies@arrivanw.co.uk">finnies@arrivanw.co.uk</a>	-
	Northern rail	Mark Barker		0161 2284160 <a href="mailto:mark.Barker@northernrail.org">mark.Barker@northernrail.org</a>	
SOCIAL INFRASTRUCTURE	Lancashire Constabulary	Main Contact Tim Ellams Principle Estates Officer	PO Box 77 Saunders Lane Hutton Preston Lancashire PR4 5SB	<a href="mailto:Tim.ellams@lancashire.pnn.police.uk">Tim.ellams@lancashire.pnn.police.uk</a> 01772413601	14 <sup>th</sup> September 2011

## Appendix B Infrastructure Partners List

INFRASTRUCTURE CATEGORY	PROVIDER / ORGANISATION	CONTACT NAME	ADDRESS	CONTACT DETAILS	MEETINGS
	Lancashire Fire and Rescue	Phil Cox Group manager, Planning, Performance and Review	Headquarters Garstang Road Fulwood Preston PR2 3LH	Office 01772 866860 Mobile 07818 465127 Email <a href="mailto:philcox@lancsfirerescue.org.uk">philcox@lancsfirerescue.org.uk</a>	27 <sup>th</sup> July 2011
	North West Ambulance Service NHS Trust	Adrian Palmer	<b>Lancashire Office</b> 449-451 Garstang Road Broughton Preston PR3 5LN	<a href="mailto:adrian.palmer@nwas.nhs.uk">adrian.palmer@nwas.nhs.uk</a> Tel: 01772 862666	Awaiting internal contact to agree to meeting follow up Sept 2011
	NHS	Debi Coyle Programme Manager Julie Williams Jane Cass Public Health Specialist Donna Roberts	Capital Service Developments <a href="mailto:jane.cass@centralancashire.nhs.uk">jane.cass@centralancashire.nhs.uk</a>	01772 644764 debi.Coyle@centralancashire.nhs.uk <a href="mailto:julie.williams@centralancashire.nhs.uk">julie.williams@centralancashire.nhs.uk</a> – 01695 588200 01772 644469 01772678025	7 <sup>th</sup> April 2009 9 <sup>th</sup> Oct 2009 31 <sup>st</sup> Mar 2010 1 <sup>st</sup> July 2010 25 <sup>th</sup> May 2011
	Southport and Ormskirk NHS Trust	Steve Taylor – Facilities and Estates Director Neil Aindow - Project Manager	Southport & District General Hospital Town Lane Kew Southport	<a href="mailto:christine.gaskell@nhs.net">christine.gaskell@nhs.net</a>	1 <sup>st</sup> Dec 2009

## Appendix B Infrastructure Partners List

INFRASTRUCTURE CATEGORY	PROVIDER / ORGANISATION	CONTACT NAME	ADDRESS	CONTACT DETAILS	MEETINGS
	North West Strategic Health Authority		North West Strategic Health Authority, Gateway House, Piccadilly South, Manchester, Greater Manchester, M60 7LP	0161 236 9456 <a href="mailto:enquiries@northwest.nhs.uk">enquiries@northwest.nhs.uk</a> <a href="mailto:dominic.harrison@dh.gsi.gov.uk">dominic.harrison@dh.gsi.gov.uk</a> <a href="mailto:ruth.hussey@northwest.nhs.uk">ruth.hussey@northwest.nhs.uk</a>	No issues of strategic importance to the North West in the Borough
	LCC - Education	Ian Glaister & Rob Muirhead – LCC Strategy and Premises Support Team		Ian Glaister - LCC 01772 532402 <a href="mailto:ian.glaister@ed.lancscc.gov.uk">ian.glaister@ed.lancscc.gov.uk</a> <a href="mailto:rob.muirhead@ed.lancscc.gov.uk">rob.muirhead@ed.lancscc.gov.uk</a>	26 <sup>th</sup> Feb 2008 10 <sup>th</sup> Mar 2008 28 <sup>th</sup> Apr 2009
	LCC Older Persons Housing	Kim Haworth Commissioning Manager		<a href="mailto:kim.haworth@lancashire.gov.uk">kim.haworth@lancashire.gov.uk</a>	19 <sup>th</sup> July 2010
	WLBC Older Persons – Strategy, Policy and Projects	Louisa Blundell	WLBC	<a href="mailto:louisa.blundell@westlancs.gov.uk">louisa.blundell@westlancs.gov.uk</a> 5212	14 <sup>th</sup> June 2011
	LCC Residential Care and Services	Alan Hazell (Head of CIS)		<a href="mailto:alan.hazell@lancashire.gov.uk">alan.hazell@lancashire.gov.uk</a> 01772 531613	
	LCC Children's Centres	Phil Maltby	Leyland House Centurion Way Leyland PR26 6TZ	<a href="mailto:phil.maltby@lancashire.gov.uk">phil.maltby@lancashire.gov.uk</a> <a href="mailto:dot.smith@lancashire.gov.uk">dot.smith@lancashire.gov.uk</a> 01772 452022	16 <sup>th</sup> Apr 2010

## Appendix B Infrastructure Partners List

INFRASTRUCTURE CATEGORY	PROVIDER / ORGANISATION	CONTACT NAME	ADDRESS	CONTACT DETAILS	MEETINGS
	LCC Outdoor Play facilities	Liz Monks (Quality, Inclusion and Workforce Development Manager)		<a href="mailto:liz.monks@lancashire.gov.uk">liz.monks@lancashire.gov.uk</a> 01772 532333	
	LCC Library and Information Services	Donald Brooks Area manager (South)		Donald Brooks – Area Manager (South) <a href="mailto:donald.brooks@lancashire.gov.uk">donald.brooks@lancashire.gov.uk</a> 01257 239463	13 <sup>th</sup> May 2010
	LCC Pupil forecasting, school closures/openings	Lynn Macdonald (School Planning and reorganisation Manager)		<a href="mailto:lynn.macdonald@lancashire.gov.uk">lynn.macdonald@lancashire.gov.uk</a> 01772 531774	27 <sup>th</sup> April 2010 24 <sup>th</sup> May 2011
	LCC Youth Centres			<a href="mailto:eddie.mather@lancashire.gov.uk">eddie.mather@lancashire.gov.uk</a> 01772 531538	
	West Lancashire CVS - Lead agency for cascading of consultation to VCFS.	Jill Bradley Partnerships Officer	The Ecumenical Centre, Northway, Skelmersdale WN8 6LU	01695 733737 <a href="mailto:gill@wlcvs.org">gill@wlcvs.org</a>	
ENVIRONMENTAL AND GREEN	Environment Agency	Philip Carter Planning Liaison Officer		01772 714219 <a href="mailto:philip.carter@environment-agency.gov.uk">philip.carter@environment-agency.gov.uk</a>	26th Jan 2007 17th Oct 2008 23rd Apr 2009 2 <sup>nd</sup> Dec 2009 14 <sup>th</sup> Apr 2010 23 <sup>rd</sup> Feb 2011



## Appendix B Infrastructure Partners List

INFRASTRUCTURE CATEGORY	PROVIDER / ORGANISATION	CONTACT NAME	ADDRESS	CONTACT DETAILS	MEETINGS
	Natural England	Kathryn Kelsall Planning and Conservation Support Adviser	<b>North West Planning</b> Natural England Hornbeam House CreweBusinessPark Electra Way Crewe Cheshire, CW1 6GJ	<a href="mailto:nwplanning@naturalengland.org.uk">nwplanning@naturalengland.org.uk</a> kathryn.kelsall@naturalengland.org.uk	5 <sup>th</sup> May 2009
	British Waterways	Alison Truman	British Waterways Waterside House Waterside Drive Wigan WN3 5AZ	01942 405700 <a href="mailto:northwest.planning@britishwaterways.co.uk">northwest.planning@britishwaterways.co.uk</a>	
	Wildlife Trust for Lancashire, Manchester and North Merseyside	David Dunlop Conservation Officer	The Barn Berkeley Drive Bamber Bridge Preston Lancs PR5 6BY	01772 317238 <a href="mailto:ddunlop@lancswt.org.uk">ddunlop@lancswt.org.uk</a>	5 <sup>th</sup> May 2011
	NFU	Richard Potts	NFU	<a href="mailto:richard.potts@nfu.org.uk">richard.potts@nfu.org.uk</a>	
	Forestry Commission	Keith Jones	North West England Conservancy	<a href="mailto:keith.jones@forestry.gsi.gov.uk">keith.jones@forestry.gsi.gov.uk</a>	

## Appendix B Infrastructure Partners List

INFRASTRUCTURE CATEGORY	PROVIDER / ORGANISATION	CONTACT NAME	ADDRESS	CONTACT DETAILS	MEETINGS
			Peil Wyke Bassenthwaite Lake Cockermouth CA13 9YG		
CULTURAL AND LEISURE	WLBC Leisure Management	John Nelson	52 Derby Street	Ext 5157 john.nelson@westlancsdc.gov.uk	
	National Trust	Mr Hubbard	Stamford Estates Office 18 Market Street Altrincham WA14 1PH	0161 929 6819 alan.hubbard@nationaltrust.org.uk	
	English Heritage (North West Region)	Judith Nelson	Canada House, 3 Chepstow Street, Manchester, M1 5FW	0161 242 1400	8 <sup>th</sup> May 2009
	Sport England North West Region	Chris Dodd – Local Government relationship manager Stephen Hughes Planning Manager Paul Daly Planning Manager	The East Manchester Academy 60 Grey Mare Lane Beswick Manchester M11 3DS	07747 763080 07500 101558 07920 701425	

## Appendix B Infrastructure Partners List

INFRASTRUCTURE CATEGORY	PROVIDER / ORGANISATION	CONTACT NAME	ADDRESS	CONTACT DETAILS	MEETINGS
	Church Commissioners	Mr Andrew	1 Millbank, London, SW1P 3JZ	020 7898 1779 rex.andrew@c-of-e.org.uk	
	Methodist Church Property Division		Central Buildings, Oldham Street, Manchester, M1 1JQ	0161 236 5194 enquiries@property.methodist.org.uk	
	Roman Catholic Church – Dioceses of Liverpool		Liverpool Archdiocesan Centre for Evangelisation Croxteth Drive Liverpool L17 1AA	<a href="http://www.archdioceseofliverpool.co.uk/patish/index.htm">http://www.archdioceseofliverpool.co.uk/patish/index.htm</a> Tel: 0151 522 1000	
	The Theaters Trust	Rose Freeman	22, Charing Cross Road London, WC2H 0QL	rose.freeman@theatrestrust.org.uk	
	North Western Baptist Association	Reverend Funnell	The Resource Centre, Fleet Street, Wigan WN5 0DS	01942 221595 eafunnell@aol.com	

Table B.1



### Appendix C Physical Infrastructure Supporting Evidence

#### Appendix C.1 - Partnership Agreement between West Lancashire Borough Council & United Utilities Water plc

A co-operative process is taking place between West Lancashire Borough Council (The Council) and United Utilities Water plc (Uuw) to ensure that the appropriate provision of infrastructure will be identified to support development within the Local Plan; it will be phased and prioritised accordingly [but subject to future statutory and regulatory requirements].

The Council and Uuw have established a liaison group in order to identify the necessary infrastructure requirements to support the sustainable delivery of the Local Plan, whilst ensuring that community needs and those of Uuw's regulators' and customers are met. These identified works will then be planned, funding applied for and where successfully obtained, delivered to agreed timescales.

The Council and Uuw seek to work together in order to ensure that our strategies are aligned going forward in order to deliver the vision and objectives of the Local Plan, to meet the requirements of Uuw's regulators' and customers' needs.

This Agreement sets out the following;

- summary of the future development plans for West Lancashire;
- current key issues and/or capacity constraints relating to waste water treatment and potable water supply and possible solutions;
- future investment plans and priorities for West Lancashire;
- how the Local Plan will be delivered; and
- the future partnership working arrangement.

#### New West Lancashire Local Plan 2012-2027

The Local Plan sets out the framework for future development and growth within West Lancashire for the next 15 years (2012-2027) and includes the following:

Housing Growth to 2027	New dwellings	Notes
Skelmersdale / Up Holland	2400	
Ormskirk / Aughton	750	Including 250 at Grove Farm Green Belt Site
Burscough	850	Including 500 at Yew Tree Farm Green Belt Site  (Land for a possible further 500 dwellings safeguarded for beyond the plan period i.e. after 2027)

## Appendix C Physical Infrastructure Supporting Evidence

Northern Parishes	400	
Eastern Parishes	100	
Western Parishes	150	
<b>Employment Growth</b>	<b>Hectares</b>	<b>Notes</b>
Skelmersdale / Up Holland	52	Regeneration opportunities within existing employment areas
Burscough	13	
Northern Parishes	3.5	
Eastern Parishes	6.5	Including 5 at Simonswood

Strategic Development Sites	Details
Skelmersdale Town Centre Regeneration	1000 residential units, new supermarket, 33,440m <sup>2</sup> of new retail floor space, new office development, Tawd Valley improvements
Burscough Strategic Site - Yew Tree Farm	500 residential dwellings (safeguarded land for a further 500), 10 ha of employment, local convenience facilities, new town park, surface water drainage measures
NB. All figures above are included in the growth table above.	

### Key Issues for West Lancashire including Capacity Constraints/Concerns and Potential Solutions

Issue	Solution(s)
Lack of capacity in pumping stations within the Northern Parishes leading to surface water flooding in Tarleton, Hesketh Bank and Banks	Continue to consult with UUW on planning applications likely to result in additional foul water
	Ensure planning applications meet the requirements of current Local Plan Policy GD1 (xv. and xvi.) and new Local Plan Policies SP1 and IF3 in considering the impacts of development on the sewer system

## Appendix C Physical Infrastructure Supporting Evidence

	To support the identification of future infrastructure investment needs for West Lancashire. West Lancs BC will support UU by agreeing the quantum and broad location; type and timing for all future development and strategic development sites.
Burscough Waste Water Treatment Works is over capacity and cannot treat any further foul water from the settlement areas of Ormskirk, Burscough, Scarisbrick, Rufford	Continue to consult with UUW on planning applications likely to result in additional foul water
	Ensure planning applications meet the requirements of current Local Plan Policy GD1 (xv. and xvi.) and new Local Plan Policies SP1 and IF3 in considering the impacts of development on the sewer system
	Explore ways of using planning obligations and/or CIL to assist in front loading the funding for improvement of the WWTW network and/or facilities
	Where necessary/appropriate, phase development to coincide with relevant infrastructure provision
	To support the identification of future infrastructure investment needs for West Lancashire. West Lancs BC will support UU by agreeing the quantum and broad location; type and timing for all future development and strategic development sites.

### United Utilities Water - Future Investment Plans and Priorities

Issue	Solution(s)
Poor/ variable pressure and ability to supply demand in Tarleton and Hesketh Bank	Continue to consult with UUW on planning applications likely to result in additional demand
	Reduction of existing demand by improving the water efficiency of customers and industrial users.
	Consider the upsizing and optimisation of mains in development hot spots (UUW).
Wider development in the West Lancashire Borough Council region	Continue to consult with UUW on planning applications likely to result in additional demand
	Building new sources of supply into the region building on UUW's existing groundwater sources. This is a programme of work that UUW are undertaking between 2010 and 2020 to increase security of supply and the amount of available water in the region.



## Appendix C Physical Infrastructure Supporting Evidence

	Building a new Treatment Works to enable increased supply into the West Lancashire region. This water treatment works will be built by 2015
	Where necessary/appropriate phase development to coincide with relevant infrastructure provision

UUW will develop Integrated Asset Plans (IAPs) which will identify issues and potential solutions including those concerned with growth in the catchments. These will be used as the basis of a submission for funding for the AMP 6 programme of work which covers 2016-20.

### Delivery of the New Local Plan

In terms of infrastructure delivery to support the levels of development set out in the New Local Plan, it is viewed as reasonable that the plan can be delivered over the fifteen year period. In order to do so, the Council and UUW will continue to work together to identify possible constraints/issues and the solutions to deliver this future development.

UUW broadly supports the proactive approach to infrastructure and in particular water infrastructure considerations, set out in the following Local Plan policies:

- SP1: A Sustainable Development Plan for West Lancashire
- IF3: Accessibility and Provision of Local Services and Infrastructure
- IF4: Developer Contributions
- EN3: Provision of Green Infrastructure and Open Recreation Space

The Council and UUW will continue to collaborate throughout the preparation of the Local Plan. The partnership liaison group will ensure an appropriate assessment of the cumulative impact of developments on the waste water network and potable water supply are carried out. We will utilise the planning application process to negotiate and deal with specific infrastructure related issues arising in the first five years of the plan. During this period, both parties will work together on evidence to support bids for the next spending tranche for UUW (2015-2020) to ensure that, where funded, prioritised and appropriately programmed, the planned levels of development in those areas particularly impacted by the constraint issues (Ormskirk, Burscough, Rufford, Scarisbrick and Northern Parishes) are capable of being delivered over the remainder of the plan period.

### Future Partnership Working

The Council and UUW will continue to work together to identify and enable the delivery of infrastructure necessary to support growth in a sustainable and pragmatic way.

This will be achieved through:

- Information sharing on short, medium and long term growth/development plans;
- joint working to update the Infrastructure Delivery Plan;
- jointly identifying any necessary improvement works to meet UUW's regulators' and customers' / communities needs;
- joint working to secure infrastructure funding to support future development; and

## Appendix C Physical Infrastructure Supporting Evidence

- proactive consultation and engagement in the planning application process to manage phasing of development.

### Agreement of Understanding

West Lancashire Borough Council and United Utilities plc understand future development plans, agree to the content of this document and will continue to work together to ensure that plans for the necessary infrastructure are in place to support new development .

		Signature	Date
<b>West Lancashire Borough Council</b>	LDF Team Leader		
<b>United Utilities Water</b>	LDF Lead		

### Caveat:

There is no guarantee that OFWAT will agreed to fund the future infrastructure required to support development within the Core Strategy. There is no guarantee that the Environment Agency will issue an Environmental Permit for on-site treatment of foul drainage in the event this is identified as a solution.

## Appendix C.2 - Bus services operating in West Lancashire

Service	Operator	Route	Mon - Fri	Sat	Sun	Notes
2 2A	Stagecoach	Preston - Longton - Tarleton - Hesketh Banks - Banks - Southport Preston - Longton - Tarleton - Rufford - Burscough - Ormskirk	20 mins daytime PR - TAR, extending hourly to ORM & SP Hourly evening PR - SP	As M-F	Hourly PR - SP	LCC subsidise extension from Tarleton to Ormskirk
2B	LCC	Preston - New Longton - Longton - Tarleton - Rufford - Burscough - Ormskirk	Two hourly evening	As M-F	Hourly daytime Two Hourly evening	Wholly LCC subsidised
2C	LCC	Banks - Hesketh Bank - Homleswood - Ormskirk	Thursdays only - 1 journey in each direction	None	None	Wholly LCC subsidised
2X X2	Stagecoach	Preston - Tarleton - Southport / Southport - Formby - Crosby - Liverpool	30 mins daytime	As M-F	As M-F	
3A	LCC	Ormskirk - Burscough - Parbold - Skelmersdale - Roby Mill - Appley Bridge -Wrightington Hospital	Hourly daytime	As M-F	None	Wholly LCC subsidised
47/47A	Arriva	Southport - Churchtown - Riverside Caravan Site	30 mins daytime Hourly evening	As M-F	20 mins daytime Hourly evening	
75	LCC	Ormskirk - Town Green - Ormskirk	Hourly daytime	As M-F	None	Wholly LCC subsidised

## Appendix C Physical Infrastructure Supporting Evidence

76	LCC	Ormskirk - Scott Estate - Marions Drive - Ormskirk	Hourly daytime	As M-F	None	Wholly LCC subsidised
110	LCC	Leyland - Croston - Bretherton - Southport	Mondays only - 2 journeys in each direction	None	None	Wholly LCC subsidised
113	LCC	Preston - Leyland - Eccleston - Wrightington Hospital - Standish - Wigan	Hourly daytime & evening	As M-F	None	Wholly LCC subsidised
206	LCC	Wrightington Hospital - Appley Bridge - Roby Mill - Tontine - Wigan	Tuesdays & Fridays only - 2 journeys in each direction	None	None	Wholly LCC subsidised
300	Arriva	Southport - Halsall - Haskayne - Lydiate - Bootle - Liverpool	30 mins daytime	As M-F	Hourly daytime	LCC part subsidise extension from Lydiate to Southport
311	Arriva	Skelmersdale - Ashurst - Ormskirk - Aughton - Town Green - Liverpool	30 mins daytime	As M-F	None	LCC part subsidise service along Holborn Hill in Ormskirk
312	Arriva	Skelmersdale - Tanhouse Circular	30 mins daytime	None	None	
319	Strawberry	Ormskirk - Barrow Nook/Lane Ends - Rainford - St Helens	Hourly daytime	As M-F	None	
327	Stagecoach	Wrightington Hospital - Appley Bridge - Shevington - Heskin - Charnock Richard - Chorley	Tuesdays only - 1 journey in each direction	None	None	

## Appendix C Physical Infrastructure Supporting Evidence

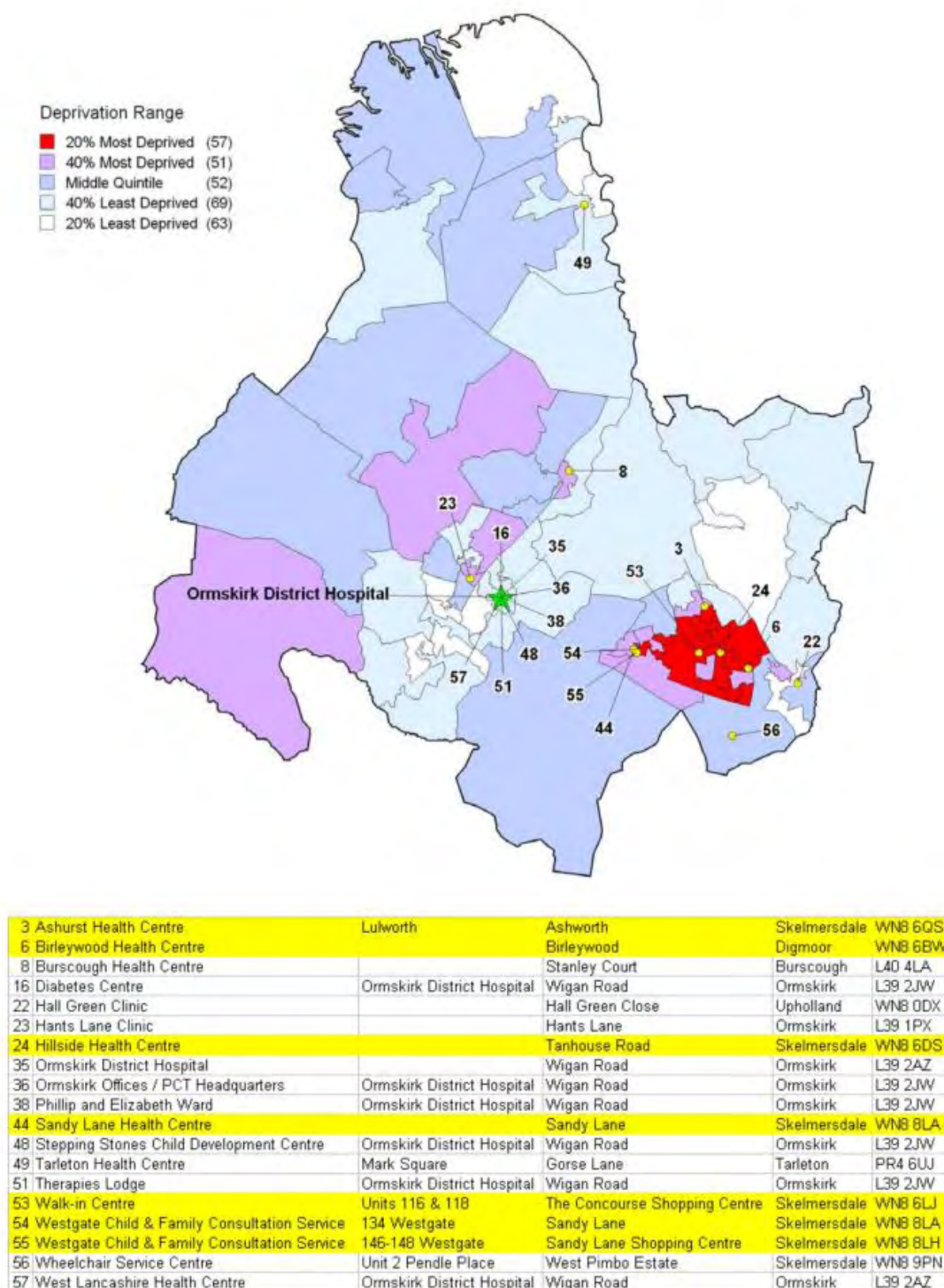
337	LCC	Ormskirk - Burscough - Newburgh - Parbold - Mawdesley - Eccleston - Charnock Richard - Chorley	Two hourly daytime	As M-F	None	Wholly LCC subsidised
347	LCC	Chorley - Eccleston - Mawdesley - Rufford - Mere Brow - Southport	Two hourly daytime	As M-F	None	Wholly LCC subsidised
375 385 395	Arriva	Southport - Bescar (375)/Pinfold (385) - Ormskirk - Skelmersdale - Digmaor - Wigan	15 mins daytime WIG - ORM, extending 30 mins to ORM & SP 30 mins evening WIG - SP	As M-F	Hourly WIG - SP	Certain journeys part LCC Subsidised
611 612 638 639	WBL SLT STG	Wigan - Writington Circular	Hourly	Hourly	Hourly	Certain journeys part TfGM Subsidised

Table C.1

### Appendix D Social Infrastructure Supporting Evidence

## Appendix D Social Infrastructure Supporting Evidence

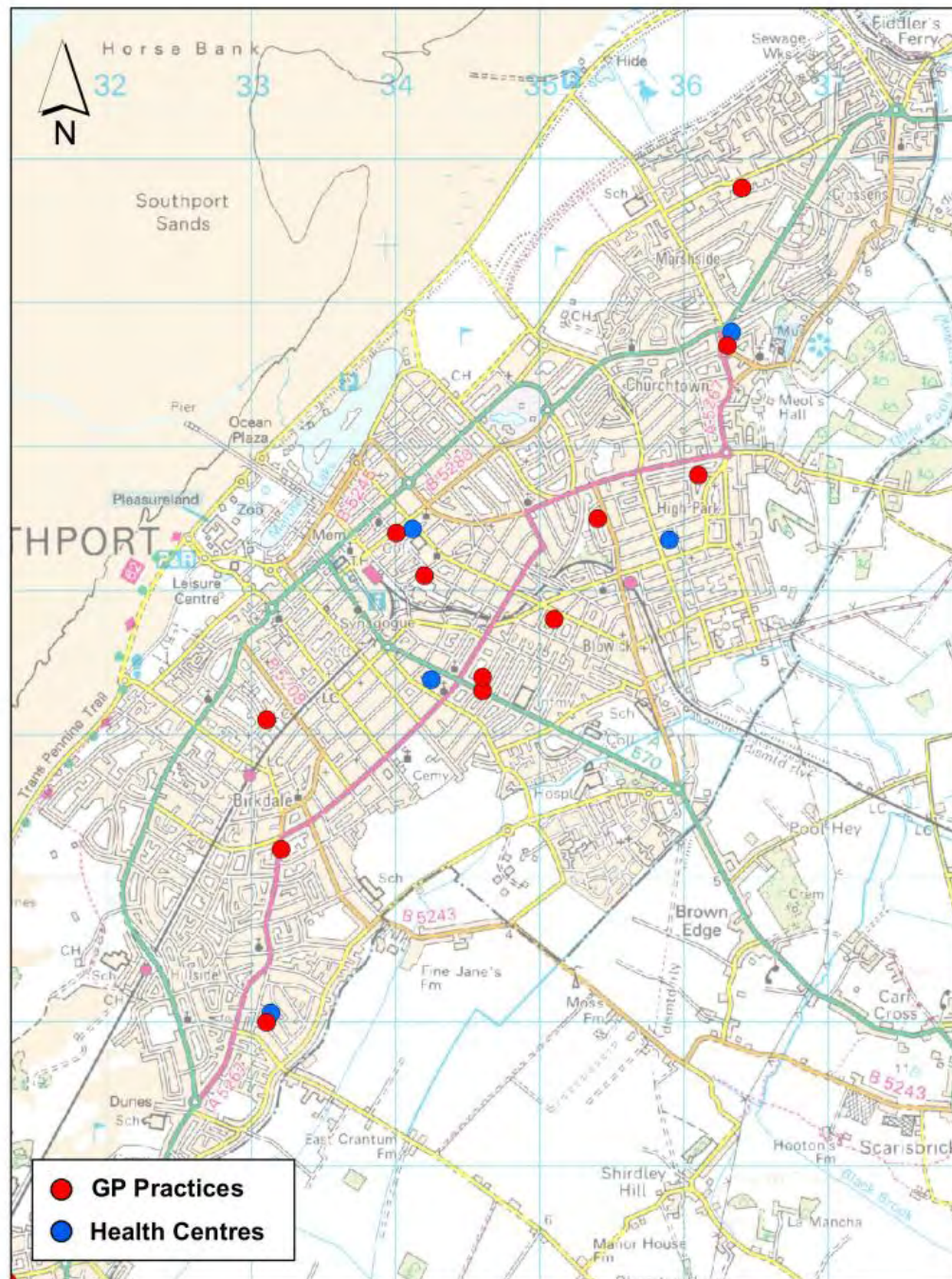
West Lancashire Locality – Primary Care Trust Estate



Map D.1 West Lancashire Health Facilities and Levels of Deprivation in the Borough



## Appendix D Social Infrastructure Supporting Evidence



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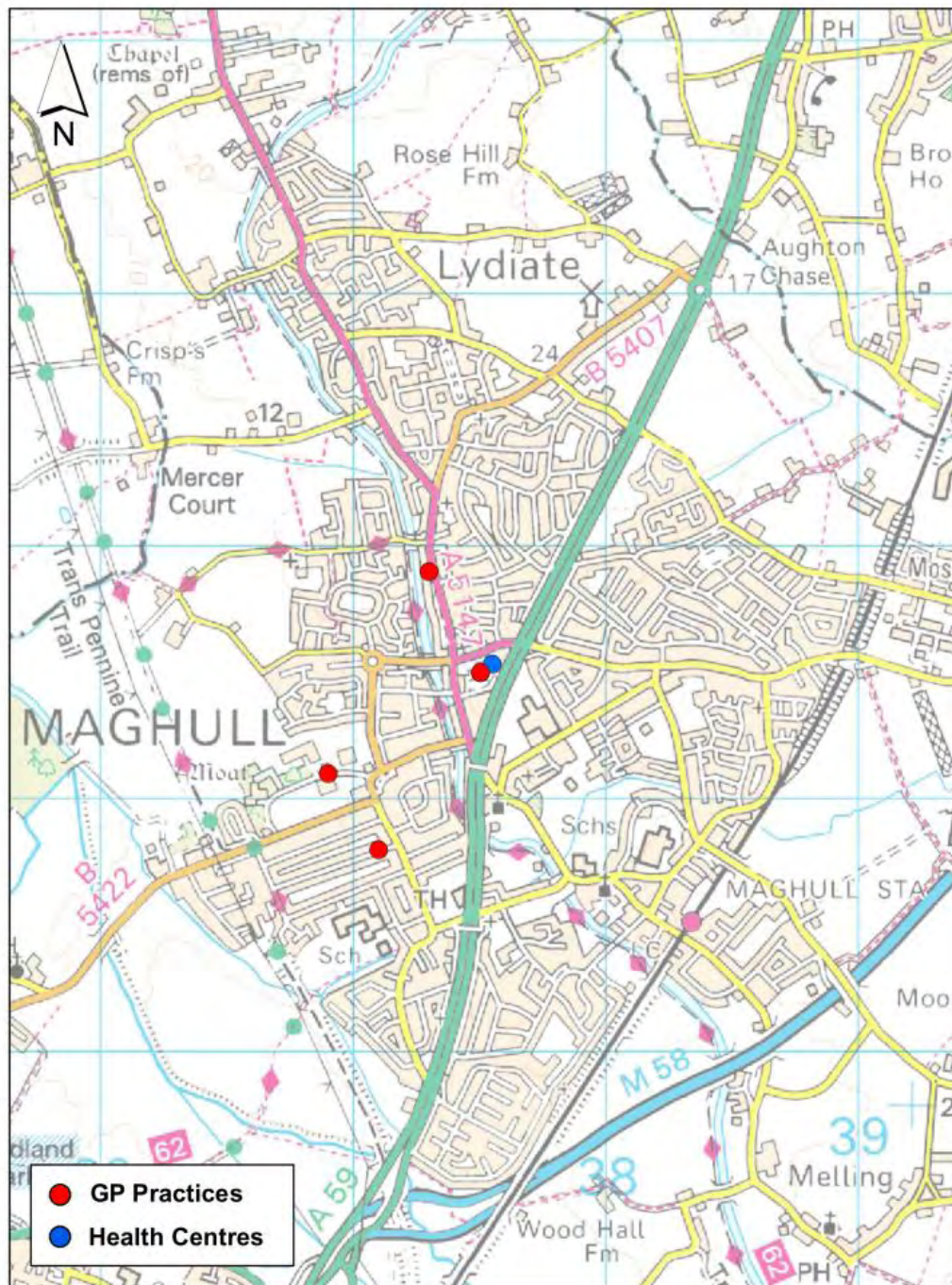
1:35,000

Map D.2 Health Facilities - Southport

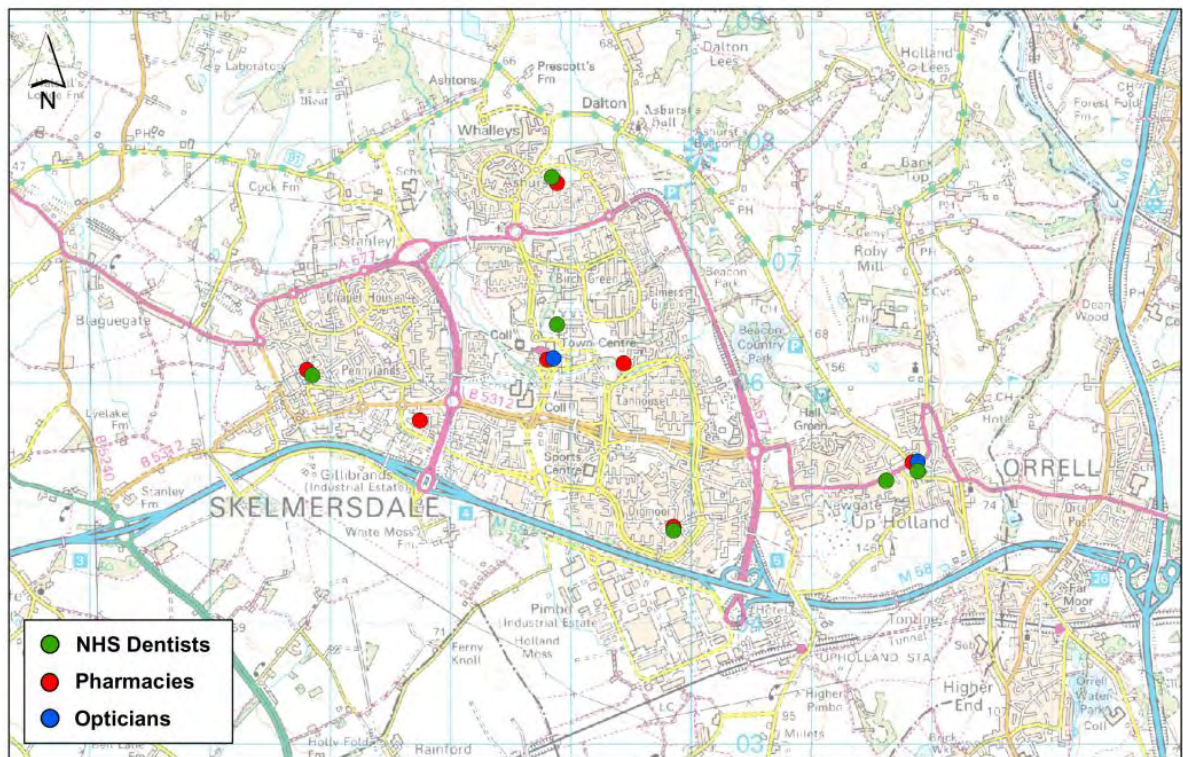


Map D.3 Health Facilities - Formby





Map D.4 Health Facilities - Formby

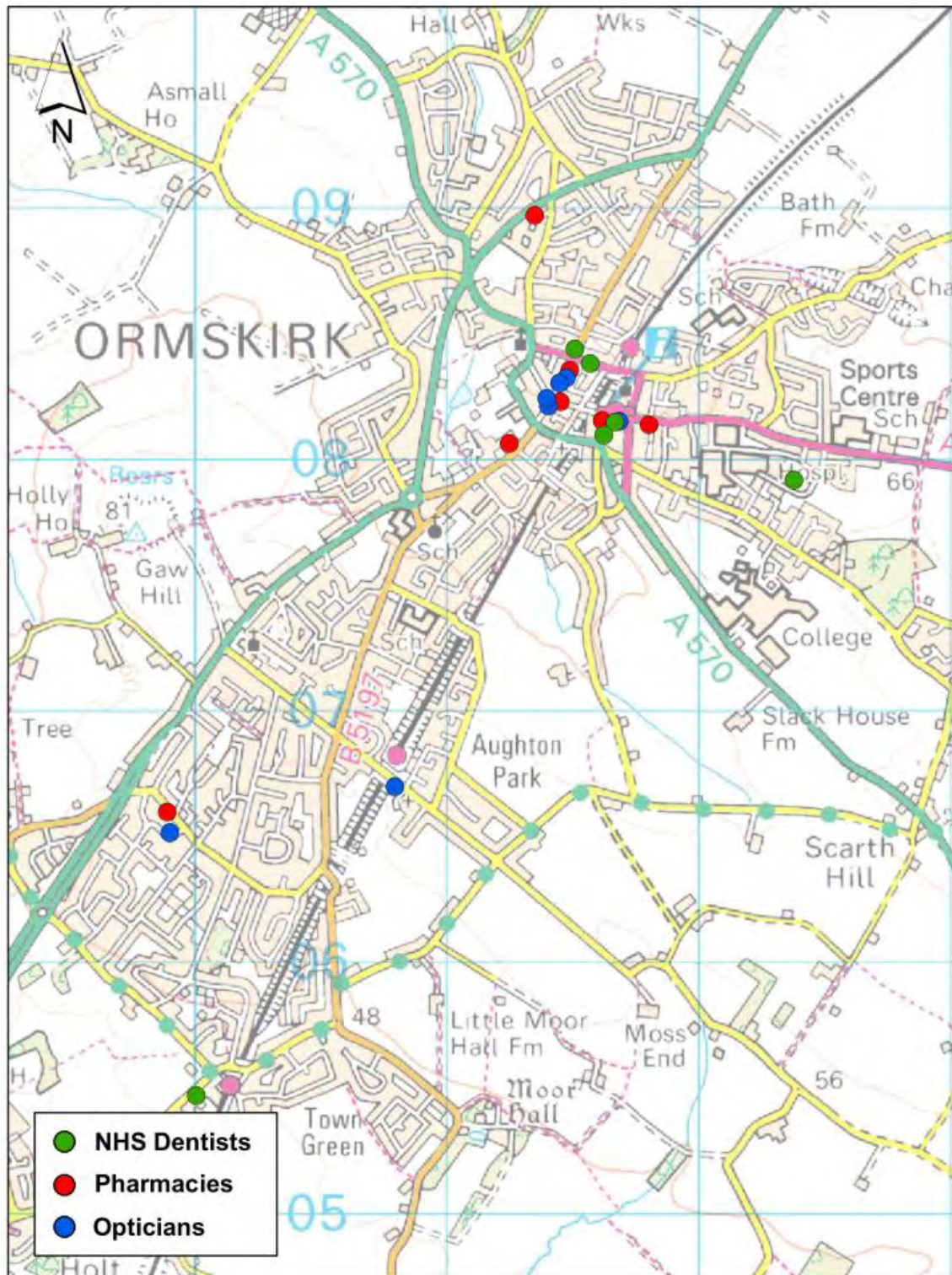


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Map D.5 Supporting Health Facilities Skelmersdale





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Map D.6 Supporting Health Facilities Ormskirk and Aughton



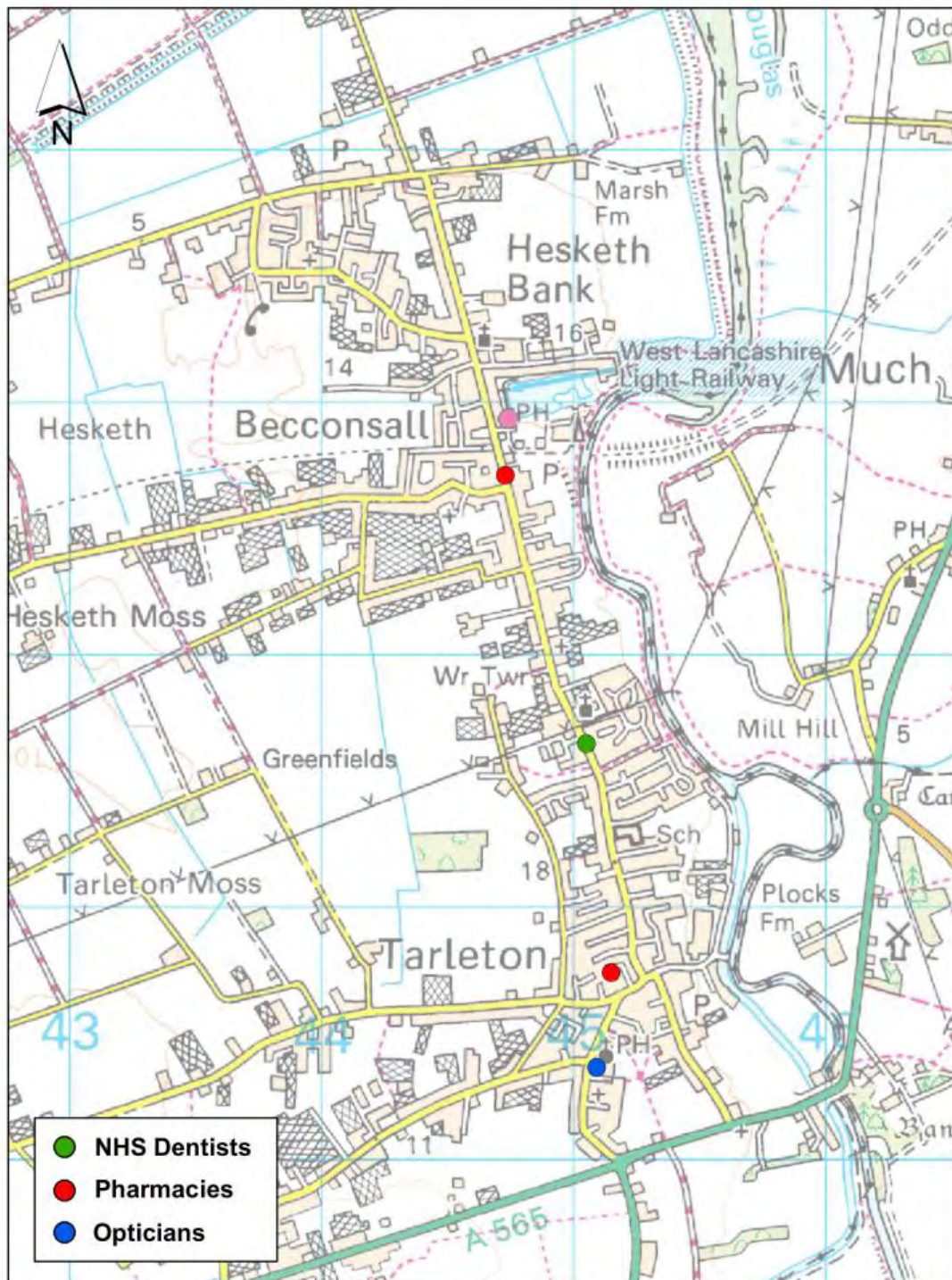


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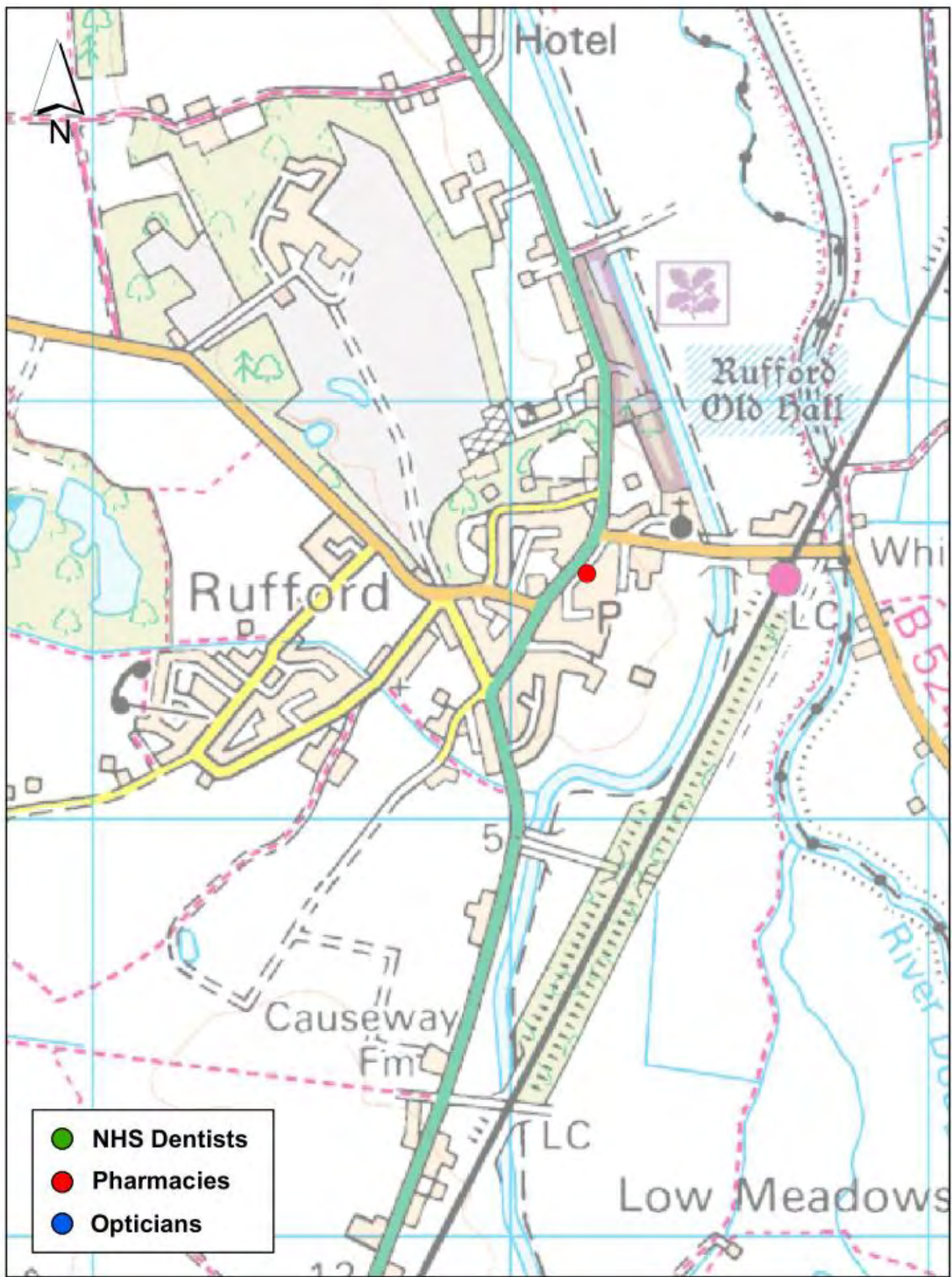
Map D.7 Supporting Health Facilities Burscough





Map D.8 Supporting Health Facilities Tarleton and Hesketh Bank

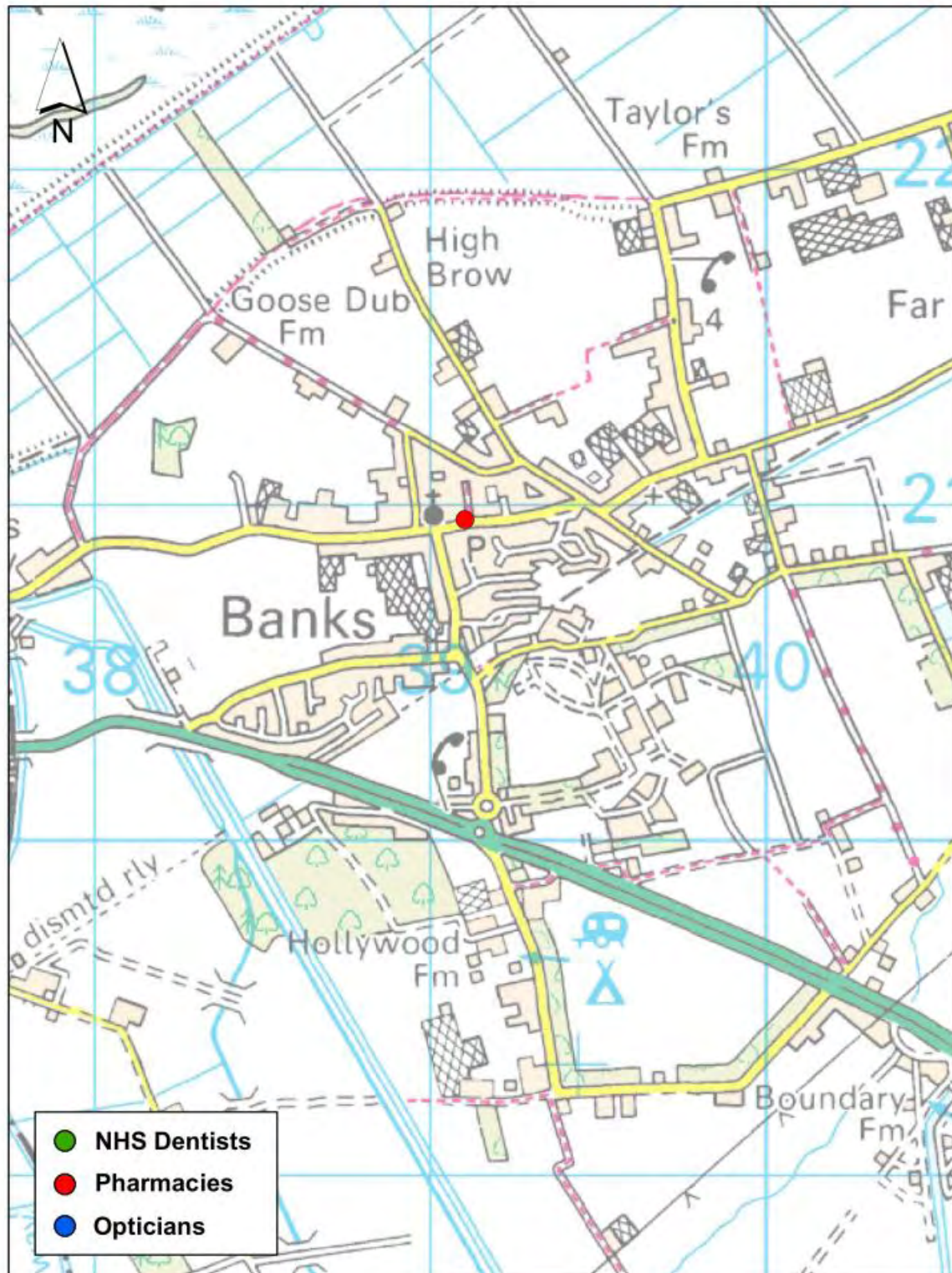




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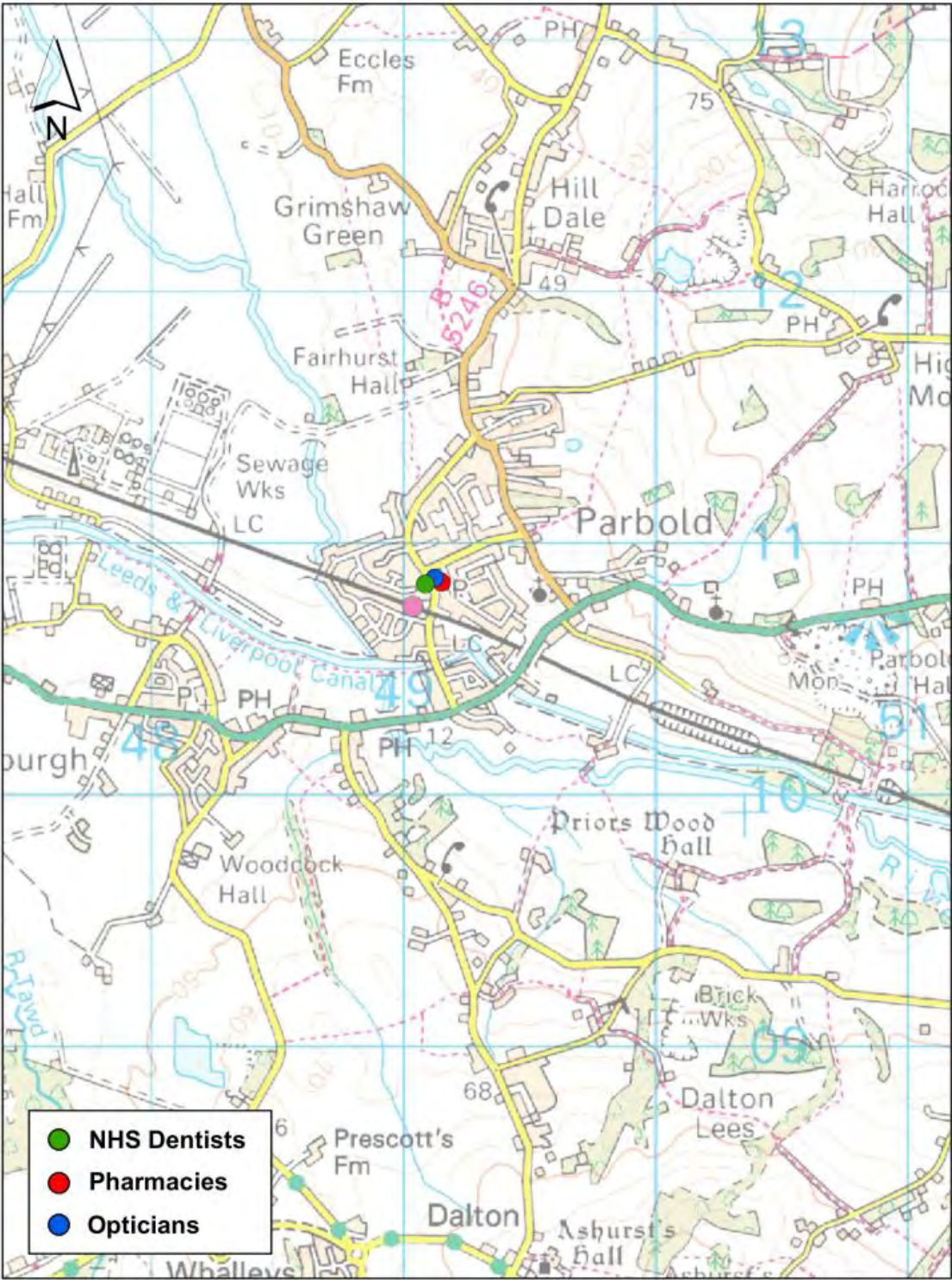
Map D.9 Supporting Health Facilities Rufford



1:15,000

Map D.10 Supporting Health Facilities Banks

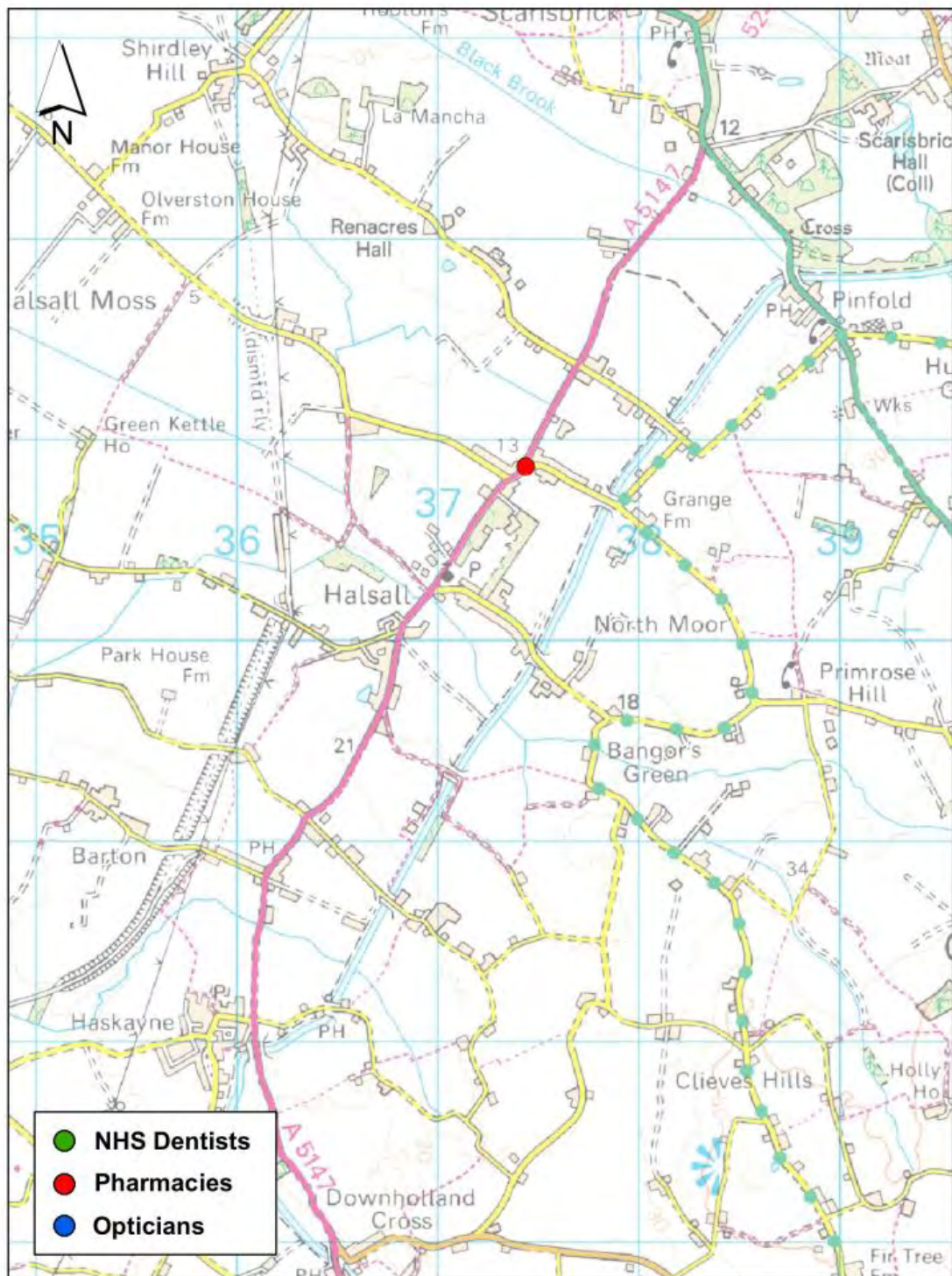




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Map D.11 Supporting Health Facilities Parbold



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Map D.12 Supporting Health Facilities Halsall













**AGENDA ITEM: 9**

**EXECUTIVE OVERVIEW &  
SCRUTINY COMMITTEE:  
1 December 2011**

**PLANNING COMMITTEE:  
8 December 2011**

**CABINET: 14 December 2011**

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**Report of: Borough Planner**

**Relevant Managing Director: Transformation**

**Relevant Portfolio Holder: Councillor M Forshaw**

**Contact for further information: Mr P Richards (Extn. 5046)  
(E-mail: [peter.richards@westlancs.gov.uk](mailto:peter.richards@westlancs.gov.uk))**

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**SUBJECT: CORE STRATEGY PREFERRED OPTIONS (CSPO) - CONSULTATION  
RESPONSES**

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Wards affected: Borough wide

**1.0 PURPOSE OF THE REPORT**

- 1.1 To recommend the proposed response of the Council to each representation received during the Core Strategy Preferred Options (CSPO) consultation period in May / June 2011 for approval by Cabinet.

**2.0 RECOMMENDATIONS TO EXECUTIVE OVERVIEW & SCRUTINY  
COMMITTEE**

- 2.1 That the content of this report be considered and that agreed comments be referred to Cabinet for consideration.

**3.0 RECOMMENDATIONS TO PLANNING COMMITTEE**

- 3.1 That the content of this report be considered and that agreed comments be referred to Cabinet for consideration.

## **4.0 RECOMMENDATIONS TO CABINET**

- 4.1 That Cabinet take note of the representations received during the CSPO consultation in May / June 2011 and, subject to consideration of the comments of the LDF Cabinet Working Group, Executive Overview & Scrutiny Committee and Planning Committee, approve the proposed response of the Council to each representation received as set out in Appendix 1 of this report.
- 4.2 That Call In is not appropriate for this item as the report has been submitted to Executive Overview & Scrutiny Committee on 1 December 2011.
- 

## **5.0 BACKGROUND**

- 5.1 The Core Strategy Preferred Options Paper (CSPO) was consulted upon for a period of 6 weeks from the 12<sup>th</sup> May to the 24<sup>th</sup> June 2011. Consultation was undertaken through a variety of methods, including written representations, surveys, exhibitions and forums. Events were well publicised through a leaflet delivered to all households in the Borough, press notices, press releases, information on the Council website, Twitter feeds, a Facebook page, business cards and mail-outs. In addition, the LDF team involved local schools and met with housing developers, local businesses and some selected groups representing those who are most directly affected by Edge Hill University.
- 5.2 It was important that a wide catchment of opinions and comments were received in order to inform preparation of the Core Strategy and the engagement methods used through the CSPO consultation were designed to maximise interest and involvement.
- 5.3 The consultation exercise invited comments on 17 policies, as well as the options for development on Green Belt. The options for development on Green Belt were:
- Preferred Option 1 – A Strategic Development Site at Yew Tree Farm, Burscough (Burscough option)
  - Preferred Option 2 – Dispersing Green Belt development around several sites at Burscough, Ormskirk and Banks (Dispersal option)
  - Non-Preferred Option – A Strategic Development Site at St Helens Road / Alty's Lane, Ormskirk (Ormskirk option)

## **6.0 CURRENT POSITION**

- 6.1 Following the close of the consultation, officers have prepared a Feedback Report on the results of the consultation exercise, a copy of which is available in the Members' Library. These results have influenced the changes to draft policy incorporated in the preparation of the Local Plan Preferred Options document

and will form part of the evidence base for the Local Plan. A summary of this feedback is provided in this report.

- 6.2 Given the number of representations received, the Feedback report is designed to summarise comments and provide an overview of the general consensus. The full range of comments can be viewed through the Council's website portal (<http://westlancs.limehouse.co.uk/portal/planning/>).
- 6.3 A formal Council response to each individual representation has been prepared and they propose actual changes to draft policy that have been reflected in the Local Plan Preferred Options document. The proposed Council response to each individual representation can be seen in Appendix 1.

## **7.0 RESULTS OF THE CONSULTATION**

- 7.1 Over 749 written representations were received from 362 respondents, from a wide range of sectors including public and professional. A further 224 completed a general survey and many more attended the forums, exhibitions and business breakfast meetings.
- 7.2 It should be acknowledged, however, that whilst all the events showed a very positive response to the consultation exercise, it is still acknowledged that those who attended represented views from a small cross-section of West Lancashire's community and will not necessarily represent the views of the wider population of West Lancashire. Whilst these results provide a useful part of collective consultation results, they need to be viewed in line with all other necessary considerations.
- 7.3 Throughout all events and the comments received, focus was primarily on the options for Green Belt release, rather than the policies of the Core Strategy. This was anticipated due to strong feelings and interest over the protection of Green Belt.
- 7.4 Green Belt release was widely opposed by respondents. Inevitably, there were differences of opinion based on the geographical area representations came from. Most objections were received from people living adjacent to each site affected by an option for Green Belt release, who considered that they would be detrimentally affected by any development, and so often supported one of the other options or simply objected to Green Belt release.
- 7.5 However, it was also recognised that development is needed in the Borough and some respondents supported the release of Green Belt in the right location if it delivered significant benefit to a particular town or the Borough in general. Overall, there was general support for all other policies in the CSPO.

### The Over-arching Spatial Strategy

- 7.6 The vast majority of comments and representations received related to the over-arching spatial strategy, including proposals for strategic sites and Green Belt release.

- 7.7 All the options for Green Belt release gained little support (19 representations in support of the Burscough option, 8 for the Dispersal option and 15 for the Ormskirk option) and both the Burscough option (144) and the Ormskirk option (91) received far more objections. 13 representations also objected to the Dispersal option.
- 7.8 However, as stated above, these results need to be considered in the knowledge that the vast majority of objections to each option were made by residents living in the immediate vicinity of the sites proposed for Green Belt release.
- 7.9 On matters other than Green Belt release, the majority of respondents felt that Skelmersdale was the most suitable location to place the majority of development and would help support regeneration of the town and there was also wide support for the key service centres of the Borough accommodating much of the remaining development requirements as they are the most sustainable.
- 7.10 However, it was strongly felt that the target for residential development in Skelmersdale in the CSPO is too high and is subsequently undeliverable. It was suggested that levels should be reduced in Skelmersdale and increased in the other key settlements.
- 7.11 It was also requested that the Council clarify that the target of 4,500 houses until 2027 should be considered a minimum figure, in accordance with national and regional planning policy.
- 7.12 A review of the disaggregation of the housing target between settlements was therefore requested, along with further detail on how the Core Strategy can be delivered and its timescales and phasing. It was considered essential for there to be a supply of genuinely deliverable housing sites from the plan's inception for the Core Strategy to be considered sound.
- 7.13 More flexible approaches were recommended so that the Core Strategy can adapt to changing requirements. Respondents emphasised the need for the Core Strategy to be flexible and adaptable to change and raised concerns that a reliance on particular sites, which then prove difficult to deliver, could have serious implications. To this end, some representations requested that a more comprehensive and detailed "Plan B" be prepared.
- 7.14 Infrastructure was also raised as a significant concern and central to the delivery of the Core Strategy. It was repeatedly stated that problems of infrastructure need resolving prior to, or through, new development, not afterwards. In the general survey, roads and public transport routes were voted the highest priorities for improvements. This was supported through the wider consensus of opinion at forums and exhibitions, along with support for improvements to utilities infrastructure.

### Economic Policies

- 7.15 Representations were received requesting greater flexibility for the redevelopment of older employment sites, which aligns with the Government's Growth Agenda, and more mixed-use developments were encouraged.
- 7.16 There was support for the expansion of Edge Hill University, but it was felt by many that this should preferably not be on Green Belt land and should be carefully judged against the actual needs of the University. Once again, however, levels of support or objection varied according to residential area. Far more people living in Burscough were in support of Edge Hill's expansion than those living in Ormskirk. Resistance to the University's expansion stemmed from loss of town character and problems with traffic and increased student numbers. However, others felt that its contribution to the local economy and employment and the potential for addressing existing issues were important reasons to support development at Edge Hill.

#### Housing Policies

- 7.17 Concerns were expressed about the requirement for Lifetime Homes Standard on all new dwellings and suggestions were made about improving the requirement for elderly accommodation as part of residential development proposals.
- 7.18 Comments were received regarding the changing debate on brownfield versus greenfield land and how this affects our proposals for prioritising brownfield development over greenfield and the timing of the release of Green Belt for development.
- 7.19 Some representations felt that the potential for a constraint policy being implemented, as proposed in Policy CS7, is at odds with the Growth Agenda and should be removed entirely.
- 7.20 Concerns were also expressed that the affordable housing policy is too strict because the threshold is too low and the percentage of affordable housing required is too high.
- 7.21 There was support for the provision of more affordable or retirement dwellings on small sites, according to local need and there was also wide support for a restraint on Housing of Multiple Occupancy (HMO's) and students living in residential areas within Ormskirk.
- 7.22 On Policy CS10, it was suggested that criteria for assessing what is a suitable site for Gypsy & Travellers and Travelling Showpeople should be included as well as broad locations.

#### Infrastructure & Services Policies

- 7.23 It was suggested that Policy CS11 should refer more to other town centre uses, not just retail, that Policy CS13 should place more importance on broadband provision and that Policy CS14 should be amended to reflect the Community Infrastructure Levy (CIL) and wider infrastructure types

## Environment & Climate Change Policies

- 7.24 Several representations suggested that Policy CS15 should be reviewed in light of latest evidence and guidance, but the overall policy direction was widely supported.

### **8.0 NEXT STEPS**

- 8.1 The results of the CSPO consultation have been used to refine and prepare the policies that now form part of the Local Plan Preferred Options document. The Council's formal response to each individual representation received during the CSPO consultation must be made public so that respondents can see how their comments have been considered. Therefore, the detailed responses to each individual representation are included in Appendix 1 for approval by Cabinet and, should they be approved, will be made available on the Council's website.

### **9.0 SUSTAINABILITY IMPLICATIONS / COMMUNITY STRATEGY**

- 9.1 The CSPO was prepared in conjunction with a Sustainability Appraisal (SA), undertaken by consultants URS / Scott Wilson, which evaluated the potential economic, social and environmental sustainability implications of the Core Strategy. The SA was published at the same time as the CSPO and the public were able to submit comments on the SA as well throughout the consultation period.
- 9.2 All the comments received through the CSPO will be acknowledged and incorporated into the refinement of policies for the Local Plan. A further Sustainability Appraisal will be prepared alongside the Local Plan Preferred Options document to ensure that changes made to the document do not have any adverse impacts on sustainability and this will be made available for consultation alongside the Local Plan Preferred Options document.
- 9.3 Progressing the Local Plan should, in turn, help progress the implementation of key aspects of the Sustainable Community Strategy (SCS).

### **8.0 FINANCIAL AND RESOURCE IMPLICATIONS**

- 8.1 The volume of response received has had some impact on staff time due to the analysis of comments. Some comments have also required further work and investigation into the feasibility of selected policies, for example, comments on the deliverability of infrastructure improvements will need to be further explored with utility and service providers.

### **9.0 RISK ASSESSMENT**

- 9.1 PPS12 requires the evidence base to contain two elements: research and fact findings and the participation of the local community and stakeholders. A failure to consult correctly could possibly lead to the Local Plan being found 'unsound'. The results of this consultation exercise will be used to demonstrate that decisions within the Local Plan process are backed up by evidence.
- 
- 

### **Background Documents**

The following background documents (as defined in Section 100D (5) of the Local Government Act 1972) have been relied on to a material extent in preparing this Report.

<u>Date</u>	<u>Document</u>
-------------	-----------------

September 2011	Core Strategy Preferred Options Consultation – Feedback Report
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### **Equality Impact Assessment**

There is a significant direct impact on members of the public, employees, elected members and / or stakeholders. Therefore, an Equality Impact Assessment is required. A formal equality impact assessment is attached as an Appendix to this report, the results of which have been taken into account in the Recommendations contained within this report

### **Appendices**

1. The Core Strategy Preferred Options Consultation Responses
2. Equality Impact Assessment
3. Minute of LDF Cabinet Working Group – 29 November 2011
4. Minute of Executive Overview & Scrutiny Committee – 1 December 2011 (Planning Committee and Cabinet only)
5. Minute of Planning Committee – 8 December 2011 (Cabinet only)



## **Appendix 1**

### **The Core Strategy Preferred Options Consultation Responses**

Given the number of representations received during the Core Strategy Preferred Options consultation period, this appendix has been provided separately. It is available on the Council's website (COINS) and a paper copy made available in the Members' Library.

Appendix 1 sets out a summary of the representation received, the officer response to the representation and the officer recommendation for any action proposed in response to the representation.

## Appendix 2

### Equality Impact Assessment - process for services, policies, projects and strategies

1.	<p>Using information that you have gathered from service monitoring, surveys, consultation, and other sources such as anecdotal information fed back by members of staff, in your opinion, could your service / policy / strategy / decision (including decisions to cut or change a service or policy) disadvantage, or have a potentially disproportionately negative effect on, any of the following groups of people:</p> <p><i>People of different ages – including young and older people</i>  <i>People with a disability;</i>  <i>People of different races / ethnicities / nationalities;</i>  <i>Men;</i>  <i>Women;</i>  <i>People of different religions / beliefs;</i>  <i>People of different sexual orientations;</i>  <i>People who are or have identified as transgender;</i>  <i>People who are married or in a civil partnership;</i>  <i>Women who are pregnant or on maternity leave or men whose partners are pregnant or on maternity leave;</i>  <i>People living in areas of deprivation or who are financially disadvantaged.</i></p>	No
2.	What sources of information have you used to come to this decision?	The Local Development Framework Evidence Base
3.	How have you tried to involve people / groups in developing your service / policy / strategy or in making your decision (including decisions to cut or change a service or policy)?	Decision is directly related to a consultation exercise and the methods used in for this exercise are described in the report
4.	<p>Could your service / policy / strategy or decision (including decisions to cut or change a service or policy) help or hamper our ability to meet our duties under the Equality Act 2010? Duties are to:</p> <p><i>Eliminate discrimination, harassment and victimisation;</i>  <i>Advance equality of opportunity (removing or minimising disadvantage, meeting the needs of people);</i>  <i>Foster good relations between people who share a protected characteristic and those who do not share it.</i></p>	Help – an improved Local Plan document will seek to deliver development and infrastructure improvements that benefit all and endeavour to support a more equal society
5.	What actions will you take to address any issues raised in your answers above	N/A



## Core Strategy Consultation 2011: Summary of Representations and Responses

cspo-1	Mrs Shirley O'Hara	
Plan Ref	- Preface	Object
Summary	Objection to broad areas of plans, including housing and provision of facilities.(S)	
Response	<p>3,000 new homes are targeted for Skelmersdale for several reasons, including the need to generate investment in the town to support regeneration proposals for the town and the fact that as the Borough's largest town it has most key services and these will be improved the proposals for the town centre (Policy CS2). In addition, there is land available in Skelmersdale for new development, whereas much of the rest of the Borough has limited land available within towns and villages and so even more development would need to be provided in the Green Belt than is currently proposed in the Core Strategy if development was diverted from Skelmersdale to areas such as Ormskirk and Burscough. Based on discussions with the PCT, they have no plans to change current hospital service provision in the Borough in light of the Core Strategy's proposals. The Core Strategy supports the provision of a range of new facilities and infrastructure in Skelmersdale and the town centre proposals (Policy CS2) set out these improvements, including a new bus station, new retail and leisure facilities and improvements to the Tawd Valley for recreation. The Core Strategy also supports a new rail link for Skelmersdale (Policy CS12) but this is not something the Council can deliver and there may be difficulties gaining funding for such a proposal. Policy CS8 on affordable housing sets out that 20% of housing in developments of 15 or more dwellings in Skelmersdale will be affordable (including social housing), with this figure reduced to 10% within the town centre area. The affordable housing which is to be social housing will be managed by Registered Social Landlords. The Core Strategy is a key document in helping to deliver the Vision for West Lancashire as set out in the Sustainable Community Strategy, and is setting a coherent spatial strategy for development across the Borough. It will replace the Local Plan adopted in 2006 under the old planning system. In relation to Skelmersdale specifically, the proposals within the Core Strategy builds upon the plans already put forward in the masterplan for the town centre. While the delivery of this masterplan has been delayed due to the current economic climate, the Council is confident it can still be delivered, with the proposed slight modifications in Policy CS2, within the Core Strategy period.</p>	
Recommendation	No Action Required	
cspo-12	Mr R E Twiss	
Plan Ref	- Preface	Object
Summary	Opposed to the release of green belt and concerned about the impact on traffic in Ormskirk and Burscough. (S)	
Response	<p>Green Belt and impact on countryside and agricultural land - there is insufficient land within existing towns and villages that is suitable for new development, therefore a small portion of Green Belt will be needed to meet development needs. Any development on Green Belt will need to be designed in such a way as to minimise any impact on the countryside beyond it. While the loss of agricultural land is never ideal, the preferred options have been selected because much of the land involved in these options is not the highest quality agricultural land. Traffic Impacts - the Council are aware of the potential impacts of proposals on the highway network and traffic levels and are undertaking ongoing work to better understand this. Any new development will be required to do all it can to mitigate for traffic impacts that it creates and measures will be needed to prevent rat-running. The Council will also support strategic improvements to the highway network (e.g. Ormskirk Bypass) if funding can be found and will support improvements to public transport to encourage people to use this rather than the car. Edge Hill University - Policy CS6 provides a policy to manage any expansion of the University if expansion is required during the Core Strategy period. Any expansion will also need to address issues of traffic, car parking and student accommodation associated with the University. Employment land - comments noted</p>	
Recommendation	No Action Required	
cspo-13	Ms June Iddon	
Plan Ref	- Preface	Object
Summary	Green belt and agricultural land should not be used for development, but rather to encourage agriculture. Future homes should only be allowed in built up areas and should be in accordance with need. (S)	
Response	<p>Agricultural land - The Council acknowledges the importance of agriculture in West Lancs and indeed promotes it through Policy CS5. However, in order to meet development needs, a very small percentage will have to be developed. The quality of the agricultural land will be one aspect that informs the decision on which option is brought forward in the next stage of the plan. Built-up area vs Green Belt - all suitable land for development within the built-up areas of existing settlements will be developed over the Core Strategy period, still leaving a deficit which would need delivering on Green Belt in order to meet development needs. Affordable and under-occupied housing - there is a serious shortage of affordable housing in West Lancs and so the Core Strategy (Policy CS8) seeks to deliver more affordable housing and in all parts of the Borough. Changing household trends have influenced the need for new housing and the Council are aware of the issue of under-occupation. By providing more high quality accommodation for the elderly, it is hoped that this will release more existing family housing onto the market for purchase or rent by families who will fully occupy the property.</p>	
Recommendation	Amend residential and affordable housing development policies to include a requirement that 20% of units in developments of 15 units or more be designed specifically for the elderly.	

cspo-163	Mrs Elizabeth-Anne Broad		
Plan Ref	- Preface		Observations
Summary	There should be no Green Belt release in Parbold and more general development should also be limited. (S)		
Response	Comments noted. There are no plans to release Green Belt in the Parbold area for housing. The residential development policy allows for infill and garden development, as this source of housing land supply helps minimise the need for Green Belt release. However, such development would only be permitted if it satisfies a number of criteria, and close attention is paid to the amenity of neighbours.		
Recommendation	No further action.		
cspo-194	Mr Brian Sheasby	Principal Planning Review and Planning Contributions Officer Lancashire County	
Plan Ref	- Preface		Observations
Summary	That Smithy Farm, Broad Lane, Downholland be designated for residential development as part of the Borough Council's strategy to provide housing and residential development sites to meet the Borough's needs for the period of the plan. (S)		
Response	Comments noted regarding the site, which was also submitted by LCC in the West Lancashire SHLAA. However, it is not the function of the Core Strategy to designate individual small sites. The comments on this site are more suited to the Site Allocations DPD.		
Recommendation	No further action.		
cspo-198	Mrs Stephanie Hopkin		
Plan Ref	- Preface		Object
Summary	Is the consultation process correct (and legal)? Do people need more time / information? Can we sustain a development of this size? (S) Let's be smarter with our proposals and minimise greenbelt decimation.		
Response	It is considered that the consultation material has made clear that views are being sought on the Ormskirk option, and that this is the Council's non-preferred option. Comments regarding Ormskirk have been noted.		
Recommendation	No further action.		
cspo-199	Mrs Anne-Sophie Bonton	planning officer Lancashire County Council	
Plan Ref	- Preface		Observations
Summary	It is felt that much more importance should be made to broadband, both its significance and more importantly how improved telecoms can be realised across the whole borough. There are several references to pre-2010 General Election policy and no references to new policy of the Coalition Government. This should be updated and Local Enterprise Partnerships referred to. (S)		
Response	The National Planning Policy Framework emphasises that advanced, high quality communications infrastructure is essential for economic growth and that the development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services. An overview of the provision of digital infrastructure is set out within the Infrastructure Delivery Plan. Comments regarding the wider National Framework are noted and when the next stage of the Core Strategy is prepared it will be updated to reflect the current and most up to date Government policy. At this stage a preferred option was not known to the Council and it was important whilst we continue to work on the evidence base to inform the final document, to engage the public and Elected Members in this selection process.		
Recommendation	Included as a requirement in the local infrastructure policy, all development to make provision for communications / digital infrastructure. Update the document to include the most up-to-date government policy. At the next stage of consultation indicate a		
cspo-20	Mr John Doug		
Plan Ref	- Preface		Object
Summary	I consider all the proposals made by West Lancs for the LDF to be totally unnecessary and out of character for Ormskirk. (S)		
Response	Views Noted		
Recommendation	No Action Required		
cspo-234	Paul Cotterill		
Plan Ref	- Preface		Observations
Summary	Comments on various aspects of the LDF, including the view that the document should be re-written and consulted upon again, given its serious flaws. (S)		
Response	The representation has been split and is dealt with in the appropriate sections of the document.		
Recommendation	No action required.		

cspo-266	Anne-Sophie Bonton	Planning Officer Lancashire County Council - Strategic Planning Group	
Plan Ref	-	Preface	Object
Summary	Summary of comments made individually elsewhere only.		
Response	All comments have been addressed individually at the relevant consultation point within the document.		
Recommendation	No action required		
cspo-322	Ms Diana Jolly		
Plan Ref	-	Preface	Object
Summary	I request the Borough Council Cabinet extend the Consultation Plans with all three options available on an on an equal footing. Thus allowing all residents to have their say. (F)		
Response	The Ormskirk option, albeit Non-Preferred by the council is included in all promotional material for the consultation and the Core Strategy itself. Thus encouraging the public to make representations and have their say regarding the Ormskirk Option.		
Recommendation	No action required.		
cspo-490	Mr B Howard	Clerk of the Council Newburgh Parish Council	
Plan Ref	-	Preface	Observations
Summary	There is little mention of the implications of schools in the document. There are concerns about the impact of large residential developments and potential for change in the availability of customary choices, based on established relationships with particular schools.		
Response	The LDF team has been working with a wide variety of stakeholders when drafting the Core Strategy. This has included discussions with education providers and an assessment of where school provision is weaker. On this basis, site specific aspirations set out within the Core Strategy, such as those areas for Green Belt release, have had regard for capacity within schools and identified where further provision is needed. As the remainder of the Core Strategy is more general, it sets broad aims of the plan only. Policy CS13 deals with ensuring that local social and community services (including education) are in place to meet development proposals. Further details will be provided in other LDF documents.		
Recommendation	No action.		
cspo-542	Mrs Margaret Wiltshire	Planning Volunteer, Treasurer CPRE (West Lancs Group)	
Plan Ref	-	Preface	Observations
Summary	The Core Strategy Document should be updated to include changes at the regional level and also adapt to LTP3- the County's Strategy for Lancashire, which is currently replacing LTP2. (s)		
Response	Comments Noted with reference to updating document to include LTP3 and LEP's. However at the time publication LTP3 had not been published and the Lancashire LEP had not been finalised		
Recommendation	Update the document to including reference to LTP3 and LEP's within Appendix C.		
cspo-6	Neil Ainsworth		
Plan Ref	-	Preface	Support with conditions
Summary	Agree with broad principles of development, with particular support for Ormskirk non-preferred option. However, strongly opposes Green Belt development (S).		
Response	Support for non-preferred option noted. While the Council are reluctant to consider development on Green Belt themselves, there is not enough land for new development within existing towns and villages in the Borough to accommodate the need for new housing and employment to 2027. Therefore, the Council are having to consider development on a small portion of Green Belt to meet these needs. In addition, in order to deliver improvements such as a Sports Village (in the case of the non-preferred option), other development, particularly housing, is required to fund those improvements. Without contributions from new development, improvements to facilities such as Sports Clubs are unlikely to be delivered.		
Recommendation	No Action Required		
cspo-640	Skelmersdale Limited Partnership		
Plan Ref	-	Preface	Observations
Summary	The representations we are submitting to the Core Strategy take account of national planning policy guidance within PPS1, PPS4 and PPS12 and the Regional Spatial Strategy for the North West (RSS) which, among other things include an underlying requirement to protect existing centres and ensure their vitality and viability.		
Response	Comments noted		
Recommendation	No action required		

cspo-677	Jason and Marcus Bleasdale		
Plan Ref	-	Preface	Observations
Summary	Jason and Marcus Bleasdale own Little Moor Hall Farm, a 25.38 hectare (62.72 acre) parcel of land situated south of Parrs Lane in Aughton, which they wish to bring forward for a high-quality residential-led mixed-use development as part of an urban extension to the established settlement of Aughton. Any development proposal for Little Moor Hall Farm could also potentially incorporate some additional land located adjacent to the site, north of Parrs Lane		
Response	Comments noted		
Recommendation	No action required		
cspo-86	Mr Ian Yates		
Plan Ref	-	Preface	Observations
Summary	I am opposed to Option 3 (the "non-preferred option") as put forward in the leaflet distributed by the Borough Council. Green Belt release should only take place in exceptional circumstances, and where there is a direct social benefit to the adjacent community. RSS housing figures should be reviewed and revised.		
Response	Comments regarding the options and Green Belt are noted. It is agreed that development densities should be "sensible". There is likely to be a policy on density in a forthcoming Development Management Policies document. With regard to housing figures, following a Court of Appeal ruling in May 2011, the intention to abolish RSS cannot be taken into account when Councils are considering the adoption of new Development Plan Documents such as Core Strategies, until such time as a Strategic Environmental Assessment of RSS abolition has been concluded. Thus the Council is obliged to use the 300 dwellings per annum housing requirement at present in the Core Strategy.		
Recommendation	No action required.		
cspo-94	Mrs Carolyn Cross	Clerk to the Council Wroughton Parish Council	
Plan Ref	-	Preface	Observations
Summary	The Core Strategy should contain policies to improve bridleway and multi-purpose rights of way for use by horse riders, cyclists and disabled users. The Green Belt should be preserved except in extreme circumstances. (S)		
Response	Comments noted. Bridleways will be specifically mentioned in an appropriate part of the Plan Transport and Green Infrastructure		
Recommendation	Additional reference to bridleways will be added to CS 12 Enabling Sustainable Transport and CS16 Preserving and Enhancing Green Infrastructure & Biodiversity to creating multi-use pathways.		
cspo-31	Mr Tony McAteer	McAteer Associates Ltd	
Plan Ref	Chapter 1	Introduction	Observations
Summary	Disappointing that after setting the evidence and background to the need for elderly accommodation (Chapters 1-3), the only reference to housing for the elderly thereafter is a small section in Policy CS7. (S)		
Response	The Core Strategy makes clear, as stated by the Objector, that providing for the accommodation needs of an ageing population is an important issue. The Core Strategy generally avoids detailed policies, but provides the 'hook' for the basis of detailed policies in other LDF documents. The evidence base at present does not indicate what proportion of housing developments should be elderly persons' accommodation, and the appropriate amount is likely to vary on a case-by-case basis. 2008-based Household Projections have been investigated, and a requirement that 20% of units in developments of 5 units or more be designed specifically for the elderly is now proposed for the new emerging residential development policy.		
Recommendation	Policy CS7 Residential Development to be amended to include a requirement that 20% of homes in the development of 15 units or more be designed specifically for the elderly.		
cspo-72	The Coal Authority		
Plan Ref	Chapter 1	Introduction	Observations
Summary	The Coal Authority is keen to ensure that coal resources are not unduly sterilised by new development. In instances where this may be the case, The Coal Authority would be seeking prior extraction of the coal. The West Lancashire area has been subjected to coal mining which will have left a legacy. Whilst most past mining is generally benign in nature potential public safety and stability problems can be triggered and uncovered by development activities. It is important that new development delivered through the Local Development Framework, recognises the problems and how they can be positively addressed. (S)		
Response	Comments noted. The Council is aware that there are issues in certain areas relating to past mining and the possible existence of coal deposits, and that these need to be taken into account when considering the amount of development that can be assigned to each area, and to the allocation of specific sites. The Council will consult /is consulting with the Coal Authority at all stages, including this Preferred Options stage, and importantly, when considering the allocation of specific sites, as well as when assessing planning applications. (Consultation with The Coal Authority has already taken place with regard to specific sites proposed for allocation in the next stage of the Plan's preparation.)		
Recommendation	No change to Plan itself, but maintain ongoing consultation as the Plan is progressed.		



cspo-73	The Coal Authority		
Plan Ref	Chapter 1	Introduction	Support with conditions
Summary	The Core Strategy needs to set out how the Lancashire Minerals and Waste DPD needs to be taken into account in West Lancashire. New wording for inclusion in the introduction proposed. (S)		
Response	Comments noted. It is agreed that the Core Strategy needs to specify how it takes account of the Lancashire Minerals and Waste DPD, and thus consideration will be given to inserting the suggested wording (or very similar) into the Core Strategy.		
Recommendation	Add wording suggested by Coal Authority to the Core Strategy's introduction: "Lancashire County Council has responsibility for identifying sites and policies for Minerals and Waste Development in the County. Therefore Minerals and Waste Issues are not covered"		
cspo-102	Mr Steven Hopkin		
Plan Ref	1.1	The West Lancashire Local Development Framework	Object
Summary	NO to 4,500 homes NO to building on green belt NO to 600 Houses in Ormskirk as this would be disastrous for Character of town, green belt, traffic congestion, pollution to name but a few NO more expansion to Edge Hill university, especially on green belt. The monster that is Edge Hill needs taming. WLDC to be strong against the likes of greedy businessmen like Ormskirk2027 and Edge Hill University Finally, as Councillor Martin Forshaw says, "West Lancashire has a wonderful mix of vibrant towns and picturesque villages, and boasts some of the most beautiful countryside in the UK." Quite right. Thank you Councillor Forshaw. LET'S KEEP IT THIS WAY!		
Response	Comments noted. With regard to specific points raised: 1. Housing needs figures take account not only of birth rates, but a range of factors including changes in family profiles (e.g. more divorces), single person households, migration, etc. The Council considers 300 dwellings per annum is appropriate for West Lancashire. In any case, the Council is currently legally obliged to use the Regional Spatial Strategy figure of 300 dwellings per annum. 2. It is agreed that wherever possible, the rural character of West Lancashire should be maintained. However, not being able to accommodate the whole of the Borough's housing need in suitable non-Green Belt sites means that Green Belt has to be considered. 3. Problems associated with Burscough option noted. 4. Comments on Dispersal option noted. 5. Comments regarding non-preferred option noted. 6. Skelmersdale is considered the appropriate place for the majority of the Borough's new housing given its range of services and the capacity of its infrastructure to accommodate new development. 7. Comments regarding Edge Hill University noted. Unfortunately, it is not possible to meet all the University's building requirements within the current campus area, hence the need for more land. The Council is aware of the impacts associated with the University. 8. Comments on affordable housing noted, although it is considered that the Objector misunderstands what constitutes affordable housing. 9. Comments regarding the consultation events and voting forums noted.		
Recommendation	No further action.		
cspo-189	Mrs EA Broad	Parish Clerk Lathom South Parish Council	
Plan Ref	1.1	The West Lancashire Local Development Framework	Observations
Summary	Consultation period is too short (S)		
Response	Comments noted. It is considered that six weeks is an adequate amount of time to read and comment on documents. This consultation is beyond the requirements of government plan-making Regulations. Whilst Sefton and Knowsley had longer consultation periods, unlike West Lancashire they did not carry out "Options" consultation (2009 in West Lancs). The Sefton and Knowsley periods also span the holiday season (July /August).		
Recommendation	No further action		
cspo-348	Mr Robert W. Pickavance		
Plan Ref	1.1	The West Lancashire Local Development Framework	Observations
Summary	1.1.5: I would like our site (adjacent to New Road, Rufford) to be included in the DPD and the DMP and I am willing to discuss the site to ensure it is in-keeping with the developments in the surrounding area.(F)		
Response	Comments noted		
Recommendation	No action required		
cspo-710	Mr Greg Mitten	West Lancs Council for Voluntary Services	
Plan Ref	1.2	Preparing the Core Strategy	Observations
Summary	The consultation has been well carried out but could be improved by posting leaflets by royal mail rather than in free papers. Also by having more one to one meeting with community groups. When developing the selected preferred option, issues to be addressed include ensuring the development of access to services including transport links, the targeting of employment and skills opportunities, particularly in deprived areas and encouraging entrepreneurial activity including business start-up (S)		
Response	Comments noted with reference to the consultation process. With regards to access to services including transport links the Core Strategy seeks to encourage economic growth across the Borough and in particular to support the regeneration of Skelmersdale.		
Recommendation	No Further Action		

cspo-99	Mr David W Cheetham		
Plan Ref	1.3	Technical Assessments of the Core Strategy	Observations
Summary	Report does not consider health impacts of some areas of the Core Strategy. (S)		
Response	Comments noted. The Core Strategy does not address site allocations and instead provides broad areas of search. Consequently, the HIA cannot specifically address issues raised in this comment. However, comments will be acknowledged and investigated in later stages of the LDF.		
Recommendation	Additional investigation will be done with regard to the HIA in future stages of the Core Strategy.		
cspo-200	Mrs Anne-Sophie Bonton	Planning Officer	
Plan Ref	Chapter 2	Spatial Portrait and Key Issues for West Lancashire	Observations
Summary	Support for recognising a different approach to Skelmersdale compared to the rest of the Borough. More emphasis could be made on the need for better transport links to and from Skelmersdale. (S)		
Response	Comments noted relating to the lack of accessible public transport in Skelmersdale. Reference in the document to the Bypass is caveated with a statement to confirm that probability of this being delivered is low.		
Recommendation	Additional wording to make reference to the internal transport network within Skelmersdale and also transport links with Liverpool will be added.		
cspo-324	Mr Roger Clayton		
Plan Ref	Chapter 2	Spatial Portrait and Key Issues for West Lancashire	Observations
Summary	Boundary of Lathom Parish needs amending on Fig 2.2 (S)		
Response	The Council acknowledges that the Blaguegate Lane and Firwood Road area are identified as falling within the parish of Lathom South. However, the Core Strategy must identify functional spatial areas, for the purpose of the document the area identified as Skelmersdale includes these areas and must be identified as one spatial entity.		
Recommendation	No action.		
cspo-371	Ms Kathleen M Prince		
Plan Ref	Chapter 2	Spatial Portrait and Key Issues for West Lancashire	Observations
Summary	The only conclusion which can be drawn is that development must be confined to non flood-risk areas. (s)		
Response	If any new development is to go ahead in Banks, it will be directed to areas outside of flood risk areas as a priority and in accordance with the PPS25 sequential test.		
Recommendation	No action.		
cspo-374	Ms Kathleen M Prince		
Plan Ref	Chapter 2	Spatial Portrait and Key Issues for West Lancashire	Observations
Summary	Concerns over the number and type of housing proposed in the Core Strategy - would like to see more low occupation density housing suitable for an ageing population.		
Response	The dispersal and nature of new housing development is something that has been given and will continue to be given a great deal of attention in order that supply meets demand within the Borough.		
Recommendation	No action.		
cspo-395		Wirral to Wyre Team Natural England	
Plan Ref	Chapter 2	Spatial Portrait and Key Issues for West Lancashire	Observations
Summary	Natural England would like more detail on the key issues .		
Response	Comments noted.		
Recommendation	Minor changes to be made within the document to reflect these comments.		
cspo-422	Ms Judith Nelson	English Heritage	
Plan Ref	Chapter 2	Spatial Portrait and Key Issues for West Lancashire	Observations
Summary	The spatial portrait for West Lancashire highlights the importance of the historic environment and the Vision identifies the need to retain local character and conserve heritage assets. I suggest, however, that the Vision could be extended to cover investment in and enhancement of historic places, including the public realm. The Borough has a number of heritage assets at risk and I am surprised that this and the need for investment in the historic environment is not included as a Key Issue. (s)		
Response	Comments noted.		
Recommendation	No change. The Vision provides an overview. The policies provide more details on how this can be achieved.		

cspo-432	Mr Andrew Thorley	Strategic Land Manager Taylor Wimpey UK Ltd	
Plan Ref	Chapter 2	Spatial Portrait and Key Issues for West Lancashire	Observations
Summary	Spatial portrait should refer to the role that housing can play in boosting employment and supporting the local economy. (S)		
Response	Comments noted.		
Recommendation	No change.		
cspo-450	Mr Roger Bell		
Plan Ref	Chapter 2	Spatial Portrait and Key Issues for West Lancashire	Observations
Summary	data inaccuracies in relation to West Lancashire residents travel to work patterns in spatial portrait. (s)		
Response	Comments noted.		
Recommendation	Data inaccuracies checked and corrected.		
cspo-51		Church Commissioners For England	
Plan Ref	Chapter 2	Spatial Portrait and Key Issues for West Lancashire	Observations
Summary	The importance of small scale development should be acknowledged and supported in rural settlements and in locations with good access to services and facilities. (S)		
Response	Comments noted. It is agreed that an appropriate amount of development should be permitted in rural areas with a reasonable number of facilities and services. The Core Strategy allows for residential development in the Western Parishes area.		
Recommendation	No action.		
cspo-517	Mr Alan Hubbard	Land Use Planning Adviser The National Trust	
Plan Ref	Chapter 2	Spatial Portrait and Key Issues for West Lancashire	Observations
Summary	Key features section for Rufford should make specific reference to Rufford Old Hall. (S)		
Response	Comments noted.		
Recommendation	Change made.		
cspo-532	Hesketh Estate		
Plan Ref	Chapter 2	Spatial Portrait and Key Issues for West Lancashire	Support
Summary	Aughton forms a vital part of the second largest population in the Borough and we consider it to be an important key service centre.		
Response	Comments noted.		
Recommendation	No action.		
cspo-737	Crompton property developments		
Plan Ref	David Crompton	Spatial Portrait and Key Issues for West Lancashire	Observations
Summary	Various observations on the Spatial Portrait. (s)		
Response	Comments Noted		
Recommendation	Minor amendments addressed.		
cspo-139	Mr Philip Carter	Planning Liaison Officer Environment Agency	
Plan Ref	2.1	A Spatial Portrait of West Lancashire	Object
Summary	If Option B is selected a Level 2 SFRA would be required (S)		
Response	Comments Noted		
Recommendation	Comment acknowledged. A Stage 2 SFRA report is currently being prepared.		

cspo-165	Mr Martyn Coy	Planner British Waterways	
Plan Ref	2.1	A Spatial Portrait of West Lancashire	Object
Summary	The Millenium Ribble Link should be recognised within the Spatial Portrait. This connects the Lancaster Canal to the Leeds and Liverpool Canal and the wider inland waterway network. (S)		
Response	Comments noted. The diagram at Fig. 2.2 shows the Rufford Branch of the Canal joining the River Douglas at Tarleton, which is a correct representation of reality (Tarleton Lock). This is not considered to need amendment. In terms of recognising the Ribble Link, the following phrase can be added to the end of the sentence at Line 5: "... and branches off northwards towards the Lancaster Canal via the Ribble Link."		
Recommendation	The following has been added to the end of the third sentence (line 5) of paragraph 2.1.6 "... and branches off northwards towards the Lancaster Canal via the Ribble Link".		
cspo-190	Mrs EA Broad	Parish Clerk Lathom South Parish Council	
Plan Ref	2.1	A Spatial Portrait of West Lancashire	Object
Summary	Under the description of a spatial portrait of West Lancashire, Blaguegate Lane and Firwood Road been grouped into Skelmersdale without acknowledging the area of Lathom at all. This area must be recorded in this document as Lathom. (S)		
Response	The Council recognises the results of the 2005 Local Plan Inquiry, and the boundaries of Lathom South Parish. However, the land was safeguarded in the Local Plan with the intention of meeting Skelmersdale's development needs, if necessary, in the longer-term. If this land were to be developed, the development would count towards Skelmersdale's totals, and the resulting urban land would for all intents and purposes form part of the Skelmersdale Urban Area, notwithstanding the Parish boundary.		
Recommendation	No change.		
cspo-217	Mr Shaun Taylor	Planning Associate Director G L Hearn Property Consultants	
Plan Ref	2.1	A Spatial Portrait of West Lancashire	Object
Summary	The Spatial Portrait should mention market housing and links between supply, green belt release and delivery of affordable housing.		
Response	The Spatial Portrait contains a section on housing (paragraphs 2.1.11 - 2.1.12) which, whilst it does not include the word 'market', does refer to owner-occupied housing. It is recognised that the housing requirement (the majority of which will be market housing) results in the need for Green Belt release, and links to delivery of affordable housing and economic growth, but it is not considered necessary to list this as a Key Issue in the Spatial Portrait.		
Recommendation	No change.		
cspo-219	Mr D Rimmer		
Plan Ref	2.1	A Spatial Portrait of West Lancashire	Observations
Summary	Development in Bank should not be discarded on flood risk alone. There may be suitable sites. Transport (HGV) movements are likely to increase in settlements. The agricultural sector should be supported throughout the document. Questions the strength of Skelmersdales housing market to support 3000 new homes.		
Response	The Core Strategy does not discount Banks for development based on flood risk and even identifies some land to the south of the settlement as a possible area of search within Option 2 which was presented to the public during this consultation exercise. Comments noted regarding transport and HGV'S. Farm diversification is encouraged within Policy CS5. Focusing economic development around Skelmersdale is the necessary approach in order for the Council to begin to tackle some of the deprivation issues associated with Skelmersdale.		
Recommendation	No action required.		
cspo-284	Mrs Jo Robison	Associate Smiths Gore	
Plan Ref	2.1	A Spatial Portrait of West Lancashire	Support
Summary	Support the reference to Aughton as a single town, amalgamated with Ormskirk (s)		
Response	Comments noted		
Recommendation	No action required		
cspo-349	Mr Robert W. Pickavance		
Plan Ref	2.1	A Spatial Portrait of West Lancashire	Support
Summary	I fully support this point, Rufford has excellent transport links, North, South, East and West and also has an excellent rail service. (F)		
Response	Acknowledged		
Recommendation	No action.		

cspo-468	Mr Marcus Bleasdale	Bleasdale Investments Ltd	
Plan Ref	2.1	A Spatial Portrait of West Lancashire	Object
Summary	Aughton should be recognised as a potential self-sustaining settlement in its own right, and not a single settlement with Ormskirk. (S)		
Response	Given the scale and nature of Aughton, it clearly forms part of the Ormskirk urban area. To state otherwise may open the area up to more development and we need to ensure that development of a suitable scale is directed to such locations.		
Recommendation	No action.		
cspo-509	Mr Alan Hubbard	Land Use Planning Adviser The National Trust	
Plan Ref	2.1	A Spatial Portrait of West Lancashire	Support with conditions
Summary	Support for identification of Rufford Old Hall as a major tourism attraction, however it should be recognised as a key heritage asset in West Lancashire within para 2.1.8. (S)		
Response	Comments noted.		
Recommendation	Amendment made as suggested.		
cspo-549	Mrs Margaret Wiltshire	Planning Volunteer, Treasurer CPRE (West Lancs Group)	
Plan Ref	2.1	A Spatial Portrait of West Lancashire	Observations
Summary	2.1.31 Are not the bus-routes worth some mention here?		
Response	Although Bus routes are not specifically mentioned in relation to Ormskirk and Aughton under 2.1.31 they are mentioned under section 2.1.19 which looks at public transport on a borough level.		
Recommendation	No Further Action		
cspo-650	Mr Simon Artiss	Planning Manager Bellway Homes Ltd	
Plan Ref	2.1	A Spatial Portrait of West Lancashire	Observations
Summary	Para 2.1.31 - usefully acknowledges that Ormskirk has the second largest population in the Borough and provides a full range of facilities whilst also confirming that the present probability of a bypass being provided remains low. The Paragraph also records how important the Town is in terms of employment, including the Council, hospital and Edge Hill University. Ormskirk is therefore clearly a sustainable location for new development, along with Skelmersdale (even without a train station) and Burscough, being the other 2 major settlements		
Response	Comments Noted		
Recommendation	No Further Action Required		
cspo-678	Jason and Marcus Bleasdale		
Plan Ref	2.1	A Spatial Portrait of West Lancashire	Observations
Summary	Consider that Aughton has the potential to flourish as a self-sustaining settlement in its own right. The Little Moor Hall Farm site provides a significant opportunity to improve the current offer of facilities within Aughton and help achieve this vision for example by adding to the local retail and service offer and through the provision of new community services, as part of a wider residential-led redevelopment of the site. (s)		
Response	Comments Noted		
Recommendation	No Further Action		
cspo-433	Mr Andrew Thorley	Strategic Land Manager Taylor Wimpey UK Ltd	
Plan Ref	2.2	Key Issues in West Lancashire	Observations
Summary	Taylor Wimpey UK Limited considers that the "Affordable Housing"™ Key Issues in West Lancashire Table (p.23) fails to mention the need to ensure that the provision of affordable housing is also viable and based on an up-to-date SHMA and Viability Study and this should be reflected in the revised document. (F)		
Response	Comments noted.		
Recommendation	No change. Accepted that SHMA and Viability Study are necessary evidence base for affordable housing and does not need to be explicitly stated.		
cspo-470	Mr Marcus Bleasdale	Bleasdale Investments Ltd	
Plan Ref	2.2	Key Issues in West Lancashire	Observations
Summary	Concern regarding the expansion of Edge Hill University and impact on the town. Welcome acknowledgement that tightly defined Green Belt limits options for future development. (S)		
Response	Comments noted.		
Recommendation	No action.		

cspo-523	Mr Alan Hubbard	Land Use Planning Adviser The National Trust	
Plan Ref	2.2	Key Issues in West Lancashire	Observations
Summary	It is surprising that environmental issues do not figure more prominently in the Key Issues section. (S)		
Response	Comments noted - agricultural land and Green Belt are identified as key issues within the Borough within the key issues section. There are also many other non-environmental issues which need to be addressed and it is considered that the level of detail in this list is appropriate. However, it may be useful to add heritage to this list.		
Recommendation	Reference to heritage assets added.		
cspo-679	Jason and Marcus Bleasdale		
Plan Ref	2.2	Key Issues in West Lancashire	Observations
Summary	Edge Hill University's desire to expand is identified as one of the key issues in West Lancashire. Jason and Marcus Bleasdale wish to register their concern about the potential adverse effects that any expansion of the university might have on the character of the historic market town of Ormskirk. The Green Belt is identified as one of the other key issues in West Lancashire. Jason and Marcus Bleasdale welcome the Council's acknowledgement that the tightly defined Green Belt boundaries that currently exist within the Borough limit the options available for future development.		
Response	Comments Noted		
Recommendation	No Further Action		
cspo-81	Mrs MARIA RIDING		
Plan Ref	2.2	Key Issues in West Lancashire	Object
Summary	Object to Burscough option and development in Banks. Development should be located close to the motorway at Ormskirk or Bickerstaffe. (S)		
Response	Comments noted. One reason why Burscough was chosen and not Scarisbrick or Haskayne is the good level of facilities and services in Burscough, plus its good public transport links. The same reasoning would preclude land in Bickerstaffe.		
Recommendation	No action.		
cspo-83	Mr Ian Yates		
Plan Ref	2.2	Key Issues in West Lancashire	Observations
Summary	The impact Edge Hill has on the local community of Ormskirk needs to be better accounted for. (S)		
Response	Comments noted		
Recommendation	No change.		
cspo-141	Mr Philip Carter	Planning Liaison Officer Environment Agency	
Plan Ref	Chapter 3	A Vision for West Lancashire 2027 and the Spatial & Strategic Objectives	Object
Summary	Wording in the vision regarding flood risk and mitigation is inappropriate and should be changed to reflect National Policy Guidance		
Response	Comments noted. Wording will be amended for next drafting of the document.		
Recommendation	Wording amended as per EA objections.		
cspo-325	Mr Roger Clayton		
Plan Ref	Chapter 3	A Vision for West Lancashire 2027 and the Spatial & Strategic Objectives	Object
Summary	Reference to RSS is probably out of date and unnecessary. Target for BfL inconsistent with earlier sections of document. (S)		
Response	Acknowledged. RSS still to be considered at this stage.		
Recommendation	No action required.		
cspo-423	Ms Judith Nelson	English Heritage	
Plan Ref	Chapter 3	A Vision for West Lancashire 2027 and the Spatial & Strategic Objectives	Observations
Summary	Objective 7 This objective covers the protection of heritage assets. PPS5 sets out the Government's aim for the 'conservation' of the historic environment and heritage assets where well-managed change which sustains significance and heritage interest is acceptable. You may wish to consider substituting conservation for protection in the document.		
Response	Comments noted.		
Recommendation	Replaced 'protect' with 'conserve' in relation to Heritage Assets within Objective 7.		

cspo-435	Mr Andrew Thorley	Strategic Land Manager Taylor Wimpey UK Ltd	
Plan Ref	Chapter 3	A Vision for West Lancashire 2027 and the Spatial & Strategic Objectives	Object
Summary	The importance of Ormskirk/Aughton should be given greater emphasis in the Vision. Reference to the need for use of Green Belt should be identified in Objective 5. Object to aspirations for carbon neutral development under Objective 8. (S)		
Response	Comments noted. Ormskirk /Aughton is given adequate importance in the Vision and there are many areas of the Borough which must be considered. It is not considered necessary to add reference to the Green Belt within Objective 5 as the emphasis is on developing brownfield land first. The need for Green Belt land is addressed later in the document and is not a major objective of the Core Strategy. In relation to Objective 8, we proposed changing the wording to 'low carbon technology'.		
Recommendation	Objective 8 amended to read 'low carbon technology' instead of 'carbon neutral technology'.		
cspo-473	Mr Marcus Bleasdale	Bleasdale Investments Ltd	
Plan Ref	Chapter 3	A Vision for West Lancashire 2027 and the Spatial & Strategic Objectives	Support with conditions
Summary	Support intention to secure the long-term stability of Ormskirk/Aughton, but suggest that Aughton is treated as a single settlement in planning terms. Concern about traffic problems associated with Edge Hill. (S)		
Response	Comments noted. It is considered inappropriate to treat Aughton as a single settlement given its links and dependence upon the wider Ormskirk urban area. It is important to maintain this rather than allowing Aughton to expand into a larger settlement in its own right, which may have significant impact on the surrounding Green Belt. Comments on traffic issues also noted.		
Recommendation	No action.		
cspo-704	Ms Rose Freeman	Planning Assistant The Theatres Trust	
Plan Ref	Chapter 3	A Vision for West Lancashire 2027 and the Spatial & Strategic Objectives	Object
Summary	A Vision This is still too long with too much detail – it should prioritise the Objectives with the detail being in the policies’ text.		
Response	Comments Noted		
Recommendation	No Further Action. The Vision has been reduced to only include information considered necessary.		
cspo-738	Crompton property developments		
Plan Ref	David Crompton	A Vision for West Lancashire 2027 and the Spatial & Strategic Objectives	Observations
Summary	Various observations on the Vision and Objectives. (s)		
Response	Comments Noted		
Recommendation	No change.		
cspo-107	Mrs Jackie Liptrott		
Plan Ref	3.1	A Vision for West Lancashire 2027	Observations
Summary	Core Strategy needs to be revisited as it is unsound due to timescales (S)		
Response	It is agreed that the Core Strategy must be shown to be deliverable. Work is ongoing with those bodies who would deliver the Plan to ensure that its content is achievable (e.g. United Utilities, other infrastructure providers, developers, etc.). For a plan looking 15 years into the future, and being prepared in uncertain economic times, it is not possible to set out every timetable in detail. Instead, a pragmatic view needs to be taken. The Council considers the draft Core Strategy, along with its evidence base (including such documents as an Infrastructure Delivery Plan, currently under preparation) will provide the required information to demonstrate it is deliverable and meet the tests of soundness. Comments received from "delivery bodies" during this consultation are being given careful consideration, and where necessary, the draft Plan will be amended. There is a "Plan B" in the Core Strategy, which provides an alternative course of action should the Plan not be delivered in the anticipated way. This is being refined in the light of consultation comments and other evidence being received.		
Recommendation	No specific action in response to this objection, but obviously it is necessary to show the Core Strategy is deliverable, setting out what will be done by whom and when.		
cspo-140	Mr Philip Carter	Planning Liaison Officer Environment Agency	
Plan Ref	3.1	A Vision for West Lancashire 2027	Support
Summary	Support for the Council's approach to utilities provision (S).		
Response	Noted		
Recommendation	No action required		



cspo-168	Mr Martyn Coy	Planner British Waterways	
Plan Ref	3.1	A Vision for West Lancashire 2027	Support with conditions
Summary	Vision should make specific reference to the Leeds-Liverpool Canal. (S)		
Response	It is considered that the word "waterways" includes the Leeds-Liverpool Canal, and that to add the Canal specifically to paragraph 5 of the Vision is not necessary. As stated by the Objector, the Canal is mentioned specifically in paragraph 18 of the Vision.		
Recommendation	No change.		
cspo-218	Mr Shaun Taylor	Planning Associate Director G L Hearn Property Consultants	
Plan Ref	3.1	A Vision for West Lancashire 2027	Observations
Summary	Further consideration needs to be given to decisions surrounding growth including when and where this takes place. (s)		
Response	Comments noted however further work on developing the Core Strategy, in terms of delivery is still underway in order to ensure the Submission Core Strategy is a "sound" document.		
Recommendation	No action required		
cspo-220	Mr D Rimmer		
Plan Ref	3.1	A Vision for West Lancashire 2027	Support with conditions
Summary	Vision needs to be realistic and achievable. (s)		
Response	We are aware of the risks associated with deliverability of development in Skelmersdale based on consultation feedback and historic development completion rates. In response to this a review has been carried out to ensure the appropriate balance of development is spread across the Borough to ensure housing delivery is not jeopardised but that the focus remains on Skelmersdale to support regeneration.		
Recommendation	A review of housing targets and spread to ensure growth needs are met has been undertaken.		
cspo-396		Wirral to Wyre Team Natural England	
Plan Ref	3.1	A Vision for West Lancashire 2027	Observations
Summary	Natural England wants to see aspirational Visions that strongly promote the importance of the natural environment and its conservation and enhancement.		
Response	Comments noted.		
Recommendation	The word 'important' has been replaced before 'biodiversity' in the third paragraph on page 27.		
cspo-510	Mr Keith Keeley		
Plan Ref	3.1	A Vision for West Lancashire 2027	Object
Summary	Without reference to an IDP the deliverability of the proposals cannot be guaranteed (s)		
Response	The Vision is a statement of where the Council wish to see the Borough being in 2027, as it relates to spatial planning. Therefore, the quote referenced is stating an aim that the Council will seek to achieve through the Core Strategy. The Council are aware an IDP is necessary to inform this and the wider document, and this will be provided alongside the Publication Draft Version of the Core Strategy, as per PPS12. A draft IDP is not required during Regulation 25 public consultation, which the CSPO consultation is a part of. The Council acknowledges that it will not always be easy to find solutions for infrastructure constraints in many parts of the Borough, and this will ultimately inform any decision on where development will be targeted in the Borough.		
Recommendation	No Action Required		
cspo-530	Mr Alan Hubbard	Land Use Planning Adviser The National Trust	
Plan Ref	3.1	A Vision for West Lancashire 2027	Support
Summary	The National Trust supports the proposed Vision and welcomes the new paragraph addressing climate change. (F)		
Response	Comment noted.		
Recommendation	No action.		

cspo-653	Mr Simon Artiss	Planning Manager Bellway Homes Ltd	
Plan Ref	3.1	A Vision for West Lancashire 2027	Observations
Summary	A vision for West Lancashire (Para 3.1) - given the options for growth set out later in the Core Strategy (CS), including the urban expansion of Ormskirk and Burscough, we question the appropriateness of the term 'long term stability' in reference to these settlements, whereas for Skelemdale the appropriate reference is for sustainable growth. To avoid potential misunderstanding, we consider the phrase 'sustainable growth' to apply to all 3 of these towns. The subsequent supporting text needs to reflect this.		
Response	Comments Noted.		
Recommendation	Wording amended as suggested.		
cspo-680	Jason and Marcus Bleasdale		
Plan Ref	3.1	A Vision for West Lancashire 2027	Support
Summary	Jason and Marcus Bleasdale also support the Council's intention to take major steps to secure the long-term stability of Ormskirk/Aughton as part of the Vision for West Lancashire of 2027 but as mentioned previously, consider that Aughton should be treated as a single settlement in planning terms.		
Response	Comments Noted		
Recommendation	No Further Action		
cspo-142	Mr Philip Carter	Planning Liaison Officer Environment Agency	
Plan Ref	3.2	Spatial & Strategic Objectives	Support
Summary	Support for Strategic Objectives (S)		
Response	Comments noted		
Recommendation	No action required		
cspo-221	Mr Shaun Taylor	Planning Associate Director G L Hearn Property Consultants	
Plan Ref	3.2	Spatial & Strategic Objectives	Object
Summary	Objective 5 needs to be re-written, to be SMART, by taking account of delivery issues with PDL sites. (S)		
Response	It is accepted that some brownfield sites will be difficult to deliver, especially in the short term /current economic climate. Wording has been amended in recognition of this fact.		
Recommendation	Wording of Objective 5 amended. (See also Rep 534.)		
cspo-229	Mr D Rimmer		
Plan Ref	3.2	Spatial & Strategic Objectives	Support with conditions
Summary	Sites should be allowed to be developed providing it can be proved safe from flooding. (s)		
Response	PPS25 sets out the correct approach to planning for development at the strategic level and this must be reflected locally. However, where there are cases when flood mitigation measures can be used to help deliver a site for wider benefits then this may be evidenced through a planning application setting out specific parameters of the development.		
Recommendation	No action required.		
cspo-248	Mr Francis Williams	member Ormskirk Friends of the Earth	
Plan Ref	3.2	Spatial & Strategic Objectives	Object
Summary	The figure that is proposed of 300 new homes per annum we believe it is excessive. (S)		
Response	At the time of considering this objection, the Council is legally obliged to use the RSS figure, 300 dwellings per annum. Even if this were not the case, it is considered that 300 dwellings per annum is the most appropriate figure for West Lancashire, based on the evidence underpinning the RSS, and also taking into account the latest household projections, plus the 'RSS deficit', (the number of housing completions in West Lancashire from 2003-11 compared with the RSS requirement).		
Recommendation	No change.		
cspo-387	North West Skelmersdale Owners		
Plan Ref	3.2	Spatial & Strategic Objectives	Support
Summary	Many of the specific objectives are laudable, specifically objective 9 relating to Skelmersdale is supported.		
Response	Comments noted.		
Recommendation	No action.		

cspo-398	Wirral to Wyre Team Natural England		
Plan Ref	3.2	Spatial & Strategic Objectives	Observations
Summary	The strategic objectives form the link between the high level vision and the detailed strategy. They should expand the vision into the key specific issues for the area which need to be addressed, and how that will be achieved within the timescale of the core strategy. We are satisfied with the list of Objectives cited.		
Response	Comments noted.		
Recommendation	No action.		
cspo-475	Mr Marcus Bleasdale	Bleasdale Investments Ltd	
Plan Ref	3.2	Spatial & Strategic Objectives	Support with conditions
Summary	Objective 5 should be revised to acknowledge it will be necessary to release some Green Belt land within the Borough in order to meet the specified development targets. (S)		
Response	Releasing Green Belt is not a major objective of the Core Strategy and therefore it is unnecessary to include this within objective 5. Implications for the Green Belt are dealt with elsewhere in the document.		
Recommendation	No action.		
cspo-534	Hesketh Estate		
Plan Ref	3.2	Spatial & Strategic Objectives	Support with conditions
Summary	Too much emphasis on delivering housing on brownfield sites. This should be caveated with the need for it to be deliverable and viable. Other sites should then be considered in order to deliver housing targets. (S)		
Response	Preference for brownfield development is in line with national policy. It is agreed that viability is an important consideration, and this will be taken into account, e.g. when considering affordable housing contributions. Whilst the suggested wording is correct in principle, and is borne out elsewhere in the Core Strategy, it is not considered necessary to add to this objective. The objectives set out what is intended to be achieved, rather than what would be done if the first choice plan of action is not possible.		
Recommendation	Objective 5 amended in line with the Objector's wording: "The priority will be to deliver these on brownfield sites where the sites are available, deliverable and viable." (Noted that the response to the Objector states that it is not considered necessary)		
cspo-544	Mr Alan Hubbard	Land Use Planning Adviser The National Trust	
Plan Ref	3.2	Spatial & Strategic Objectives	Support with conditions
Summary	Objective 7 would benefit from a specific reference to the wider settings within which heritage assets site. Suggested wording included. (S)		
Response	Comments Noted. Alternative wording added.		
Recommendation	Wording changed.		
cspo-642	Skelmersdale Limited Partnership		
Plan Ref	3.2	Spatial & Strategic Objectives	Support
Summary	SLP supports the recognition given, in Objective 6 of the Core Strategy, of the importance of ensuring the vitality and viability of the Borough's town centres. The explanatory text for this objective, and that for Objective 9, also underlines the importance of regenerating Skelmersdale town centre both for the benefit of the town itself and for the Borough as a whole. These statements are supported but SLP is concerned that the policy approach set out in the Core Strategy will not achieve these fundamental objectives. (s)		
Response	Comments Noted.		
Recommendation	No Further Action		
cspo-649	Ms Judith Nelson	English Heritage	
Plan Ref	3.2	Spatial & Strategic Objectives	Support with conditions
Summary	Recommendations for some change in wording (S)		
Response	Comments Noted and slight changes made to wording.		
Recommendation	Wording amended in light of this, and other comments received.		

cspo-655	Mr Simon Artiss	Planning Manager Bellway Homes Ltd	
Plan Ref	3.2	Spatial & Strategic Objectives	Observations
Summary	The 300 dwellings per year target must be the very minimum and a higher figure would greatly assist in the delivery of more affordable homes, identified as a considerable need and political priority. We would therefore support a higher minimum, especially in light of the emerging national planning agenda (S).		
Response	Comments noted. The backlog against RSS requirements from 2003 onwards is being taken into account in housing land supply calculations.		
Recommendation	Consideration given to comments regarding housing delivery backlog		
cspo-681	Jason and Marcus Bleasdale		
Plan Ref	3.2	Spatial & Strategic Objectives	Observations
Summary	It explains that these new homes will be concentrated on brownfield sites, where available, in the major urban areas where services and transport facilities are greatest. Jason and Marcus Bleasdale consider that this objective should be revised to acknowledge it will be necessary to release some Green Belt land within the Borough in order to meet the specified development targets.		
Response	Comments Noted		
Recommendation	Consideration given to acknowledge that it may be necessary to release some Green Belt within the Borough in order to meet the specified development targets. This is covered through the planning policies. No change to the objectives.		
cspo-705	Ms Rose Freeman	Planning Assistant The Theatres Trust	
Plan Ref	3.2	Spatial & Strategic Objectives	Support
Summary	We support Objective 3 which includes the provision of social and cultural facilities but suggest that the Glossary (should you decide to have one) or accompanying text for Policy CS13 could include a description of such facilities for clarity		
Response	Comments Noted		
Recommendation	No Further action. Policy CS13 does make reference to local social and community services and facilities.		
cspo-277	Mr Alexis De Pol		
Plan Ref	Chapter 4	An Overview of the Core Strategy Preferred Options	Object
Summary	Too much housing directed to the main settlements when some of the more rural settlements have many sustainable features and should take more development. (S)		
Response	Comments regarding the comparison of DS4 land with Green Belt land noted. In terms of infrastructure in the northern parishes, other than Rufford, all other villages are accessible only by bus so there is no opportunity for supporting the local rail network in order to secure enhanced services. Furthermore, the highway network into Tarleton and Hesketh Bank is largely dependant upon a one road in one road out arrangement which is already very busy at peak times. Improvement of this arrangement would not be easily achievable and therefore further significant development would be difficult to support from a highways point of view. Finally, in terms of utility infrastructure, due to the flat topography of the northern parishes, both waste and clean water must be pumped. The capacity of this pumping system is now limited and there are no plans for upgrading the system within United Utilities' spending plans. United Utilities have confirmed that they could not guarantee to provide a good standard of service to this area if significant development was to continue. Issues which may arise as a result of system failure include surface water flooding and low water pressure. The Council acknowledges that significant waste water issues also impact on Ormskirk, Burscough and some of the surrounding areas and is committed to working with United Utilities to support a bid for funds to create a solution to this issue. The reality of the situation is that funding for both issues is unlikely and therefore a solution to support the 2 main service centres within the Borough outside of Skelmersdale must be paramount.		
Recommendation	No Action Required		
cspo-368	Alan Syder		
Plan Ref	Chapter 4	An Overview of the Core Strategy Preferred Options	Observations
Summary	The level of development require is questionable and green belt land should only be released once all brownfield sites have been used. Further expansion of Edge Hill University should be carefully considered.		
Response	1) Housing targets are developed using population projections, past un-met need as a result of market conditions and household projections which takes account of the number of occupants in dwellings. 2) The Council agrees that the Green Belt should be used as a last resort after all land within the urban settlement areas has been used. 3) The Core Strategy sets out that the overwhelming need to meet housing and employment targets in order to support economic growth and meet housing needs is an exceptional circumstance. Furthermore, the requirement for Green Belt land equates to 0.26% of the significant amount of Green Belt land (over 91% of the Borough) that is designated within the Borough. 4) Sustainable development is central to the Core Strategy and Policy CS1. 5) The Core Strategy and in particular Policy CS7 prioritises Brownfield land over Green Belt. 6) Comments noted. 7) The purpose of managed expansion at Edge Hill is to assist in tackling many of the issues associated with the university including the delivery of on-site student accommodation in order to reduce the pressure on the housing stock of Ormskirk.		
Recommendation	No action required.		

cspo-41	Redrow Homes		
Plan Ref	Chapter 4	An Overview of the Core Strategy Preferred Options	Object
Summary	Green Belt land should not be released unless all non-Green Belt options have been considered first. 4.3.3: It is an oversimplification to say DS4 release is equivalent to Green Belt release. Some DS4 land may be suitable for development, and would not have insurmountable infrastructure constraints. The benefits of the Dispersal Option should be more clearly stated, given this involves 100 fewer dwellings on Green Belt land. More than 100 dwellings could be accommodated on non-Green Belt sites in Banks. (S)		
Response	Paragraph 4.2.4 makes clear that Green Belt has been considered only because of a lack of available and deliverable land within settlements. Green Belt development is only proposed for release as a "last resort", given the lack of suitable available and viable non-Green Belt sites ("suitable" encompassing such considerations as infrastructure, drainage, sustainability, deliverability, etc). It is considered that the sentence in paragraph 4.3.3 is justified as a generalisation, although it is accepted that there may be individual sites that are exceptions to this generalisation. The paragraph states that "large amounts of development" could not be considered there - not that "no development" could be considered. With regard to infrastructure: the general constraints in the Northern Parishes (drainage, traffic congestion, flood risk) apply to all sites, and whilst a particular site may be deliverable, its development would exacerbate overall infrastructure difficulties for the area. It is agreed that the Core Strategy could have listed a benefit of the Dispersal Option as being 100 fewer dwellings in the Green Belt. Should the Dispersal option ultimately be selected as the preferred one, this point can be clarified.		
Recommendation	No Action Required		
cspo-424	Ms Judith Nelson	English Heritage	
Plan Ref	Chapter 4	An Overview of the Core Strategy Preferred Options	Observations
Summary	Figure 4.2 – Area of Search Ormskirk The grade II* Bath Lodge, Dark Lane lies adjacent to the area of search, it is essential that the setting of this building is assessed and safeguarded if proposals are developed for this site. (f)		
Response	comments noted		
Recommendation	No Action Required		
cspo-447	Mr Roger Bell		
Plan Ref	Chapter 4	An Overview of the Core Strategy Preferred Options	Observations
Summary	The major development in Skelmersdale is essential to the success of that town. But the need for much improved rail service must be met. Of the additional options, the "Burscough Option"™ is clearly the preferred option. Although there are major issues that must be addressed, it is the only one that provides the opportunity to make a major improvement. Objects to dispersal and non-preferred options (s)		
Response	comments noted		
Recommendation	no action required		
cspo-476	Mr RA Barnish	Ormskirk & Dist Community Council	
Plan Ref	Chapter 4	An Overview of the Core Strategy Preferred Options	Support with conditions
Summary	Supports Burscough and Dispersal option, objects to non-preferred (Ormskirk) option and extension at Edge Hill University		
Response	Comments noted		
Recommendation	No Action required		
cspo-48			
Plan Ref	Chapter 4	An Overview of the Core Strategy Preferred Options	Object
Summary	The option of releasing large tracts of Green Belt land is questioned, when smaller less controversial areas could be released in appropriate locations across the Borough. It is considered that the Council should review their options and include an option that would allow the review of the Green Belt boundaries around the Key Service Centres. (S)		
Response	Agreed in principle, but the Council has already considered such an approach, and most sites / areas (primarily in the Northern Parishes) are subject to significant constraints, in particular in terms of infrastructure. If any suitable sites exist, they can indeed be allocated in a Site Allocations DPD, but SHLAA, etc. data indicates that Green Belt release will be necessary on top of such non-Green Belt allocations. Any Green Belt release would need to be identified either through a strategic site changing the Green Belt boundary or through the identification of broad areas of search within which the Site Allocations DPD would select sites and amend the Green Belt boundary.		
Recommendation	No Action Required		
cspo-498	Mrs D Payne		
Plan Ref	Chapter 4	An Overview of the Core Strategy Preferred Options	Support
Summary	Preferred option is option 2 dispersal: Lessen the impact of too much development in one place and allow more residents to stay local, and less Green Belt intrusion. (f)		
Response	Comments noted		
Recommendation	No Action		

cspo-508	Mrs Pauline Whelan		
Plan Ref	Chapter 4	An Overview of the Core Strategy Preferred Options	Object
Summary	Concerned with the loss of green belt and agricultural land, ruining the approach into Ormskirk and allowing Edge Hill University to expand.		
Response	comments noted		
Recommendation	no action		
cspo-513	Mr Frank Whelan		
Plan Ref	Chapter 4	An Overview of the Core Strategy Preferred Options	Object
Summary	Concerned with traffic problems in Ormskirk as a result of any proposed development.		
Response	comments noted		
Recommendation	no action		
cspo-551	Mrs Margaret Wiltshire	Planning Volunteer, Treasurer CPRE (West Lancs Group)	
Plan Ref	Chapter 4	An Overview of the Core Strategy Preferred Options	Observations
Summary	Concerned over the scale of development- will all the houses become occupied? Preferred option is Burscough but draining issues must be resolved. Edge Hill University must expand on the area it already has and then can expand into green belt providing it is kept as small as possible.		
Response	The target of 3000 homes is a target the Council felt was deliverable. However, having considered the response on this matter during public consultation, the figures will be reviewed. Comments regarding the Burscough Strategic site noted. Any development in Burscough would go hand in hand with the infrastructure delivery plan which would seek to address the waste water situation. Comments regarding Edge Hill noted		
Recommendation	Reduce housing target for Skelmersdale due to concerns over deliverability given the current and fore-seeable economic climate.		
cspo-566	Mr Alan Hubbard	Land Use Planning Adviser The National Trust	
Plan Ref	Chapter 4	An Overview of the Core Strategy Preferred Options	Observations
Summary	New development should bring with it new or enhanced provision of nature conservation resources. (S)		
Response	Protecting the natural environment is a theme running through the entire Core Strategy although it may not be specifically mentioned in every policy. In addition, the Core Strategy has a specific Policy (CS16) on Preserving and Enhancing Green Infrastructure and Biodiversity which does seek to protect biodiversity and habitat and ensure that, where new development does have an environmental impact, this is mitigated as far as is possible.		
Recommendation	No further action required		
cspo-629	Robert J. & K. ADA Travis		
Plan Ref	Chapter 4	An Overview of the Core Strategy Preferred Options	Support
Summary	Ormskirk has a bigger capacity to cope with increased development, compared to Burscough and Banks.		
Response	Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development		
Recommendation	No action required		
cspo-690	Michael J Horsfall		
Plan Ref	Chapter 4	An Overview of the Core Strategy Preferred Options	Object
Summary	Development would have severe negative impact upon already over-burdened volume of traffic generated by Edge Hill University. The land supports purpose of green belt to prevent urban sprawl between Aughton and Ormskirk. Additionally, I object to the inclusion of the 3 acre field on Ruff Lane [in this proposal] and any development upon it. It has been already ruled against at appeal and I agree with the Inspector's decision.		
Response	Comments noted		
Recommendation	No further action required		

cspo-691	Barbara Horsfall		
Plan Ref	Chapter 4	An Overview of the Core Strategy Preferred Options	Object
Summary	Development would have severe negative impact upon already over-burdened volume of traffic generated by Edge Hill University. The land supports purpose of green belt to prevent urban sprawl between Aughton and Ormskirk. Additionally, I object to the inclusion of the 3 acre field on Ruff Lane [in this proposal] and any development upon it. It has been already ruled against at appeal and I agree with the Inspector's decision.		
Response	Comments noted		
Recommendation	No further action required		
cspo-692	Phil Southern		
Plan Ref	Chapter 4	An Overview of the Core Strategy Preferred Options	Object
Summary	I have lived in the Aughton and Ormskirk area all of my life and to keep encroaching into the countryside erodes both the agricultural land and destroys what makes the area a great place to live. I continue to live in the area because it offers a good balance of houses versus countryside. One only has to walk or cycle from aughton to ormskirk down scarth hill lane to recognise that the area would be adversely impacted by further development both in housing and further expansion of Edge Hill University.		
Response	Comments noted		
Recommendation	No further action required		
cspo-736	Crompton property developments		
Plan Ref	David Crompton	An Overview of the Core Strategy Preferred Options	Support
Summary	Supports the need to review and release land from the Green Belt and the inclusion of the Burscough Strategic Development Site. (s)		
Response	Comments Noted		
Recommendation	No Action Required		
cspo-754	Paul Cotterill		
Plan Ref	Chapter 4	An Overview of the Core Strategy Preferred Options	Object
Summary	Concern regarding the way the Options have been produced and presented to the public.		
Response	All strategic options for Green Belt release were considered equally prior to consultation and reasons were given by Council's Cabinet for the decision to not select the Ormskirk Strategic Development Site option as a preferred option, namely impact on traffic, impact on Green Belt serving an important Green Belt purpose and impact on views and high quality agricultural land. Ultimately, it was decided that this option should still be consulted upon, albeit with the clear status that it is not preferred by the Council, and so views both in support and objecting to the option were sought. Any representation by the landowners of the site involved in this option will be taken into account in deliberations on the Core Strategy as it is progressed, and all background work currently being undertaken on potential traffic impacts of different development sites has included all the options consulted upon. To this end, the Council believes it has followed a legitimate process.		
Recommendation	No Action Required		
cspo-526	Mr Keith Keeley		
Plan Ref	4.1	Structure of the Core Strategy Preferred Options	Observations
Summary	This table is potentially misleading and should be linked to the sustainability appraisal. The objectives should also be linked to a delivery plan (s)		
Response	Table 4.1 is intended to illustrate "which objectives each policy is seeking to fulfil" (para 4.4.1) and so is not intended to show positive or negative effects, but simply to show that, taking all the policies together, each objective is addressed by at least one policy in the Core Strategy. The Sustainability Appraisal (SA) is a key supporting document that influences how the Core Strategy is shaped and is referred to in section 1.3 on p.10 of the CSPO document. The SA Report does not assess each policy individually, as this is not best practice in relation to SA. It is meant to be an assessment of the plan as a whole and it would be misleading to assess each policy individually without considering the wider context of the whole plan off-setting any potential negative impact an individual policy may have. A separate delivery plan is not required for the strategic objectives - the policies themselves in the Core Strategy are the mechanism for delivering the objectives, hence Table 4.1 is showing which objective(s) a policy helps to fulfil.		
Recommendation	No Action Required		



cspo-193	C/O Agent	WHITBREAD GROUP PLC	
Plan Ref	4.2	The Core Strategy Preferred Options - Key Messages	Support
Summary	Support the release of small parcels of land within the Green Belt for sustainable development eg Land adjacent (south) to the Morris Dancers, Scarisbrick		
Response	Comments noted with regard to the merits of releasing this piece of Green Belt land, although not every point is agreed. It is not the role of the Core Strategy to allocate small sites, nor to release small sites (such as the one suggested) from the Green Belt; if this were to be done, it would be through the DM Policies DPD (settlement boundaries) or the Site Allocations DPD.		
Recommendation	No further action.		
cspo-222	Mr Shaun Taylor	Planning Associate Director G L Hearn Property Consultants	
Plan Ref	4.2	The Core Strategy Preferred Options - Key Messages	Object
Summary	Too much focus on housing within Skelmersdale. Growth should consider more than local needs to deliver much needed infrastructure and affordable housing. (s)		
Response	We are aware of the risks associated with deliverability of development in Skelmersdale based on consultation feedback and historic development completion rates. In response to this a review is being carried out to ensure the appropriate distribution of development across the Borough so that housing delivery is not jeopardised and that the focus remains on Skelmersdale to support regeneration. The level of growth that would be required to fund Skelmersdale regeneration and the identified infrastructure would be so significant it would require extremely large The level of development required to support a growth strategy that would fund the Skelmersdale regeneration and major infrastructure delivery would be so significant that the amount of Green Belt land required would seriously compromise the environmental limits of the Boroughs settlements.		
Recommendation	Review of housing targets and distribution to ensure growth needs are met.		
cspo-231	Mr D Rimmer		
Plan Ref	4.2	The Core Strategy Preferred Options - Key Messages	Object
Summary	DS4 land should be considered for development prior to Green Belt such as BA.24 which is capable of providing 40 + dwellings whilst overcoming flooding and drainage issues. (s)		
Response	The Core Strategy, through policies CS1 and CS7 prioritises brownfield land over greenfield and Green Belt land. Furthermore, paragraph 4.3.3 sets out what Safeguarded land is but does not afford it the same degree of protection as Green Belt land.		
Recommendation	No action required		
cspo-326	Mr Roger Clayton		
Plan Ref	4.2	The Core Strategy Preferred Options - Key Messages	Object
Summary	It is undesirable and unrealistic to concentrate two-thirds of development into Skelmersdale. Affordable housing requirements in Skelmersdale belie the findings of the Fordham Research documents. No recognition has been given to existing empty housing. (S)		
Response	Skelmersdale is the highest settlement in the West Lancashire settlement hierarchy and thus it is appropriate to locate the largest proportion of development there. There is land and infrastructure to accommodate the proposed amount of development. Housing locations are influenced not just by need, but by availability of sites, infrastructure and services. It is agreed that house prices in Skelmersdale tend to be the most affordable in the Borough, but the Fordham Research document still recommends that a proportion of new housing in Skelmersdale should be affordable, and the Core Strategy has closely followed the findings of this research. The Core Strategy recognises the need for different types of accommodation to meet the changing demographic profile of West Lancashire (for example through Lifetime Homes and older persons accommodation requirements). The proportion of empty homes in West Lancashire is exceptionally low, and the scope for contribution towards housing land supply from this source is limited.		
Recommendation	No action required		
cspo-327	Mr Roger Clayton		
Plan Ref	4.2	The Core Strategy Preferred Options - Key Messages	Object
Summary	By releasing small sites in sufficient numbers to meet the local demand in the Parishes the council could avoid undesirable levels of development elsewhere – notably Skelmersdale. Such developments need not require major infrastructure provision (e.g. foul drainage) if modern alternatives were stipulated instead. (S)		
Response	Comments noted		
Recommendation	No action required		

cspo-351	Mr Robert W. Pickavance		
Plan Ref	4.2	The Core Strategy Preferred Options - Key Messages	Object
Summary	4.2.2 & 4.2.4: Release of green belt land must be carefully considered, however, the release of the New Road site would be within the village boundaries and within a natural boundary (sluice).		
Response	Acknowledged		
Recommendation	No action required		
cspo-481	Mr Marcus Bleasdale	Bleasdale Investments Ltd	
Plan Ref	4.2	The Core Strategy Preferred Options - Key Messages	Support
Summary	Support for recognition that Green Belt release is unavoidable to meet the Borough's demands in future. (S)		
Response	Comments noted		
Recommendation	No Action Required		
cspo-546	Mr Alan Hubbard	Land Use Planning Adviser The National Trust	
Plan Ref	4.2	The Core Strategy Preferred Options - Key Messages	Support
Summary	The National Trust supports the preferred options approach based on focussing development on larger settlements. This is consistent with its previously expressed views and several of the identified key issues around addressing matters such as affordable housing, education, employment and poor image in the main settlements. (f)		
Response	Comments noted		
Recommendation	No further action required		
cspo-682	Jason and Marcus Bleasdale		
Plan Ref	4.2	The Core Strategy Preferred Options - Key Messages	Support
Summary	Support for recognition that Green Belt release is unavoidable to meet the Borough's demands in future. (S)		
Response	Comments noted		
Recommendation	No further action required		
cspo-106	Mr Kenneth Lamden		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Building on Green Belt should not be an option. In particular, the rural setting of Ormskirk should be maintained. (S)		
Response	Comments noted		
Recommendation	No change		
cspo-122	Mr & Mrs B Hughes		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Protest the redrafting of the Green Belt policy in connection with the land bounded by Ruff Lane, St Helens Road and Scarth Hill. Concern that Ormskirk being defined by the University, not by the rich heritage of peoples and farms. (S)		
Response	Comments noted. Any removal of land from the Green Belt must be justified by "every exceptional circumstances" and the Core Strategy Preferred Options Paper proposes that the need to begin to resolve any student accommodation, highways and car parking impacts caused by Edge Hill University constitutes those very exceptional circumstances.		
Recommendation	No further action		
cspo-123	Mr David P Gibson		
Plan Ref	4.3	Options for Green Belt Release	Observations
Summary	Concern about the potential loss for Green Belt adjacent to Ruff Woods. University expansion having a major impact on local residents. Concern about the restricted parking at Ruff Woods and argues that issue of parking around the University needs to be addressed. (S)		
Response	Comments noted. Any removal of land from the Green Belt must be justified by "every exceptional circumstances" and the Core Strategy Preferred Options Paper proposes that the need to begin to resolve any student accommodation, highways and car parking impacts caused by Edge Hill University constitutes those very exceptional circumstances.		
Recommendation	No further action.		

cspo-125	Mr Steven Hopkin		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Green Belt should not be used at all, only sites within existing urban area. Increased traffic, pollution and demand on infrastructure is unacceptable. (S)		
Response	Comments noted. Ideally, Green Belt should not be developed, but given the housing requirements the Borough faces, the limited number of developable sites in urban areas, and taking into account infrastructure constraints, there exist exceptional circumstances that necessitate the release of a small amount of Green Belt land.		
Recommendation	No further action.		
cspo-126	Mr P Rothwell		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	A single large development site (option 1) is unlikely to be successful in view of the major infrastructure issues associated with such a large site. Whilst option 2 is regarded as more acceptable, a clearer definition of the areas where development will take place is necessary. The land to the north west of Parrs Lane should be identified as a single main area for residential development due to the way in which it satisfies all of the requirements for Green Belt land release. (S)		
Response	Comments noted. Site-specific comments in relation to Parrs Lane are noted here and being taken into account in the Green Belt Study. It is not agreed that having one large development site would lead to insurmountable infrastructure constraints. Conversely, having one site could make developer contributions simpler and enable infrastructure issues to be addressed in a more straightforward manner. Allocating specific sites is not appropriate for the Core Strategy, except for large Strategic Sites central to the delivery of the Core Strategy. Parrs Lane, even if supported, would not qualify as such a site. 'Areas of search' are appropriate for non-strategic sites, in line with guidance on preparing Core Strategies. These will not lead to uncertainty over the lifetime of the Plan - the precise sites would be chosen as part of the Site Allocations DPD work a couple of years into the Core Strategy period. Although Parrs Lane is not served by the New Lane treatment works, it still suffers sewerage infrastructure constraints. This site can be taken into account, along with others, when considering a Preferred Strategy, and / or a 'Plan B' portfolio of sites.		
Recommendation	Consider Parrs Lane site as part of the 'Plan B' portfolio of sites.		
cspo-127	Mr Clifford Holbert		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	The site east of Vale Lane would help address the shortfall in employment land as identified in the Core Strategy and would assist in reducing the amount of undefined Green Belt land which is to be taken to the south of the M58. (S)		
Response	Site-specific comments noted, and are also being taken into account in the Green Belt study. More evidence would be required regarding ground conditions before this site could be considered as a deliverable development site. Information the Council obtained from English Partnerships in 2005 showed that the site has been subject to shallow mine workings which could seriously constrain its development and make it unfeasible. If this is proved not to be the case, the site could be considered further in the future.		
Recommendation	No action required		
cspo-130	Estate of Mr J Travis Estate of John Travis		
Plan Ref	Options for Green Belt Release		Object
Summary	Orrell Lane site scores better when assessed against the 5 purposes of including land in the Green Belt set out in PPG2 than the identified strategic development site at Higgins Lane. Issues associated with Higgins Lane site in terms of infrastructure constraints means that it is unlikely to be developed as envisaged. A smaller site, such as that identified off Orrell Lane, would not generate the same infrastructure issues and would be more likely to be developed over the plan period. The site could be used as housing/community facilities with employment identified on the edge or located elsewhere in the Borough. (S)		
Response	Detailed site-specific comments are noted, and are also being taken into account in the Green Belt Study. It is not agreed that having one large development site would lead to insurmountable infrastructure constraints. Conversely, having one site could make developer contributions simpler and enable infrastructure issues to be addressed in a more straightforward manner. This site can be taken into account, along with others, when considering a Preferred Strategy, and / or a 'Plan B' portfolio of sites.		
Recommendation	Consider this site as part of the 'Plan B' portfolio of sites.		
cspo-131	Mr & Mrs E Ramsbottom		
Plan Ref	4.3	Options for Green Belt Release	Support with conditions
Summary	Wording of document should be amended to confirm rounding off of settlement boundaries will take place allowing release of small areas of Green Belt. (S)		
Response	Comments noted. However, it is also noted that the Green Belt boundary around the end of Chapel Lane was considered at the 2005 Local Plan Inquiry, and the Inspector ruled that it should not be altered. It is not the role of the Core Strategy to set detailed Green Belt boundaries, except for Strategic Sites. The Development Management Policies DPD will address settlement boundaries, possibly in conjunction with the Site Allocations DPD, and there should be opportunities for representations to be made when consulting on these documents.		
Recommendation	No further action.		

cspo-132	Mr Ian Ramsbottom		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	The area of land bounded by Wellfield Lane and Vicrage Lane, including Ruff Woods, should be incorporated into the settlement area of Ormskirk and be subject to Green Belt release in order to regularise the situation in this area. The removal of Ruff Woods from its Green Belt designation will not lead to any development as it should be subject to a supplementary planning document identifying the restriction on development in this area and explaining its biological heritage and nature conservation significance. (S)		
Response	Comments noted. Given the Vicrage Lane /Wellfield Lane area's physical separation from the built-up area of Ormskirk, it was considered more appropriate when setting Green Belt boundaries to 'wash over' this area as Green Belt, rather than include it as a 'finger' extension of the Ormskirk settlement boundary. It is not the role of the Core Strategy to set detailed Green Belt boundaries, except for Strategic Sites. The Development Management Policies DPD will address settlement boundaries, possibly in conjunction with the Site Allocations DPD, and there will be opportunities for representations to be made when consulting on these documents.		
Recommendation	No further action		
cspo-143	Mr Philip Carter	Planning Liaison Officer Environment Agency	
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	If Option B is progressed a Level 2 SFRA will be required.		
Response	Comments Noted		
Recommendation	If Option B is selected a Level 2 SFRA will be carried out.		
cspo-145	Mr Philip Carter	Planning Liaison Officer Environment Agency	
Plan Ref	4.3	Options for Green Belt Release	Observations
Summary	Functional floodplain located within the Ormskirk Strategic site is also a constraint.		
Response	Noted		
Recommendation	Include this issue in appraisal of the Ormskirk Site and do further assessment through Level 2 SFRA if option is selected.		
cspo-159	Mr M Abrams		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Objection to the expansion of Edge Hill into the Green Belt. Concern that increasing University size is having consequential affects on the market town, these affects include traffic congestion and more strain between the University and locals. (S)		
Response	Comments noted. The Council seeks to support any attempts to reduce any detrimental impact on local people caused by Edge Hill University. Even if student numbers stay broadly the same, land is required to improve student accommodation, access and car parking on campus to off-set negative impacts on the wider town. It is considered that the area of land identified within the draft Core Strategy will allow for managed and minimal levels of expansion into the Green Belt. The other alternative is that we do not provide such a policy in the Core Strategy and then expose ourselves to future applications from the University which we then cannot refuse, which could potentially have wider negative impacts on the surrounding Green Belt.		
Recommendation	No action required		
cspo-160	Ms Janet Chaddick		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Objection to non preferred option: Ormskirk reasons include: "Highly negative impact on traffic and congestion in Ormskirk "Loss of Green Belt land "Loss of Grade 1 agricultural land and loss of open approach to the town. (S)		
Response	Comments noted.		
Recommendation	No action required.		
cspo-166	Mrs J Caunce		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Option 2 would be more acceptable. More development near the A59 would bring more chaos to the main area of Burscough. (S)		
Response	Comments noted		
Recommendation	No action required.		

cspo-179	Roger Tym & Partners		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	We believe that our client's site to the south of New Cut Lane (the northern portion of the site identified as SEFB13 in the draft Green Belt study) should be included in the Council's Preferred Options for the release of Green Belt land. (S)		
Response	Comments noted. Most of the detail relates to the Green Belt Study, and these comments have been noted and addressed in that Study.		
Recommendation	Consider site within potential portfolio of "Plan B" sites		
cspo-196	WHITBREAD GROUP PLC		
Plan Ref	4.3	Options for Green Belt Release	Observations
Summary	The Council should consider provide a third option which involves the release of small pockets of land elsewhere across the borough. For example, Land adjacent to the Morris Dancers, Scarisbrick (S)		
Response	Paragraph 4.2.4 does not support the release of "small parcels of Green Belt land for development", but is pointing out that the amount of Green Belt land proposed for release is relatively small in proportion to the overall amount of Green Belt land in the Borough as a whole. A piecemeal release of many small (<1ha) sites is not considered a viable option, because although their individual impact on the Green Belt might be modest, their combined impact would be likely to be significant. Also, the potential for "planning gain" in the form of affordable housing, infrastructure improvements, etc. from a series of small sites would be much less than from a small number of larger sites. Comments regarding the land adjacent to the Morris Dancers have been noted, but are more relevant for the DM Policies DPD (which would set settlement boundaries), or the Site Allocations DPD.		
Recommendation	No further action.		
cspo-213	Lt Coln RAR de Larrinaga		
Plan Ref	4.3	Options for Green Belt Release	Support with conditions
Summary	The rectangular site to the north of Edge Hill University should be regarded as appropriate for residential development in its own right rather than be associated with employment or educational facilities associated with Edge Hill University. (S)		
Response	Comments noted. This parcel has been submitted individually through other LDF evidence base documents (the Strategic Housing Land Availability Assessment) and will be considered on its own merits through the LDF process.		
Recommendation	No action required		
cspo-223	Planning Associate Director G L Hearn Property Consultants		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	The Core Strategy must therefore reconsider the need for a greater level of Green Belt release and potential broad locations of such release. (S)		
Response	We are aware of the risks associated with deliverability of development in Skelmersdale based on consultation feedback and historic development completion rates. In response to this a review is being carried out to ensure the appropriate distribution of development across the Borough to ensure housing delivery is not jeopardised but that the focus remains on Skelmersdale to support regeneration. In terms of concerns regarding "lag time", plan B is currently being developed to ensure that in the the infrastructure upgrades do not take place or Skelmersdale fails to deliver revised growth targets, Plan B will come in to play.		
Recommendation	Review of housing targets and distribution to ensure growth needs are met.		
cspo-239	Mr D Rimmer		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	DS4 Land should be considered for development before Green Belt land. (s)		
Response	30 dwellings per hectare is a "ball park" figure, based on the former national minimum density requirement in PPS3. In some instances, open space (and roads, SUDS, etc.) can be incorporated within a development whilst achieving an overall [gross] density of 30dph, which if applied across the Borough would result in the need for 20ha of land release for housing. In other instances the inclusion of open space, etc. would result in an overall density of less than 30dph and a need for more than 20ha land release. Conversely, it may be possible to achieve an overall density in excess of 30dph, which would result in the need for less than 20ha land release. The approximation in paragraph 4.3.2 is for indicative purposes only. Individual site characteristics will be taken into account when preparing development briefs /planning applications and / or the Site Allocations DPD. DS4 land is not afforded the same level of protection as Green Belt land, paragraph 4.3.3 points out the similarities in characteristics and impacts of development on such land. Infrastructure providers have commented that significant development within the Tarleton and Hesketh Bank settlement area would not be appropriate given the road layout and lack of sustainable public transport links, Burscough has 2 rail stations and the main trunk road through the Borough passes through it. Furthermore, United Utilities have advised that hydraulic issues associated with the sewer system within the northern parishes are a limiting factor. Given both this issue and the issues surrounding Burscough and Ormskirk waste water treatment, do not have guaranteed funding, it would be more appropriate for funding to improve the drainage system in order to support the 2 of the 3 most sustainable settlements within the Borough rather than the key sustainable villages which, by their nature and size, have tighter environmental constraints. Comments regarding Banks are noted. However, site allocations are beyond the remit of the Core Strategy and would come at a later stage once we have an adopted Core Strategy.		
Recommendation	No action required.		

cspo-251	Mr Francis Williams	member Ormskirk Friends of the Earth	
Plan Ref	4.3	Options for Green Belt Release	Observations
Summary	We would advocate retention for agricultural purposes of the Green Belt land which is of the most value to food production. (S)		
Response	Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk.		
Recommendation	No action required.		
cspo-268	Mr & Mrs A Southern		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Edge Hill should not be allowed to swamp Ormskirk, character of the market town should be preserved. Student accommodation should be restricted. (S)		
Response	1) Comments noted. Policy CS6 seeks to manage development at Edge Hill and limit the impacts on Ormskirk. 2) Policy CS17 sets out how development must be of good quality design and Policy CS9 seeks to manage and limit where necessary, student accommodation. 3) Comments noted.		
Recommendation	No action required		
cspo-270	Mr David Berry	Ormskirk Green Belt Conservation Group	
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Ormskirk Option (3)		
Response	Comments noted		
Recommendation	No action required		
cspo-273	Mr & Mrs J & Geoff Kearsley		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	The council must consider very carefully the consequences before allowing either of the first two proposals for Green Belt release to go ahead. If all issues are considered logically then there can only be one set of decisions. (s)		
Response	Comments noted, it is for many of the reasons stated including impact on Green Belt, wildlife, traffic congestion and agricultural land, that the Council identified this option as "non-preferred. Managing development at Edge Hill university is central to Policy CS6. Without some controlled development, the Council would struggle to manage the existing impacts on Ormskirk such as Student accommodation and traffic. Comments relating to the Green Belt study are responded to within the Green Belt Study Consultation Response Report. Comments regarding student housing policy are noted.		
Recommendation	No further action required		
cspo-274	Samantha Disley		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to green belt development in Ormskirk. (S)		
Response	The Ormskirk option presented itself as the settlement is the second largest settlement in the Borough with many sustainable features including an excellent rail system, town centre with many local facilities and a need for housing, in particular affordable housing to meet local need. Whilst some housing will still need to be located within Ormskirk on land within the settlement boundary, the Council reviewed and considered the impacts of the Ormskirk option for Green Belt release to meet the remainder of housing need and considered that overall the Burscough option for Green Belt release is a better option with less negatives. Housing targets are established through a combination of population projections figures, meeting unmet need that has not been delivered as a result of the slow in the housing market and household projections which set out the likely make up of housing in the future according to trends. All other comments noted but are largely in relation to a proposal which is not set out within this document and is being driven by an independent land owner.		
Recommendation	No action required		
cspo-278	Parish Clerk Keith Williams	Clerk Burscough Parish Council	
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Do not support Option 1 (Burscough). Do not support Option 2 (Dispersal). Recommends the non-preferred option for review and adoption. (S)		
Response	Comments noted.		
Recommendation	No action required		

cspo-280	Mrs Jo Robison	Associate Smiths Gore	
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Disagrees with the sites chosen as Green Belt study has not been consulted on.		
Response	The Council accepts that sites located around Ormskirk and Burscough are constrained by waste water treatment issues but considers that overcoming this issue is vital to the future of the Borough and the sustainability of its 2 main settlements outside of Skelmersdale. Although AUG.04 does not have the same waste water issue, its location means that access to the key A roads would be via existing B and unclassified roads which suffer pinch points and would be more problematic in terms of impact on the local highway network. All other Green Belt sites proposed have primary access onto the A59 which is one of the main arterial routes through the Borough.		
Recommendation	A Background Technical Paper will be produced setting out the detailed assessments undertaken in arriving at the preferred options for Green Belt release.		
cspo-283	Mr Alun Delaney		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to proposed development of green belt in Ormskirk (S)		
Response	The Ormskirk option is the Council's non-preferred option for many of the reasons set out in this objection. The Council appreciates the value of the Green Belt in this location and considers that other Green Belt sites would be more suitable to come forward for development. Whilst we take note of previous comments from Inspectors, the Core Strategy will set out development requirements for the next 15 years, up to 2027. Over this time period we are facing an unprecedented situation whereby the population will continue to grow and the needs of the Borough will place great demand on the existing urban areas creating a need to expand into the Green Belt. Green Belt development is therefore inevitable if we are to meet the needs of a growing Borough, the issue we face is which part or parts of the Green Belt are most suitable for release for future development needs. As stated above, the Ormskirk Strategic Site is the Council's non-preferred option for this purpose.		
Recommendation	No action.		
cspo-285	Dave Usher		
Plan Ref	4.3	Options for Green Belt Release	Observations
Summary	Concerns on how the options have been developed. (S)		
Response	Although the Ormskirk Option has been identified as non-preferred, it has still been included within this consultation. It is clearly set out within all promotional material and the document itself in order to enable the public to express their views regarding the option and to allow them to comment.		
Recommendation	No action required		
cspo-288	Mrs Marilyn Bolton		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to expansion of Edge Hill Uni using Green belt release (S)		
Response	The Ormskirk Strategic Site is the Council's non-preferred option for Green Belt release, which means that whilst it has been identified as a possibility, the Council considers that there are more suitable and sustainable sites which could be released for development first. The Green Belt was protected in 1987 for a period of 15 to 20 years to restrict urban sprawl. This designation was always intended to be reviewed depending on the implications of future population growth. 24 years after its designation, we are now having to review existing Green Belt boundaries in order to meet the needs of the Borough's growing population over the next 15 years. The Council is seeking to identify those areas which offer the lowest Green Belt value to the Borough rather than those which are more valuable and to prioritise those areas first. As stated above, the Ormskirk Strategic Site is considered least sustainable of all the options and therefore is the non-preferred option.		
Recommendation	No action.		
cspo-293	Mr Callum Hosie		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	I totally oppose any re-designation of (ORM.07) and release of green belt for development without strong justification and evidence (S)		
Response	The comments above relate mainly to the analysis of ORM.07 which has been addressed in the Green Belt Study Consultation Response Report (Representation GB 17)		
Recommendation	No action required within the Core Strategy. See officer recommendations to the Green Belt Study Consultation Report.		



cspo-296	L Wallbank		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	I am against the development on green belt 100%. (F)		
Response	The Borough does not have enough non Green Belt land to deliver the required growth targets needed to meet the housing and employment need of the existing and future population of the Borough. Therefore, release of less than 1% of the existing Green Belt land will be necessary.		
Recommendation	no action required		
cspo-299	S Bold		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to 600 houses under Burscough option (S)		
Response	Comments noted		
Recommendation	no action required		
cspo-303	Mr James Kitchen		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	We at 296 Liverpool road South object to the above planned development in relation to the 600 homes on green belt land (F)		
Response	Comment noted		
Recommendation	No action required		
cspo-305	Mr Stuart Colothan		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	I am writing to express my sincere concerns about the possibility of building 600 more homes in Ormskirk and losing the green belt by Altys Lane. I hope to hear from you soon regarding this matter as I am thoroughly opposed to it. (F)		
Response	Concern noted. This is the Councils "Non-Preferred" Option for development.		
Recommendation	No action required		
cspo-306	Renee Bligh		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Should not be allocating agricultural land for development. The pressure of development on infrastructure is a problem, particularly traffic and sewers which cause flooding. Also the additional anti social behaviour associated with new large estates cannot be managed as police are moving out of the area. Brownfield sites should be developed first. (S)		
Response	Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. The Core Strategy Preferred Options Document is informed by evidence which reviews all available land within the Borough and assesses its suitability for development. The Council is aware that most of our development requirements will fit within the existing urban settlements and will prioritise brown field in order to use up this land. However, there is a shortfall of land towards the end of the plan and the Green Belt will need to be considered to meet the remaining housing and employment needs.		
Recommendation	No action required.		
cspo-318	Mr Ron Rowles		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	I write to state that I am totally opposed to any development of the land situated between St Helens Road and Altys Lane. I am also totally opposed to any further development of the land bounded by Ruff Lane, St Helens Road and Scarth Hill Lane. I am totally in favour of restricting the student occupancy of housing in the town to a maximum of 15%. (F)		
Response	The Council wishes to continue to support the Green Belt designation as much as possible due to the benefits associated with protecting the countryside and character of West Lancashire. However, the Core Strategy must manage development and development pressures up to 2027 and in this time it is expected that the University will need some additional land. All of the options presented in the Core Strategy allow for 10ha of expansion land at Edge Hill. It is considered that this will allow for managed and minimal levels of expansion into the Green Belt. The other alternative is that we do not provide such a policy in the Core Strategy and then expose ourselves to future applications from the University which we then cannot refuse, which could potentially have wider negative impacts on the surrounding Green Belt. Lastly, the University is a major contributor to the Borough's economy and the Council seeks to support its future plans, whilst attempting to reduce any detrimental impact on local people.		
Recommendation	No action required.		

cspo-320	Valerie Denniss		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	In relation to the Ruff Lane, St. Helen's Rd, and Scarth Hill areas, in 2005 it was stated that "This area performs and important Green Belt Function" why now, are proposals being made to do just the opposite? (s)		
Response	The Council wishes to continue to support the Green Belt designation as much as possible due to the benefits associated with protecting the countryside and character of West Lancashire. However, the Core Strategy must manage development and development pressures up to 2027 and in this time it is expected that the University will need some additional land. All of the options presented in the Core Stratgy allow for 10ha of expansion land at Edge Hill. It is considered that this will allow for managed and minimal levels of expansion into the Green Belt. The other alternative is that we do not provide such a policy in the Core Strategy and then expose ourselves to future applications from the University which we then cannot refuse, which could potentially have wider negative impacts on the surrounding Green Belt. Lastly, the University is a major contributor to the Borough's economy and the Council seeks to support its future plans, whilst attempting to reduce any detrimental impact on local people.		
Recommendation	No action required		
cspo-328	Mr Roger Clayton		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	A major weakness of the plan is the acceptance that infrastructure development would not take place until the latter half of the Core Strategy period. This creates an even greater reliance on development in Skelmersdale to meet targets over the first half of the period. Instead of bemoaning the restrictions on growth, the council should be playing to the strengths of our mainly rural borough. (S)		
Response	Comments noted. However, the Governments agenda for growth requires that all areas play there part and it is important to ensure homes are delivered and employment opportunities are provided. If this is not achieved then the population will continue to age within the Borough as young people are forced to leave the Borough to find suitable housing and the urban areas risk becoming dormitory settlements.		
Recommendation	No action required		
cspo-346	Miss Joan E Foster		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Ormskirk non-preferred option due to traffic volumes and loss of Green Belt. (S)		
Response	The Ormskirk Strategic site has been selected as the Council's non-preferred option in terms of Green Belt release. It has been identified as such due to the reasons stated in this objection. It is generally considered to be the least sustainable of the Green Belt options given the value of the Green Belt in this location and the already problematic traffic levels.		
Recommendation	No action.		
cspo-360	Susan Brookfield		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to any development in Banks, mainly due to loss of village feel and flood risk. New homes are not for existing residents but for people moving into Banks. (S)		
Response	1) Comment noted. 2) The Council is aware of the flood risk associated with much of the land around Banks. However, area of search suggested in Option 2 identifies some land which is free from current flood risk. 3 - 5) comments noted		
Recommendation	no action required.		
cspo-364	Mr David Grimshaw		
Plan Ref	4.3	Options for Green Belt Release	Observations
Summary	Proposed release of Green Belt at Red Cat Lane, Burscough. My view with regard to the "Preferred Options Paper is that the original submission from Brian Mawdsley is still not only relevant but consistent with both Option 1 and Option 2. In my view the re-alignment of the Green Belt boundary as proposed is totally consistent with the stated vision for West Lancashire (S)		
Response	Comments noted, However this land has not been identified as an area of search for Green Belt release at this time.		
Recommendation	Consider site within potential portfolio of sites for "Plan B"		
cspo-365	Mr A Taylor		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	It is clear that Lord Derbys Estate sees this as an opportunity to turn greenbelt land into highly valuable development land to be sold to a developer. I doubt whether Lord Derbys Estates have any other consideration in this matter but to gain that valuable planning permission irrespective of any concerns local residents may have. (F)		
Response	The Ormskirk Strategic Site has been identified as the Council's non-preferred option for Green Belt release as it is considered to be the least sustainable site for development. We appreciate concerns regarding the confusion with the plans put forward by Lord Derby's Estate, however, these are not endorsed by the Council and do not feature in the proposed Core Strategy document.		
Recommendation	No action.		

cspo-376	Mr Martin Williams	
Plan Ref	4.3 Options for Green Belt Release	Object
Summary	Object to Burscough option. (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as 'Considerate Constructors'. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the 'Have Your Say' leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst 'new jobs' is not specifically stated for the non-preferred Ormskirk option, 'new, high quality business space' (which implies new jobs) is listed as a benefit. 3. 'Improved transport' refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list 'improved transport' as a benefit from the Burscough Option. 4. The phrase 'improved drainage' refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No action.	

cspo-377	Alan Murray		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No action.		

cspo-378	A Swift		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No action.		

cspo-379	Mr & Mrs McNiece	
Plan Ref	4.3 Options for Green Belt Release	Object
Summary	Object to Burscough option	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as 'Considerate Constructors'. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the 'Have Your Say' leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst 'new jobs' is not specifically stated for the non-preferred Ormskirk option, 'new, high quality business space' (which implies new jobs) is listed as a benefit. 3. 'Improved transport' refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list 'improved transport' as a benefit from the Burscough Option. 4. The phrase 'improved drainage' refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No action.	

cspo-380	Mr David Hope	
Plan Ref	4.3 Options for Green Belt Release	Object
Summary	Object to Burscough option	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No action.	



cspo-381	Bev Hope		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option (S)		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No action.		

cspo-383	Mr L Abram		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option (S)		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as 'Considerate Constructors'. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the 'Have Your Say' leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst 'new jobs' is not specifically stated for the non-preferred Ormskirk option, 'new, high quality business space' (which implies new jobs) is listed as a benefit. 3. 'Improved transport' refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list 'improved transport' as a benefit from the Burscough Option. 4. The phrase 'improved drainage' refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No action.		
cspo-384	J Berry		
Plan Ref	4.3	Options for Green Belt Release	Support
Summary	My preferred option would be the Burscough one. (S)		
Response	Comments noted.		
Recommendation	No action.		
cspo-385	Mr Johnn Butterworth		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to release of green belt in ormskirk particularly.		
Response	<p>Comments noted. The LDF Team held a range of events to consult with the public during May and June 2011. This included workshops, exhibitions and consultation with schools. The survey was intended as a simpler method of responding for those not used to the formal representations often associated with planning. However, more general comment forms were also available, along with general representations submitted by email or by letter. It is unfortunate that the Lord Derby Estate scheme was promoted at the same time as the Council's consultation as the two are completely unrelated. The Council has identified the Ormskirk site as the 'non-preferred' option which means it is considered to be most unsustainable when compared with the other options.</p>		
Recommendation	No action.		

cspo-397	Mr Geoff Dermott		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to the Ormskirk Strategic Site due to traffic congestion and the purpose of the Green Belt in this location. (S)		
Response	Comments noted. And for the reasons highlighted in the response above the Ormskirk Strategic Site has been identified as the non-preferred Option. This means that other identified options are considered more sustainable by the Council.		
Recommendation	No action.		
cspo-402	Mrs Julie Broadbent		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to the Ormskirk Strategic Site as there is no change since the Public Enquiry in 2005. (S)		
Response	Comments noted. This is the Council's non-preferred option as it is considered to be the least sustainable of all of the options for Green Belt release.		
Recommendation	No action.		
cspo-410	Mrs P A McLaughlin		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Support Option 1 - Burscough. Object to Ormskirk.		
Response	Comments noted. It is the Council's view that the Ormskirk option is the least sustainable of all of the Green Belt Options. Support for Burscough noted.		
Recommendation	No action.		
cspo-411	Mr PF McLoughlin		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Ormskirk. Support Burscough.		
Response	Comments noted. The Ormskirk Option is the Council's non-preferred option for many of the reasons highlighted above. The Council is aware of the confusion caused by the Ormskirk 2027 exhibition, unfortunately this was out of the Council's hands. Support for the Burscough option noted.		
Recommendation	No action.		
cspo-417	A Leaves		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option (S)		
Response	Comments on Burscough Option noted. All of the options pose potential problems in terms of infrastructure and traffic congestion. This will need to be managed working closely with developers to improve the existing situation as development goes ahead. The issue for West Lancs BC is that some land for new housing needs to be found and as assessment must be made as to which area would have the smallest negative impact if developed.		
Recommendation	No action.		
cspo-418	GE Jackson		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Ormskirk option and loss of green belt (S)		
Response	Comments noted. The Ormskirk Strategic site is the Council's non-preferred option as it is considered the least sustainable option in terms of future use of Green Belt land. This option has, however, still been consulted upon in order to gain the views of the public. In any case, we have allowed for 10ha of expansion land at Edge Hill University. The university campus is now reaching capacity and by allowing for managed expansion of 10ha within the plan, this will help us to avoid future over-development in the Green Belt. Extending the campus will also allow for functions such as a greater proportion of student accommodation on site, reducing pressure on existing housing in Ormskirk for students.		
Recommendation	No action.		
cspo-419	Margaret Whitfield		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough (S)		
Response	Comments noted. The Council is aware that where ever development in the Green Belt goes ahead there will be some negative impacts such as loss of the function of the Green Belt, increased traffic congestion and pressure on existing infrastructure. We have to aim to manage these negative impacts by working with developers to lessen the impact. We also have to weigh the negative implications with much wider concerns that the future population of West Lancashire will not have access to housing.		
Recommendation	No action.		

cspo-421	Mr and Mrs R W Gilmour		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to release of green belt land in Ormskirk		
Response	The Draft Green Belt Study which identifies land bounded by Ruff Lane and St Helens Road and adjacent to Edge Hill as ORM.07 is an evidence base document and not a policy document. What this means is that the study was carried out in order to inform planning policy which will be developed through the Local Development Framework process. The important difference is that what is identified within the evidence base may not in all circumstances be carried through as policy and ultimately, the Green Belt Study itself cannot remove land from the Green Belt. It is the Core Strategy which identifies areas of land to be removed from Green Belt and within the latest version, the Core Strategy Preferred Options Paper, the proposals do not propose to remove the whole of the parcel of land known as ORM.07 from the Green Belt. The proposal is for a much smaller area of land (10ha) within the parcel that is directly adjacent to the existing Green Belt boundary. Furthermore, any removal of land from the Green Belt must still be justified by 'every exceptional circumstances' and the Core Strategy Preferred Options Paper proposes that the need to begin to resolve any student accommodation, highways and car parking impacts caused by Edge Hill University constitutes those very exceptional circumstances.		
Recommendation	No action.		
cspo-434	Mr Andrew Thorley	Strategic Land Manager Taylor Wimpey UK Ltd	
Plan Ref	4.3	Options for Green Belt Release	Observations
Summary	Specific policy is required addressing Green Belt release. (S)		
Response	It is the Council's view that, in the absence of a strategic review of the Merseyside Green Belt, it is primarily appropriate to release sufficient Green Belt as to meet development requirements over this Core Strategy period and enable sufficient flexibility through a "Plan B". In line with the requirements of a Core Strategy, the Council considers that the identification of 'strategic sites' and areas of search are sufficient at this stage. This will allow for precise sites to be identified at the site allocations stage.		
Recommendation	No action.		
cspo-439	Mr David Berry	Ormskirk Green Belt Conservation Group	
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	It quite obviously performs the purpose of the Green Belt which is a fact historically strongly supported by the council and ratified by independent government inspectors on at least two occasions.		
Response	Comments noted and responded too in detail within the Draft Green Belt Study Consultation Report. In terms of Green Belt release, Policy CS6 proposes that only a 10ha portion of the parcel adjacent to the existing university campus is to be released from the Green Belt. the remainder of the parcel would continue to be designated as Green Belt.		
Recommendation	No action required.		
cspo-440	Mr Roger Bell		
Plan Ref	4.3	Options for Green Belt Release	Support
Summary	Support Burscough, Object to other options		
Response	Comments noted.		
Recommendation	No action.		
cspo-442	Mr Roger Bell		
Plan Ref	4.3	Options for Green Belt Release	Observations
Summary	Support Burscough option (S)		
Response	Comments noted.		
Recommendation	No action.		
cspo-449	Mr Andrew Thorley	Strategic Land Manager Taylor Wimpey UK Ltd	
Plan Ref	4.3	Options for Green Belt Release	Support with conditions
Summary	Support for distribution of dwellings in Ormskirk. High Lane should be identified as a Green Belt site for development, or failing that as safeguarded land for future residential development. (S)		
Response	Comments noted. The Council is re-considering all Green Belt options in light of such comments in order to ensure the most sustainable options are put forward within the final draft document. The potential for land at High Lane to deliver some of the housing targets is noted.		
Recommendation	Given the need for additional housing due to the revised housing target, it is recommended that a combination of Yew Tree Farm in Burscough and High Lane / Grove Farm in Ormskirk should be considered for release from the Green Belt for new housing.		

cspo-454	Mr Raymond McDonald		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Burscough		
Response	Comments noted. The Council recognises that wherever new development is directed to within the Green Belt there will be some negative implications such as loss of open land, traffic impacts and infrastructure issues. Nevertheless, there are development targets which need to be met over the next 15 years and the Council must consider what is best for the entire Borough and that means selecting those sites which are considered to have fewest negative impacts when compared to others. All of the submitted comments on the options will be considered in some detail when writing up the amended draft document.		
Recommendation	No action.		
cspo-456	Mr Donald C Hudson		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to green belt release and note problems caused by university (S)		
Response	Comments noted.		
Recommendation	No action.		
cspo-459	Mr Brian Marsh		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to release of green belt in Ormskirk (S)		
Response	Comments noted. Population projections and the requirements of the Core Strategy (up to 2027) mean that the position has changed since 2005 and the Council must identify some Green Belt land if it is to meet projected housing needs to the end of the plan period.		
Recommendation	No action.		
cspo-465	Mr Marcus Bleasdale	Bleasdale Investments Ltd	
Plan Ref	4.3	Options for Green Belt Release	Observations
Summary	Little Moor Hall Farm should be considered for Green Belt release in order to deliver residential-led mixed use development. (S)		
Response	Site will be considered in terms of alternative Green Belt options.		
Recommendation	Site considered within assessment of potential "Plan B" sites, but found to not be most suitable for either preferred Green Belt release or for inclusion within the portfolio of "Plan B" sites.		
cspo-466	Mr RA Barnish	Ormskirk & Dist Community Council	
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Ormskirk. Support Burscough. (S)		
Response	Comments noted. We understand the concerns raised in relation to the Ormskirk Strategic Site and the expansion of Edge Hill University. The position the Borough finds itself in has ultimately changed since 2005 and we must find land for additional houses in order to avoid a housing shortage over the next 15 year period. Unfortunately this means identifying some Green Belt land for development and in doing so the Council wishes to identify an area which will have the fewest negative impacts. It is for this reason that Ormskirk is the non-preferred option as it is considered that negative impacts associated with this site will be greater than the Burscough option and the dispersal option. A small area of expansion land at Edge Hill is identified within all the options and this includes a 10ha site on the edge of the existing campus. If the Council does not allow for this managed expansion, which is intended to provide some student accommodation to relieve pressure on the town, then it could be open to challenge and a much greater level of development in the Green Belt.		
Recommendation	No action.		
cspo-467	Mr Allan D Cunningham		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Ormskirk option		
Response	Comments noted. The Council considers that the non-preferred option is the least sustainable option at the current time.		
Recommendation	No action.		

cspo-471	Mr William Davis		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough (S)		
Response	Comments noted. The Council is aware that there are infrastructure and congestion problems associated with each of the options within the Core Strategy. It is intended that improvements will be made using developer contributions. Without development, such improvements cannot be facilitated.		
Recommendation	No action.		
cspo-477	Helen Griffin		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Objects to Burscough option		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as 'Considerate Constructors'. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the 'Have Your Say' leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst 'new jobs' is not specifically stated for the non-preferred Ormskirk option, 'new, high quality business space' (which implies new jobs) is listed as a benefit. 3. 'Improved transport' refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list 'improved transport' as a benefit from the Burscough Option. 4. The phrase 'improved drainage' refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No action.		
cspo-478	Mr Marcus Bleasdale	Bleasdale Investments Ltd	
Plan Ref	4.3	Options for Green Belt Release	Observations
Summary	A reduction of 0.26% of Green Belt land within the Borough represents a negligible change and on this basis, Jason and Marcus Bleasdale consider that the Council should give consideration to releasing additional Green Belt land for development, in particular the site at Little Moor Hall Farm given its 'suitability', 'achievability' and 'availability' for accommodating new housing, which has been established by the March 2010 West Lancashire SHLAA. (s)		
Response	Suggested site will be considered as an alternative Green Belt option.		
Recommendation	Site considered within assessment of potential "Plan B" sites, but found to not be most suitable for either preferred Green Belt release or for inclusion within the portfolio of "Plan B" sites.		

cspo-479	Mrs M Mellor		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as "Considerate Constructors". 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the "Have Your Say" leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst "new jobs" is not specifically stated for the non-preferred Ormskirk option, "new, high quality business space" (which implies new jobs) is listed as a benefit. 3. "Improved transport" refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list "improved transport" as a benefit from the Burscough Option. 4. The phrase "improved drainage" refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No action.		



cspo-480	Mrs M Mellor		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as 'Considerate Constructors'. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the 'Have Your Say' leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst 'new jobs' is not specifically stated for the non-preferred Ormskirk option, 'new, high quality business space' (which implies new jobs) is listed as a benefit. 3. 'Improved transport' refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list 'improved transport' as a benefit from the Burscough Option. 4. The phrase 'improved drainage' refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No action.		

cspo-482	F A Collins		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option (S)		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No action.		

cspo-483	S J McCloskey	
Plan Ref	4.3 Options for Green Belt Release	Object
Summary	Object to Burscough option (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No action.	

cspo-485	Miss Karen Mellor	
Plan Ref	4.3 Options for Green Belt Release	Object
Summary	Object to Burscough option	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No action.	

cspo-487	Mr Derek Mellor	
Plan Ref	4.3 Options for Green Belt Release	Object
Summary	Object to Burscough option	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as "Considerate Constructors". 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the "Have Your Say" leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst "new jobs" is not specifically stated for the non-preferred Ormskirk option, "new, high quality business space" (which implies new jobs) is listed as a benefit. 3. "Improved transport" refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list "improved transport" as a benefit from the Burscough Option. 4. The phrase "improved drainage" refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No action.	

cspo-489	Mrs J Molyneux	
Plan Ref	4.3 Options for Green Belt Release	Object
Summary	Object to Burscough option (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No action.	

cspo-491	Mrs PM Woods		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option (S)		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as "Considerate Constructors". 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the "Have Your Say" leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst "new jobs" is not specifically stated for the non-preferred Ormskirk option, "new, high quality business space" (which implies new jobs) is listed as a benefit. 3. "Improved transport" refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list "improved transport" as a benefit from the Burscough Option. 4. The phrase "improved drainage" refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No action.		
cspo-493	Craig and Cathy Walsh		
Plan Ref	4.3	Options for Green Belt Release	Support
Summary	Object to Burscough Option, support dispersal option as some housing (especially affordable) is needed in Burscough. (S)		
Response	Comments noted.		
Recommendation	No action.		



cspo-494	EM Lucas	
Plan Ref	4.3	Options for Green Belt Release
Summary	Object to Burscough option (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No action.	

cspo-496	Mr D J Matthews	
Plan Ref	4.3 Options for Green Belt Release	Object
Summary	Object to Burscough option (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as 'Considerate Constructors'. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the 'Have Your Say' leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst 'new jobs' is not specifically stated for the non-preferred Ormskirk option, 'new, high quality business space' (which implies new jobs) is listed as a benefit. 3. 'Improved transport' refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list 'improved transport' as a benefit from the Burscough Option. 4. The phrase 'improved drainage' refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No action.	

cspo-497	Mrs L Jones		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to burscough option (S)		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No action.		

cspo-499	Mr & Mrs T Hayes-Sinclair		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option (S)		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as 'Considerate Constructors'. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the 'Have Your Say' leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst 'new jobs' is not specifically stated for the non-preferred Ormskirk option, 'new, high quality business space' (which implies new jobs) is listed as a benefit. 3. 'Improved transport' refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list 'improved transport' as a benefit from the Burscough Option. 4. The phrase 'improved drainage' refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No action.		
cspo-502	Jawahar Jain		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	I would like to register strong objection to WLDC Draft Green Belt Policy 2011. I live in Ruff lane area and the land opposite Ruff Woods is designated as Green Belt and it safeguards the countryside from Urban encroachment. The green belt area enhances the rural life of locality (F)		
Response	<p>The Draft Green Belt Study which identifies land bounded by Ruff Lane and St Helens Road and adjacent to Edge Hill as ORM.07 is an evidence base document and not a policy document. What this means is that the study was carried out in order to inform planning policy which will be developed through the Local Development Framework process. The important difference is that what is identified within the evidence base may not in all circumstances be carried through as policy and ultimately, the Green Belt Study itself cannot remove land from the Green Belt. It is the Core Strategy which identifies areas of land to be removed from Green Belt and within the latest version, the Core Strategy Preferred Options Paper, the proposals do not propose to remove the whole of the parcel of land known as ORM.07 from the Green Belt. The proposal is for a much smaller area of land (10ha) within the parcel that is directly adjacent to the existing Green Belt boundary. Furthermore, any removal of land from the Green Belt must still be justified by 'every exceptional circumstances' and the Core Strategy Preferred Options Paper proposes that the need to begin to resolve any student accommodation, highways and car parking impacts caused by Edge Hill University constitutes those very exceptional circumstances.</p>		
Recommendation	No action.		

cspo-503	Mr & Mrs JC Burge	
Plan Ref	4.3 Options for Green Belt Release	Object
Summary	Object to Burscough option (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No action.	

cspo-504	KM Bryant		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option (S)		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No action.		

cspo-505	Mrs N Davies	
Plan Ref	4.3	Options for Green Belt Release
Summary	Object to burscough option (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as "Considerate Constructors". 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the "Have Your Say" leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst "new jobs" is not specifically stated for the non-preferred Ormskirk option, "new, high quality business space" (which implies new jobs) is listed as a benefit. 3. "Improved transport" refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list "improved transport" as a benefit from the Burscough Option. 4. The phrase "improved drainage" refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No action.	



cspo-506	Mr K Connell	
Plan Ref	4.3	Options for Green Belt Release
Summary	Object to Burscough option (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No action.	

cspo-511	Anthony Marland	
Plan Ref	4.3 Options for Green Belt Release	Object
Summary	Object to Burscough option (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No action.	

cspo-512	Alex Rattray		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to burscough option (S)		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No action.		

cspo-514	William Rattray		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option (S)		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as 'Considerate Constructors'. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the 'Have Your Say' leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst 'new jobs' is not specifically stated for the non-preferred Ormskirk option, 'new, high quality business space' (which implies new jobs) is listed as a benefit. 3. 'Improved transport' refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list 'improved transport' as a benefit from the Burscough Option. 4. The phrase 'improved drainage' refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No action.		
cspo-515	Mr Keith Keeley		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	The Core strategy and this statement does not make it clear for members of the public what the evidence is for release of the greenbelt (s)		
Response	<p>The full range of evidence base documents that have influenced the preparation of the Core Strategy thus far are available on the Council's website, and have been before and throughout the CSPO consultation. The Core Strategy cannot, and should not, repeat all the evidence that has guided a particular policy or aspect of the plan, but the broad reasoning inferred from the evidence should be discussed and, where appropriate, an evidence base document be referenced. All relevant reasoning has been discussed in the justification for each policy as well as in other parts of the CSPO document, but all referencing of evidence base documents in the Publication Draft Core Strategy document will be reviewed before this document is made public.</p>		
Recommendation	Check referencing of Evidence Base documents throughout the Core Strategy document		

cspo-516	Mrs Judith Hornby	
Plan Ref	4.3 Options for Green Belt Release	Object
Summary	Object to Burscough option (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No action.	

cspo-518	Mr John Crawford	
Plan Ref	4.3 Options for Green Belt Release	Object
Summary	Object to Burscough option (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No action.	

cspo-519	Mr & Mrs E Moore		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option (S)		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as 'Considerate Constructors'. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the 'Have Your Say' leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst 'new jobs' is not specifically stated for the non-preferred Ormskirk option, 'new, high quality business space' (which implies new jobs) is listed as a benefit. 3. 'Improved transport' refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list 'improved transport' as a benefit from the Burscough Option. 4. The phrase 'improved drainage' refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No action.		
cspo-52	Church Commissioners For England		
Plan Ref	4.3	Options for Green Belt Release	Support with conditions
Summary	The review of Green Belt boundaries is welcomed. The Core Strategy provides an opportunity to revise the over-restrictive Local Plan Green Belt policy to give some flexibility with regard to small scale conversions of underutilised farm buildings allowing for development of a range of residential and economic development including live/work units. (S)		
Response	Views noted. Current policy does allow for barn conversions, but only if the building is inherently unsuitable for any other use. However, in the light of the emerging NPPF, it may be appropriate to relax the West Lancashire Green Belt policy to allow for barn conversions to residential /employment use, including live/work units. The most appropriate policy to set out this change in policy is the rural employment policy.		
Recommendation	No change required to residential development policy, but amend rural employment policy to allow for conversion of underused / derelict rural buildings.		



cspo-520	Mr Keith Keeley	
Plan Ref	4.3 Options for Green Belt Release	Observations
Summary	It is not clear from the text how the Strategic Development Site or 'area of search' at Burscough have been identified (s)	
Response	<p>A Cabinet Report was put before Council's Cabinet in January 2010 setting out all the options across the Borough for Green Belt release considered by Council Officers and how the 3 options consulted upon in the CSPO document were arrived at. In preparing the Publication Draft Core Strategy document, a background paper will be prepared to accompany the Core Strategy setting out how the various options for Green Belt release were considered in preparation. In relation to Burscough specifically, the Yew Tree Farm site was identified in the draft Green Belt Study as the only site on the edge of Burscough (of a large enough size to accommodate a Strategic Development Site) that did not fulfil any of the 5 purposes of the Green Belt (cf PPG2). While the quality of the Green Belt is not the only consideration in deciding which areas of Green Belt should be considered for development, it is a key consideration and was supported by other considerations in comparison to other land on the edge of Burscough and Ormskirk / Aughton, such as agricultural land quality, potential accessibility to the major highway routes (the A59 and A5209 in Burscough), accessibility to public transport, proximity to schools and other services, especially the town centre, and accessibility to employment opportunities. While some other potential sites performed better than Yew Tree Farm against some of these criteria, none performed as well overall in relation to all the criteria as Yew Tree Farm. The draft Green Belt Study is only one aspect of the evidence base and it is primarily focused on whether land within the Green Belt fulfils the purposes of the Green Belt, not sustainability. Any land on the edge of Burscough would be faced with similar severe constraints in relation to infrastructure, the most crucial being around the provision of improved waste water treatment capacity for Burscough, surface water flooding in some parts of the town, and the impact of new development on the highway network through the town and beyond. Therefore, these constraints do not solely apply to the Yew Tree Farm Site but any other site in Burscough that may be put forward. The alternative infrastructure-led option is one which has been considered, in initial thinking on options for Green Belt release, but was considered inappropriate due to the scale of housing development that would be required to fund such costly improvements as the Ormskirk bypass and improved rail and road infrastructure in Burscough, with there still being more minor infrastructure needs to address and fund as well. Such a large scale of housing development in the Ormskirk and Burscough areas would not only completely alter the character of these towns, but could also prevent development coming forward in Skelmersdale, therefore stifling the regeneration of the Borough's largest and most deprived town, a key priority for not only the Core Strategy, but the Council as a whole.</p>	
Recommendation	No Action Required	

cspo-522	Karen Morris		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option (S)		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No action.		

cspo-524	Lee Wallbank	
Plan Ref	4.3	Options for Green Belt Release
Summary	Object to Burscough option (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No action.	

cspo-525	Mrs June Hilton		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option (S)		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as "Considerate Constructors". 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the "Have Your Say" leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst "new jobs" is not specifically stated for the non-preferred Ormskirk option, "new, high quality business space" (which implies new jobs) is listed as a benefit. 3. "Improved transport" refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list "improved transport" as a benefit from the Burscough Option. 4. The phrase "improved drainage" refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No action.		
cspo-527	Hesketh Estate		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	More consideration should be given to land in Aughton known within the Green Belt Study as AUG.04. the Green Belt options should not have been produced using the draft evidence in the Green Belt Report which has not yet been tested.		
Response	Consider the alternative Green Belt site put forward at Parr's Lane, Aughton.		
Recommendation	Site to be included in recommended portfolio of potential "Plan B" sites		
cspo-535	Hesketh Estate		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Aug.04 (Green Belt Study) is more deliverable than the sites identified for development within the proposed options A and B. Therefore at present, the Core Strategy would be wholly unsound in this respect.		
Response	Alternative Green Belt site suggested and will be investigated further.		
Recommendation	Site to be included in recommended portfolio of potential "Plan B" sites		

cspo-537	Sheila Oldfield	
Plan Ref	4.3	Options for Green Belt Release
Summary	Object to Burscough option (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as 'Considerate Constructors'. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the 'Have Your Say' leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst 'new jobs' is not specifically stated for the non-preferred Ormskirk option, 'new, high quality business space' (which implies new jobs) is listed as a benefit. 3. 'Improved transport' refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list 'improved transport' as a benefit from the Burscough Option. 4. The phrase 'improved drainage' refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No action.	

cspo-538	Mr F Barker		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option (S)		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No action.		

cspo-539	BW Bailey	
Plan Ref	4.3	Options for Green Belt Release
Summary	Object to Burscough option (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as 'Considerate Constructors'. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the 'Have Your Say' leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst 'new jobs' is not specifically stated for the non-preferred Ormskirk option, 'new, high quality business space' (which implies new jobs) is listed as a benefit. 3. 'Improved transport' refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list 'improved transport' as a benefit from the Burscough Option. 4. The phrase 'improved drainage' refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No action.	



cspo-540	Mr & Mrs Hesketh	
Plan Ref	4.3 Options for Green Belt Release	Object
Summary	Object to Burscough option (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as "Considerate Constructors". 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the "Have Your Say" leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst "new jobs" is not specifically stated for the non-preferred Ormskirk option, "new, high quality business space" (which implies new jobs) is listed as a benefit. 3. "Improved transport" refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list "improved transport" as a benefit from the Burscough Option. 4. The phrase "improved drainage" refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No action.	

cspo-541	Mrs L Grombleholme	
Plan Ref	4.3 Options for Green Belt Release	Object
Summary	Object to Burscough option (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No further action required	

cspo-543	Mr L Jackson	
Plan Ref	4.3	Options for Green Belt Release
Summary	Object to Burscough option (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as "Considerate Constructors". 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the "Have Your Say" leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst "new jobs" is not specifically stated for the non-preferred Ormskirk option, "new, high quality business space" (which implies new jobs) is listed as a benefit. 3. "Improved transport" refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list "improved transport" as a benefit from the Burscough Option. 4. The phrase "improved drainage" refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No further action required	

cspo-545	Mr & Mrs Difonzo	
Plan Ref	4.3 Options for Green Belt Release	Object
Summary	Object to burscough option (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No further action required	

cspo-547	Janine Fleming	
Plan Ref	4.3	Options for Green Belt Release
Summary	Object to Burscough option (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as 'Considerate Constructors'. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the 'Have Your Say' leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst 'new jobs' is not specifically stated for the non-preferred Ormskirk option, 'new, high quality business space' (which implies new jobs) is listed as a benefit. 3. 'Improved transport' refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list 'improved transport' as a benefit from the Burscough Option. 4. The phrase 'improved drainage' refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No further action required	

cspo-548	Dr Anne-marie Mullin	
Plan Ref	4.3 Options for Green Belt Release	Object
Summary	Object to Burscough option (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No further action required	

cspo-550	Carol Taylor		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough options (S)		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as "Considerate Constructors". 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the "Have Your Say" leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst "new jobs" is not specifically stated for the non-preferred Ormskirk option, "new, high quality business space" (which implies new jobs) is listed as a benefit. 3. "Improved transport" refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list "improved transport" as a benefit from the Burscough Option. 4. The phrase "improved drainage" refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No further action required		
cspo-552	Mr Alan Hubbard	Land Use Planning Adviser The National Trust	
Plan Ref	4.3	Options for Green Belt Release	Support
Summary	Support for resisting release of Green Belt land on the edge of villages, especially in the Northern Parishes. No preference in terms of Green Belt option. (S)		
Response	Comments noted		
Recommendation	No further action required		



cspo-553	Mr & Mrs DJ Murray	
Plan Ref	4.3 Options for Green Belt Release	Object
Summary	Object to Burscough option (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No further action required	

cspo-554	M Richardson	
Plan Ref	4.3	Options for Green Belt Release
Summary	Object to burscough option (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No further action required	

cspo-556	Mr Andrew Smith	
Plan Ref	4.3 Options for Green Belt Release	Object
Summary	Object to Burscough option (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No further action required	

cspo-557	Marjorie Smith	
Plan Ref	4.3 Options for Green Belt Release	Object
Summary	Object to Burscough option (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No further action required	

cspo-559	Moira Jones		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option (S)		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as "Considerate Constructors". 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the "Have Your Say" leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst "new jobs" is not specifically stated for the non-preferred Ormskirk option, "new, high quality business space" (which implies new jobs) is listed as a benefit. 3. "Improved transport" refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list "improved transport" as a benefit from the Burscough Option. 4. The phrase "improved drainage" refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No further action required		

cspo-560	Mr & Mrs J Basterra		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option (S)		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as "Considerate Constructors". 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the "Have Your Say" leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst "new jobs" is not specifically stated for the non-preferred Ormskirk option, "new, high quality business space" (which implies new jobs) is listed as a benefit. 3. "Improved transport" refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list "improved transport" as a benefit from the Burscough Option. 4. The phrase "improved drainage" refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No further action required		
cspo-561	RS Newland		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Green belt needs protecting for agricultural needs (S)		
Response	<p>The Council acknowledges that Green Belt needs protecting and is important for agriculture, however West Lancashire does not have sufficient brownfield or greenfield sites to meet our required housing targets and therefore a small amount of Green Belt land is required. The Council has conducted a Green Belt Study to ensure that the quality of Green Belt sites is taken into consideration.</p>		
Recommendation	No further action required		
cspo-562	Unknown		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough and Dispersal option, supports non-preferred (Ormskirk) option (S)		
Response	<p>It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. The Council can confirm that the choice of development site has not been driven by financial incentives. As part of any large scale application environmental assessment will be conducted.</p>		
Recommendation	No further action required		

cspo-568	Susan Dunn	Secretary West Lancashire Civic Trust	
Plan Ref	4.3	Options for Green Belt Release	Support
Summary	Support Burscough option (S)		
Response	Comments noted		
Recommendation	No further action required		
cspo-571	Mr & Mrs B Wallington		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to release of green belt land in Ormskirk.(S)		
Response	Comments noted Although the expansion of Edge Hill has caused issues for residents in Ormskirk this proposed expansion is seen as a realistic opportunity to resolve some of the issues causing nuisance for Ormskirk residents eg car parking. Edge Hill also contributes significantly to the economy of West Lancashire. This is considered a small expansion into the Green Belt which can be controlled through policy.		
Recommendation	No further action required.		
cspo-572	Mr I Makin		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to the Burscough option due to traffic congestion which would be made worse, there is no need for an additional school as places in the existing schools, the pressure on health services in Burscough and Skelmersdale would be unacceptable, the sewer system cannot cope and the loss of green Belt and agricultural land is equally as important in Burscough as in Ormskirk. (S)		
Response	Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. The Council has been informed by the local education authority that primary schools in Burscough are near capacity and that with any high level of housing growth these schools will be over capacity. Any large scale development would therefore require a new school. As part of the Council's infrastructure delivery plan we have liaised in detail with the local health providers to ensure that any developments planned can be accommodated. It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. As part of the Council's work on the infrastructure delivery plan sewerage issues are being investigated. Until waste water issues can be addressed development will not take place		
Recommendation	No further action required		
cspo-574	Ms Michelle Blair		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	In summary I object to all three options, and in particular to options 1 and 2. (s)		
Response	comments noted		
Recommendation	no action required		
cspo-575	Mr Peter Vernon	Director Vernon & Co	
Plan Ref	4.3	Options for Green Belt Release	Observations
Summary	The overarching approach to deliver development on brownfield sites and reduce the need for Green Belt release is supported. The second preferred option would release less Green Belt and the land at Banks could deliver a greater amount of the identified need.(S)		
Response	Comments noted		
Recommendation	No further action required		
cspo-584	Carol Judge		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Objection to an additional 600 homes in Ormskirk due to the congestion this would create and the additional student population which would like fill the new homes.		
Response	Comments noted		
Recommendation	No further action required		



cspo-600	Hollins Strategic Land LLP		
Plan Ref	4.3	Options for Green Belt Release	Observations
Summary	Option 2 is the clear preference for West Lancashire's Core Strategy. However, more sites need to be included to avoid over reliance on individual land owners. An over reliance on Skelmersdale to deliver housing is a risk as the market is very poor and unlikely to deliver the Council's housing targets. Enough Green Belt should be released for beyond the plan period in order to conform with PPG2. Bath Farm and Grove Farm north of Ormskirk are both sustainable in terms of location and appropriate in terms of Green Belt release. (s)		
Response	Comments Noted.		
Recommendation	Housing target for Skelmersdale to be reduced following consultation feedback and review of evidence on deliverability.		
cspo-609	Gavin Rattray		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	In summary i strongly oppose Options 1 and 2.		
Response	Comments noted. It is accepted that all options will create positives and negatives and that some increase in traffic will be observed. However, the Council is conducting initial traffic modelling to assess the impact of the Preferred Options. Where issues are identified the Council will seek to, if possible provide appropriate mitigation.		
Recommendation	No action required		
cspo-620	Centre Model Developments		
Plan Ref	4.3	Options for Green Belt Release	Support with conditions
Summary	Option 2 is the clear preference for West Lancashire's core strategy. However, more sites need to be included to avoid over reliance on individual land owners. There is an over reliance on Skelmersdale to deliver housing, which is a risk as the market is very poor and unlikely to deliver the Council's housing targets. Enough Green Belt should be released for beyond the plan period in order to conform with PPG2. Banks is appropriate for development as it makes use of land other than Green Belt land. Land running west from Hoole Lane, including the former school site and adjoining land in the area between development fronting Station Road and Church Road, is one such site (s).		
Response	comments noted Site proposed on Hoole Lane involves land currently protected from development and in an area at high risk of flooding and with concerns over the capacity of water infrastructure. Therefore, it is not an ideal location for development, especially given that PPS25 guides Local Authorities to locate development away from areas at risk of flooding if at all possible and the fact that there are alternative sites outside of areas at risk of flooding.		
Recommendation	No action required		
cspo-622	LLoyd and Slack		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Objections to the nonpreferred option at Ormskirk. It would result in a loss of views across stunning countryside and impact on the character of Ormskirk, loss of agricultural land, increase traffic congestion. Edge Hill should consider a second campus to meet its needs, it should not be allowed to exapnd into Green Belt for student accomodation.		
Response	Comments noted regarding the non preferred option. Regarding Edge Hill, the Council believe that the proposed expansion represents an opportunity to mitigate against many of the existing issues associated with Edge Hill. Edge Hill also has major economic benefits for West Lancashire.		
Recommendation	No action required		
cspo-624	Mrs Joanna Eley		
Plan Ref	4.3	Options for Green Belt Release	Support
Summary	Support the Burscough Option. Object to dispersal option and any development in Banks generally. (S)		
Response	Comments noted regarding Ormskirk and dispersal option. As part of the Council's work on the infrastructure delivery plan the electricity and sewage network will be assessed.		
Recommendation	No action required		
cspo-627	Mr Ralph Rawsthorne		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough Option. Preference stated for non-preferred Ormskirk Option. (S)		
Response	Comments noted. However it is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development.		
Recommendation	No action		

cspo-630	Mr Peter Link		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough Option. Other areas, for example Bickerstaffe, should be considered. (S)		
Response	Comments noted Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. Unfortunately, wherever development is proposed there will be an increase in traffic and subsequent effect on residents, however, infrastructure improvements will be required to reduce this impact. All areas of the Borough were considered before settling on two preferred options. Other areas were ruled out for a variety of reasons including size of settlements, infrastructure provision, rural character and quality of Green Belt		
Recommendation	No action required		
cspo-631	Mrs JM Graham		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option. Support Ormskirk.		
Response	Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. From speaking to the education authority we are aware that schools in Burscough are near capacity and that with new developments this capacity is likely to be exceeded. Therefore, if Burscough is chosen as the strategic site preferred option, a new school will be required. The Council have liaised with the local hospital trusts and NHS representatives to ensure that development is planned and that local hospitals/GPs have sufficient capacity. This work is part of the Council's Infrastructure Delivery Plan. The Council is aware of the current problems of the waste water network and are working with United Utilities to ensure that solutions are found. No major development will take place until these infrastructure issues have been resolved. The Council did not prefer the Ormskirk option because it was considered that the Ormskirk option had more negative impacts than the Burscough option, mainly the traffic impacts, impact on the landscape and the Burscough site being lesser quality Green Belt and agricultural land than the site for the Ormskirk option.		
Recommendation	No action required		
cspo-632	Mr Daniel Robinson		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough Option. Preference for Ormskirk (non-preferred) Option). (S)		
Response	Comments noted regarding opposition to Yew Tree Farm, Burscough in particular and the second preferred option. As part of the Council's Infrastructure Delivery Plan we have liaised with health care providers and the local education authority to ensure that facilities are in place to accommodate development. In particular a new school is planned as part of the Burscough Strategic Site development. Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions		
Recommendation	No further action		
cspo-633	Mr Andrew Taylor		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Ormskirk Non-Preferred Option. (S)		
Response	comments noted		
Recommendation	no action required		

cspo-637	Mrs N Makin		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option (S)		
Response	<p>Regarding traffic impacts, initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. Regarding education provision, from speaking to the Local Education Authority the Council have been informed that school capacity in Burscough is limited and that new developments may go above the existing capacity. For this reason the Burscough strategic site development includes a new school. In relation to health, through the Council's Infrastructure Delivery Plan the Council have been liaising with the health authority to ensure that sufficient facilities are in place/ or will be in place to cope with any new development. The Council are aware that there are issues with the waste water treatment capacity and that any new development in areas such as Burscough will require upgrading the facilities. The Council has been investigating this issue as part of its Infrastructure Delivery Plan and significant development will not take place until the issue has been resolved. In relation to Green Belt, the Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk.</p>		
Recommendation	No action required		
cspo-638	Mrs Cynthia Dereli		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to both the dispersal option and the Burscough option. (S)		
Response	<p>Comments relate to each point set out within the representation; 1. The Draft Green Belt Study forms only part of the evidence base for the LDF and is not a strategy. The study was carried out by Council Officers, not consultants, and was prepared in conjunction with Sefton and Knowsley Councils and validated by Lancashire County Council. Given its influence on the options for Green Belt release, it was considered appropriate to consult on the draft Green Belt Study alongside the Core Strategy Preferred Options. In terms of the inaccuracies pointed out, it would appear that the data sheet for BUR.04 has been misinterpreted. The assessment of the boundary strength is of the existing Green Belt boundary in comparison to the new boundary should the parcel be developed. Whilst the new boundary to the south of the parcel would be a strong road boundary (Pippin Street), the boundary to the west of the parcel and the direction in which development would be extending, is weaker than the existing boundary as it is a narrow track rather than a strong build line. This also applies to the comment relating to BUR14. The Draft Green Belt Study and the methodology does not include land owner discussions regarding future aspirations for the parcels. This information may well be required when considering the deliverability of land through the LDF process. Parcelling up was done using logical existing boundaries and the methodology tests the purposes of including land within the Green Belt as set out in PPG2. Therefore, the use of land as a buffer zone between residential and industrial uses cannot be considered within this study but may form part of the wider LDF process in allocating land for development. 2 The CSPO sets out broadly and strategically where it is realistic to deliver development in the Borough over the next plan period. According to the Council's evidence base, there is enough available land within the settlement area of Burscough to deliver around 200 dwellings. However, it is apparent that there is a shortfall of land within the existing settlement boundaries of the Borough's towns and villages and that without considering other land such as Green Belt, development targets will not be achieved. The document sets out 2 options for meeting targets and delivering the additional housing required. Both options include Burscough, one seeks to deliver a large strategic site and around 600 dwellings the other looks to disperse Green Belt development a little more across the Borough and proposes to deliver 300 dwellings on Green Belt land in Burscough. Both options would still require the initial delivery of 200 dwellings in the existing settlement area and development would be prioritised here over Green Belt release. 3. The Core Strategy is a strategic document and must be flexible over the 15 year plan period. Therefore, the document identifies broad areas of search for development rather than pinpointing exactly where development would go. Site identification may be carried out at a later stage and as an additional Site Allocations document to the Core Strategy. The only exception to this is where development in one area is so significant it could be viewed as strategic to the delivery of the entire document. Examples of this are Skelmersdale Town Centre and in the event Preferred option 1 is selected. 4. Comments noted. However, more than two-thirds of development will be located in Skelmersdale.</p>		
Recommendation	No action required		

cspo-639	Mr Michael J Parker		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option (S)		
Response	Regarding traffic impacts, initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. Regarding education provision, from speaking to the Local Education Authority the Council have been informed that school capacity in Burscough is limited and that new developments may go above the existing capacity. For this reason the Burscough strategic site development includes a new school. In relation to health, through the Council's Infrastructure Delivery Plan the Council have been liaising with the health authority to ensure that sufficient facilities are in place/ or will be in place to cope with any new development. The Council are aware that there are issues with the the waste water treatment capacity and that any new development in areas such as Burscough will require upgrading the facilities. The Council has been investigating this issue as part of its Infrastructure Delivery Plan and significant development will not take place until the issue has been resolved. In relation to Green Belt, the Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. Consultation comments noted.		
Recommendation	No action required		
cspo-641	Mr Brian Sillett		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough Option. State preference for the non-preferred Ormskirk Option. (S)		
Response	Regarding traffic impacts, initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. Regarding education provision, from speaking to the Local Education Authority the Council have been informed that school capacity in Burscough is limited and that new developments may go above the existing capacity. For this reason the Burscough strategic site development includes a new school. In relation to health, through the Council's Infrastructure Delivery Plan the Council have been liaising with the health authority to ensure that sufficient facilities are in place/ or will be in place to cope with any new development. The Council are aware that there are issues with the the waste water treatment capacity and that any new development in areas such as Burscough will require upgrading the facilities. The Council has been investigating this issue as part of its Infrastructure Delivery Plan and significant development will not take place until the issue has been resolved. In relation to Green Belt, the Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk.		
Recommendation	No action required		
cspo-644	Mrs Pauline Parker		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option (S)		
Response	Regarding traffic impacts, initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. Regarding education provision, from speaking to the Local Education Authority the Council have been informed that school capacity in Burscough is limited and that new developments may go above the existing capacity. For this reason the Burscough strategic site development includes a new school. In relation to health, through the Council's Infrastructure Delivery Plan the Council have been liaising with the health authority to ensure that sufficient facilities are in place/ or will be in place to cope with any new development. The Council are aware that there are issues with the the waste water treatment capacity and that any new development in areas such as Burscough will require upgrading the facilities. The Council has been investigating this issue as part of its Infrastructure Delivery Plan and significant development will not take place until the issue has been resolved. In relation to Green Belt, the Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk.		
Recommendation	No action required		

cspo-645	Jess E Parker		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option (S)		
Response	Regarding traffic impacts, initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. Regarding education provision, from speaking to the Local Education Authority the Council have been informed that school capacity in Burscough is limited and that new developments may go above the existing capacity. For this reason the Burscough strategic site development includes a new school. In relation to health, through the Council's Infrastructure Delivery Plan the Council have been liaising with the health authority to ensure that sufficient facilities are in place/ or will be in place to cope with any new development. The Council are aware that there are issues with the waste water treatment capacity and that any new development in areas such as Burscough will require upgrading the facilities. The Council has been investigating this issue as part of its Infrastructure Delivery Plan and significant development will not take place until the issue has been resolved. In relation to Green Belt, the Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk.		
Recommendation	No action required		
cspo-647	Mr John McCloskey		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option (S)		
Response	Regarding traffic impacts, initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. Regarding education provision, from speaking to the Local Education Authority the Council have been informed that school capacity in Burscough is limited and that new developments may go above the existing capacity. For this reason the Burscough strategic site development includes a new school. In relation to health, through the Council's Infrastructure Delivery Plan the Council have been liaising with the health authority to ensure that sufficient facilities are in place/ or will be in place to cope with any new development. The Council are aware that there are issues with the waste water treatment capacity and that any new development in areas such as Burscough will require upgrading the facilities. The Council has been investigating this issue as part of its Infrastructure Delivery Plan and significant development will not take place until the issue has been resolved. In relation to Green Belt, the Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk.		
Recommendation	No action required		
cspo-648	Mrs Joyce McCloskey		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Burscough option (S)		
Response	Regarding traffic impacts, initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. Regarding education provision, from speaking to the Local Education Authority the Council have been informed that school capacity in Burscough is limited and that new developments may go above the existing capacity. For this reason the Burscough strategic site development includes a new school. In relation to health, through the Council's Infrastructure Delivery Plan the Council have been liaising with the health authority to ensure that sufficient facilities are in place/ or will be in place to cope with any new development. The Council are aware that there are issues with the waste water treatment capacity and that any new development in areas such as Burscough will require upgrading the facilities. The Council has been investigating this issue as part of its Infrastructure Delivery Plan and significant development will not take place until the issue has been resolved. In relation to Green Belt, the Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk.		
Recommendation	no action required		

cspo-651	Ms Judith Nelson	English Heritage	
Plan Ref	4.3	Options for Green Belt Release	Observations
Summary	The grade II Bath Lodge, Dark Lane lies adjacent to the area of search, it is essential that the setting of this building is assessed and safeguarded if proposals are developed for this site (F)		
Response	Comments Noted. If this site is taken forward the setting of the listed building will be assessed.		
Recommendation	No action required		
cspo-657	Mr Simon Artiss	Planning Manager Bellway Homes Ltd	
Plan Ref	4.3	Options for Green Belt Release	Observations
Summary	Welcome that if the green belt boundaries were restricted, it would act as a constraint to deliver the CS objectives.		
Response	The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk.		
Recommendation	No action required		
cspo-676	Jason and Marcus Bleasdale		
Plan Ref	4.3	Options for Green Belt Release	Support
Summary	The land at Little Moor Hall Farm does not achieve any of the purposes for including land in the Green Belt. With this in mind, the site should be taken into the next phase of the assessment of the Green Belt Study (Stage 3- site constraints and opportunities) as part of the future updates that are made to the Study. (s)		
Response	Comments referring to the Green Belt Study have been addressed within the Green Belt Study Consultation. The Core Strategy identifies Green Belt land for potential development based on evidence outlining sustainability, infrastructure and the Green Belt Study which reviews how well parcels of Green Belt land meet the purposes of the Green Belt as set out in PPG2. Through this process, the parcel that is subject to this representation was not considered to fulfil much of this criteria and has therefore, not been identified for further consideration		
Recommendation	No action required		
cspo-683	Jason and Marcus Bleasdale		
Plan Ref	4.3	Options for Green Belt Release	Observations
Summary	A reduction of 0.26% of Green Belt land within the Borough represents a negligible change and on this basis, Jason and Marcus Bleasdale consider that the Council should give consideration to releasing additional Green Belt land for development, in particular the site at Little Moor Hall Farm given its 'suitability', 'achievability' and availability' for accommodating new housing, which has been established by the March 2010 West Lancashire SHLAA. (s)		
Response	Suggested site will be considered as an alternative Green Belt option.		
Recommendation	Site considered within assessment of potential "Plan B" sites, but found to not be most suitable for either preferred Green Belt release or for inclusion within the portfolio of "Plan B" sites.		
cspo-689	John Evans		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	In my view, this land performs an important function in providing a block to building development to the east of Ormskirk. It seems to me to be good agricultural land as well. I feel strongly that Green Belt land should be held as long as possible because, once gone, history has shown that is invariably gone forever. There will be many short term, financially driven forces brought to bear to alter the land's status, now and in the future. I look to the Council to take a balanced and long term view and to arrive at a decision which protects this land for future generations.		
Response	Comments noted		
Recommendation	No action required		
cspo-694	Helen Snellgrove		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Whilst I do not want option 3 to be the area to be developed, I do request the Council cabinet to extend the consultation with all three options on an equal footing, enabling the public to have a chance to comment.		
Response	Comments noted. The Council has included the non preferred option as part of this consultation so that members of the public have the opportunity to comment on all schemes.		
Recommendation	No action required		

cspo-696	Mr L McFarlane		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Agricultural Green Belt land should be protected. Issues raised over over Edge Hill expansion (S)		
Response	Comments noted regarding Green Belt and Edge Hill university.		
Recommendation	No action required		
cspo-698	Mr John Leadbetter		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	I strongly oppose the non-preferred option that is being considered.I support Option C with dispersed development representing the greatest gain to the borough with the least disruption		
Response	Comments noted		
Recommendation	No action required		
cspo-70	Mr P Waite		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	We are concerned about Option 2 and exactly where the houses will be sited in relation to the railway line. There are potential traffic safety issues; current volume and speed of traffic are already too high for this road. (S)		
Response	Comments noted. The Core Strategy does not allocate specific sites (except for very large developments), so an "area of search" was included for Option 2, which included land to the west and the east of the railway. The Council is aware that there are traffic and access problems associated with land to the east of the railway, and this will be taken into account when choosing a development site, should Option 2 be chosen.		
Recommendation	No action required.		
cspo-700	Mr D Atkinson		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	It is clear as day that the South Ormskirk option, is absolutely NOT an option.		
Response	Comments noted		
Recommendation	No further action required		
cspo-702	Ms Gillian Bjork		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Improve the infrastructure first, preserve our greenbelt land and utilise brown field sites, and then the people of Burscough may be more open to discussion about development		
Response	Comments noted		
Recommendation	No further action required		
cspo-703	Mrs JA Leadbetter		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Ormskirk non-preferred option. Greenbelt land should only be considered for development after all other options have been considered ie: the regeneration of derelict or brown belt land.		
Response	Comments noted		
Recommendation	No further action required		
cspo-713	Ms Margaret Gregory		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to Ormskirk option. Objects to loss of Green Belt and prime agricultural land. Would like to see more consideration of implications of an ageing population and off-campus student accommodation. Do not think existing traffic problems in Ormskirk can be addressed.		
Response	comments noted. Implications of an ageing population have been considered in preparing the Core Strategy. Off-campus student accommodation has also been considered.		
Recommendation	no action required		



cspo-730	Hesketh Estate		
Plan Ref	4.3	Options for Green Belt Release	Observations
Summary	The parcel at Parrs Lane (AUG.04 in Green Belt Study) is actually classified as mainly Grade 2 with some graded 3a and 3b. However there is no agricultural land classed as grade 1 as is stated in the Green Belt study. There is no real difference between this parcel and some of those put forward for inclusion within the Core Strategy Preferred Options and this additional information makes it more favourable than some of the sites which are Grade 1 classification. Therefore the site should be carried forward and considered as part of the DPD (s)		
Response	Alternative location for Green Belt release noted.		
Recommendation	Parr's Lane site to be considered within the portfolio of potential "Plan B" sites.		
cspo-735	Bickerstaffe Trust		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Supports a variation upon the non-preferred option for an Ormskirk Strategic Development Site and objects to Option 1 for a Burscough Strategic Development Site. (s)		
Response	The Core Strategy is in line with the Government's Growth Agenda, although it is recognised that the deliverability of 3,000 homes in Skelmersdale will need to be revisited, and is not overly prescriptive or inflexible. In addition, the Core Strategy is also consistent with the "presumption in favour of sustainable development" that is expected to be included within the National Planning Policy Framework. The Council has no concerns about the deliverability, suitability or sustainability of the Yew Tree Farm site in Burscough (which the Bickerstaffe Trust refer to in para 4.10 of their representation), other than the need to improve the waste water treatment infrastructure serving the site (which is a constraint that applies equally to all greenfield sites in Ormskirk, Burscough, Rufford and Scarisbrick), and the Bickerstaffe Trust has provided no convincing evidence to say that development of this site is not deliverable, suitable or sustainable. It should also be pointed out that the Sustainability Appraisal carried out on the 3 shortlisted options for Green Belt release identified that all could be said to be sustainable. It should also be noted that the Bickerstaffe Trust representation incorrectly states that the Council's Sustainable Settlement Study (2010) confirms that Burscough has limited facilities and services and is not as accessible as other larger settlements in the Borough (para 4.7). The study actually makes similar comments about the services and facilities in Burscough as it does about those in Ormskirk. It is fair to point out that the disaggregation of development targets within the CSPO paper does not entirely conform to the Borough's settlement hierarchy, although only in that Burscough receives more development than the Ormskirk / Aughton urban area. However, ultimately, even with this new development, the Ormskirk / Aughton urban area (indeed Ormskirk alone) will still be larger than Burscough and so the settlement hierarchy will be retained. While it would be usual for settlements to be targeted for new development in line with their place in the settlement hierarchy, it is not always possible to do so, nor is it necessary to do so, as long as the infrastructure is in place to allow more development in a settlement lower down the hierarchy. Therefore, it is the Council's view that sufficient evidence to justify the spatial options preferred in the CSPO paper has been demonstrated. The Council has considered the evidence that the Bickerstaffe Trust have presented in their representation in support of their new proposals at Alty's Lane and, overall, remain to be convinced that it offers a better or more reasonable proposal than either of the preferred options consulted upon in the Core Strategy, or the non-preferred option. This is predominantly due to the fact that the new proposals offer less benefits compared to the non-preferred option (because of the removal of employment development and student accommodation) while still having the same impact on Green Belt and views and, potentially, still having a negative effect on traffic congestion on St Helens Road, local country roads and Ormskirk town centre.		
Recommendation	No Action Required		
cspo-755	Paul Cotterill		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Object to the areas of search for housing and employment land.		
Response	Opportunities for locating development adjacent to authority boundaries which contain built up areas are limited, particularly in the South West. Any development in this part of the Borough would be adjacent to equally open and rural areas in Sefton. However, there are one or two opportunities to the west and perhaps to the east, where largely open land within West Lancashire adjoins built-up areas in Sefton and possibly Wigan. These are currently being explored but it is unlikely that they will deliver the significant amounts of development we are currently directing to the existing largest towns and key service settlements within the Borough.		
Recommendation	Continue to review all possible land which may meet development needs.		

cspo-8	Mr Howard Courtley	Courtley Consultants Ltd	
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	The Council has failed to consider land at Fine Janes Farm, Moss Road, Birkdale as an appropriate site for Green Belt release. (S)		
Response	The Core Strategy is not able to consider specific sites unless they are of "strategic" importance, for example Skelmersdale Town Centre (Policy CS2) or the Burscough Strategic Development Site (Policy CS3). Therefore, it cannot make specific reference to the Fine Jane's Farm site. However, in arriving at the two preferred options for development on Green Belt, the Council did consider a wide range of locations for Green Belt release, including areas on the Southport / Birkdale boundary. However, in considering this general area, it was considered that the openness of the area would be unduly harmed by locating significant development within it and that the presence of areas of flood risk, deep peat and grade 1 agricultural land made this location less appropriate for development. The Council has assessed considered the Green Belt on the Borough's rural boundaries in the draft Green Belt Study available for consultation alongside the Core Strategy Preferred Options and it has found only one site (not Fine Jane's Farm) that does not meet any of the purposes of the Green Belt (as established within PPG2) of those assessed on the Sefton boundary. Given that Fine Jane's Farm is not large enough to be considered a "strategic" site, even if it were considered to be a "major" development site in the Green Belt (based on PPG2's definition in Annex C), it could not be specifically addressed in the Core Strategy. Any policy guidance that is needed for such a "major" site would be provided in a subsequent Development Plan Document under the Local Development Framework. However, as the Core Strategy is reviewed prior to preparing the next version of the document or as the remainder of the LDF is prepared, Fine Jane's Farm should be considered as any site-specific matters are dealt with.		
Recommendation	Consider Fine Jane's Farm for inclusion within the "Plan B", as this aspect of the Core Strategy is refined.		
cspo-80	Mr Robert Kewley		
Plan Ref	4.3	Options for Green Belt Release	Observations
Summary	Suggestion of a new location for development - site immediately adjacent to 'The Pads'. (S)		
Response	Comments noted. The Core Strategy does not allocate specific sites for development unless they are strategic in nature. The Site Allocations DPD will allocate specific sites in due course. However, "The Pads" are currently designated as a Local Nature Conservation Site.		
Recommendation	No Action Required		
cspo-93	Mr Brian Culshaw		
Plan Ref	4.3	Options for Green Belt Release	Object
Summary	Objects to non-preferred (Ormskirk) option. (S)		
Response	Comments noted. It is agreed that there are negative impacts associated with the non-preferred option. These were taken into account by Members when considering whether or not to support this option.		
Recommendation	No change required.		
cspo-224	Mr Shaun Taylor	Planning Associate Director G L Hearn Property Consultants	
Plan Ref	4.4	Meeting the Objectives	Object
Summary	It is clear (for the reasons set out elsewhere in these representations), that the objectives will not be met by this Core Strategy as currently written. (f)		
Response	Comments noted		
Recommendation	No action required.		
cspo-103	Mr Martin Backhouse		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Object
Summary	I am strongly against the idea to release Green Belt land for development by Edge Hill University. (S)		
Response	Comments noted. At the time of the 2005 Local Plan Inquiry, the Council considered Edge Hill had not made a robust case for the need for expansion onto Green Belt land. Since then, the Council has accepted that the University does have a robust case for needing to expand, hence the change. The University has undergone a period of redeveloping its existing campus to ensure best use of space and is now reaching a point where it will shortly need further land to accommodate not only its increasing number of faculties but also to accommodate student accommodation, taking the pressure off existing houses in Ormskirk. The Core Strategy allocates 10ha of land for managed expansion over a 15 year period up until 2027. Without this allocation, the Council could expose itself to challenge and more significant development in the Green Belt over the plan period.		
Recommendation	No further action.		

cspo-104	Mrs D Backhouse		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Object
Summary	I am strongly against the idea to release Green Belt land for development by Edge Hill University. (S)		
Response	Comments noted. The University has undergone a period of redeveloping its existing campus to ensure best use of space and is now reaching a point where it will shortly need further land to accommodate not only its increasing number of faculties but also to accommodate student accommodation, taking the pressure of existing houses in Ormskirk. The Core Strategy allocates 10ha of land for managed expansion over a 15 year period up until 2027. Without this allocation, the Council could expose itself to challenge and more significant development in the Green Belt over the plan period.		
Recommendation	No action required.		
cspo-105	Carol O'Brien		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Object
Summary	Re land bounded by Ruff Lane, St Helens Road and Scarth Hill Lane:- I am very concerned that the Council appears to have done a U turn regarding this Green Belt area and are now proposing re-designation of the land. The countryside should be protected from encroachment. (s)		
Response	At the time of the 2005 Local Plan Inquiry, the Council considered Edge Hill had not made a robust case for the need for expansion onto Green Belt land. Since then, the Council has accepted that the University does have a robust case for needing to expand, hence the change in approach towards the University. The University has undergone a period of redeveloping its existing campus to ensure best use of space and is now reaching a point where it will shortly need further land to accommodate not only its increasing number of faculties but also to accommodate student accommodation, taking the pressure off existing houses in Ormskirk. The Core Strategy allocates 10ha of land for managed expansion over a 15 year period up until 2027. Without this allocation, the Council could expose itself to challenge and more significant development in the Green Belt over the plan period.		
Recommendation	No further action		
cspo-124	Dr Carol Stott		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Support
Summary	I object to both options open to discussion and feel that the non preferred option should not have been removed from the list of options for the very weak reasons given in Cabinet.		
Response	Comments regarding Green Belt options noted. In assessing the Burscough option, the Council has consulted the Primary Care Trust and education provider (Lancashire County Council). Advice received is that a new primary school would be necessary for the Burscough site, and that extra money for the existing health centre would be sufficient to cope with the increase in population. Appropriate buffers will be in place between housing and employment uses, which will be business, rather than manufacturing /heavy industry, and therefore health risks should be minimal. The ageing population of West Lancashire is recognised at several points in the Core Strategy, and is addressed in terms of housing in policies CS7 and CS8. See also response to Rep. 129		
Recommendation	No change required.		
cspo-14	Mr JA Lewis		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Object
Summary	Object to Option 2 (Ormskirk) due to increase in traffic problems. Edge Hill should not be allowed to expand. (S)		
Response	Area of Search to the north of Ormskirk - potential traffic impacts of development on the eastern half of this area of search will be a key factor in considering which part of the area of search is allocated for development if the dispersal option is taken forward in the Core Strategy. Any impact of development within the town will also be factored into any traffic assessments. Edge Hill University and Student Accommodation - comments noted - any expansion of the University will need to provide student accommodation to cope with the growth in the University.		
Recommendation	No Action Required		
cspo-16	Susan O'Halloran		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Object
Summary	The non-preferred option could not be supported by roads and would be a poor use of agricultural land. (S)		
Response	Noted		
Recommendation	No Action Required		

cspo-18	Mr David Rothwell		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Object
Summary	We are against the dispersal option due to issues with traffic and vehicular access. We support for the non-preferred option, to allow Edge Hill Uni to provide more student accommodation out of town. (S)		
Response	Comments and Views Noted		
Recommendation	No Action Required		
cspo-19	Dr Paul Morris		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Support
Summary	If there is no other option then i think the non-preferred option should be reconsidered. This would have positive benefits in freeing up affordable accommodation for people in the town. Parking is also likely to improve (S)		
Response	Comments and Views Noted		
Recommendation	No Action Required		
cspo-21	Carol Smith		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Object
Summary	I would like to express my concerns regarding the non-preferred option. The site is home to wildlife, and possibly orchids. An Environmental Impact Assessment should be carried out. Elm Place is narrow and it would be dangerous to use this road as an access point to such development. Major traffic congestion would also be an issue. (S)		
Response	Comments noted - should the non-preferred option be taken forward in the future, detailed proposals to address access, highways impacts and environmental impacts will be considered.		
Recommendation	No Action Required		
cspo-25	Charlotte Riley		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Support
Summary	I support the Ormskirk option (S)		
Response	Comments Noted		
Recommendation	No Action Required		
cspo-26	Mrs Mary Blackhall		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Object
Summary	I vote no to both plans (S)		
Response	Comments Noted. The Council is aware of the need to protect our countryside and agricultural industry as far as is possible and is only considering development on Green Belt because all suitable land within the built-up areas has already been taken into account. Therefore, the Council is attempting to strike the delicate balance between providing much needed new housing and preserving our local environment.		
Recommendation	No Action Required		
cspo-28	Mr Ed Dickinson		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Support with conditions
Summary	I would submit that a revised Option A (ORMSKIRK) could also help limit or relieve the problem of both short term construction traffic and town traffic until such time as long awaited A580 Bypass can be built, with planned improvements to suit the added requirements of Edge Hill access etc. Ormskirk cannot afford to lose this opportunity of enlargement and development to allow it to sustain a large University (S)		
Response	In arriving at the Core Strategy Preferred Options Paper, the Council has taken into account the potential traffic impacts of all development options, including those of the Yew Tree Farm option, but is currently undertaking further traffic modelling work to better understand these impacts. While the Council are aware of Sefton Council's initial strategic options for their Core Strategy, it is not yet at a stage where a true assessment of increased traffic along the A570 from Southport can be carried out, especially in light of the approved Thornton to Switch Island link road in Sefton which it is anticipated will alleviate some pressure on the A570. The Ormskirk bypass has not been vetoed by the Council, but is in fact supported by the Core Strategy (cf CS12). However, the Council recognises that it may be difficult to deliver the bypass in the Core Strategy period due to funding constraints. The Council welcomes Mr Dickinson's revised proposal for the non-preferred option, and any consideration of phasing of development will be considered within detailed proposals for the site, should that option be taken forward in the future.		
Recommendation	Council officers are continuing to monitor Sefton Council's proposals for development and how they might affect highways in West Lancashire, especially cumulatively with West Lancashire development proposals.		

cspo-29	Mr Paul Moy		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Object
Summary	I object to Option 2 of 200 houses in Ormskirk on Green Belt land (S).		
Response	Comments Noted		
Recommendation	No Action Required		
cspo-331	Mr Roger Clayton		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Object
Summary	We object to the description of Skelmersdale as a "Regional Town". (S)		
Response	Acknowledged.		
Recommendation	No change.		
cspo-332	Mr Roger Clayton		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Object
Summary	We believe that many more dwellings could (and should) be delivered on small sites of mainly affordable or retirement housing, according to local needs, within the Eastern and Western parishes. The Skelmersdale target should be reduced to a level which is a) deliverable, b) meets only the needs of the Skelmersdale population without trying to attract migration from other areas or other countries. (F)		
Response	The deliverability of Skelmersdale housing targets is currently under review as a result of consultation feedback and historic completions evidence.		
Recommendation	Review housing targets and distribution		
cspo-35	Dr Anthony Evans		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Object
Summary	Object to option 2. And 3000 new homes in Skelmersdale. (S)		
Response	Comments noted. The Council has a housing target it is currently legally required to meet. This housing needs to be directed to the most sustainable locations. The proposed locations have been chosen taking account of a range of issues including infrastructure provision, impact on the environment, land availability, etc.		
Recommendation	No change.		
cspo-37	Mrs Julie Broadbent		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Object
Summary	We object to the non-preferred option (S)		
Response	Comments noted		
Recommendation	No change required.		
cspo-40	Mr Robin Agnew		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Object
Summary	With regard to the 200 houses at Ormskirk (Dispersal Option), they should go to the west of the railway, not the east. (S)		
Response	Comments noted. It is agreed that access to the site to the west of the railway is less problematic than to the site to the east of the railway.		
Recommendation	No action required		
cspo-484	Mr B Howard	Clerk of the Council Newburgh Parish Council	
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Observations
Summary	We would be concerned about any future major increase in traffic, from employment or residential areas, without the development of new and appropriate infrastructure to avoid further impact on rural villages.		
Response	Comments noted. Adequate infrastructure provision and the impact of traffic are both important factors when considering suitable locations for new development and these are topic areas that continue to be considered in some detail as the LDF progresses. The impact on rural villages is a further important consideration and therefore development directed to these areas is to be minimal in the interests of sustainability.		
Recommendation	No action.		

cspo-49	Mr Retwiss		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Object
Summary	The Council should resist development on the Green Belt. The proposed housing is not needed. (S)		
Response	Comments noted. The Council's evidence base shows housing is required, even taking into account the downturn in the housing market. Green Belt development is proposed because there is insufficient land within settlement areas to accommodate all the required housing. This is a different approach from Development Control, in which unplanned development on non-allocated Green Belt is usually resisted.		
Recommendation	No action required.		
cspo-59	Mr Norman Smith		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Object
Summary	Option 2 (Dispersal) is the most balanced and sustainable of the three presented, although I'd prefer none. Edge Hill University should not be allowed to keep expanding to the detriment of the town. Concern expressed about the effect of the University expansion on residential accommodation within Ormskirk, and the conversion of town centre shops to bars. (S).		
Response	Views on the Dispersal Option, traffic issues, and Edge Hill University expansion noted. With regard to the final two points: 1. Policy CS9 seeks to minimise the impact of the University on residential accommodation within Ormskirk by constraining the percentage of HMOs in individual streets, although the Council's powers are limited in this respect. Please also see the Council's response to Representation 60 for more comments about Edge Hill University. 2. Policy CS11 seeks to maintain town centre viability by requiring a certain percentage of units within town centres to be Class A1 retail (as opposed to uses such as A4 drinking establishments). The Council would support initiatives to improve Ormskirk Town Centre.		
Recommendation	No action required.		
cspo-62	Mrs J Jupp		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Object
Summary	I object to the non-preferred option on the grounds of Green Belt, the impact of Edge Hill University and no proven need for a sports village. (S)		
Response	Comments noted.		
Recommendation	No change.		
cspo-63	Mrs J White		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Object
Summary	I object to the non-preferred option on the grounds of Green Belt, impact of Edge Hill University and no need for a sports village (S)		
Response	Comments noted.		
Recommendation	No change.		
cspo-636	Mr Chris Seddon		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Observations
Summary	Support development in Appley Bridge		
Response	Comments noted		
Recommendation	No action required		
cspo-64	Dennis Sutton		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Support
Summary	My preferred option is Ormskirk, followed by dispersal. (S)		
Response	Comments noted		
Recommendation	No change		

cspo-66	Mrs Ros Wess		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Support
Summary	I vote for Preferred Option 2: Dispersal. I object most strongly to any further building in Parbold because of the sewer/drainage problems we have (especially surface water) I object most strongly to Green Belt land being used for building. I think WLBC were wrong to throw out the Ormskirk option. (F) (F)		
Response	Comments noted. It is considered that there is scope for a small amount of infill development in Parbold (but no major development or Green Belt release).		
Recommendation	No action required.		
cspo-672	Mainsprint Limited		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Observations
Summary	This site is classed as a Development opportunity in the adopted Local Plan and it is respectively suggested that the site is given 'broad location for mixed-use development' status in the core strategy for the sake of continuity. It is appreciated that it is not the role of the core strategy to allocate specific development sites but it is considered that the site does need to be afforded some form of development status in the adopted document so that the regeneration of the site is not jeopardised by Appley Bridges' relatively poor status in the settlement hierarchy. (S)		
Response	Comments noted		
Recommendation	No further action required		
cspo-675	Mr Harry Tonge		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Observations
Summary	On behalf of my client, i wish to object to the strategic development options identified in the core strategy paper on the basis that the identified options unnecessarily constrain the possible larger scale employment development of the south Skelmersdale area of search. Furthermore, it has not been adequately demonstrated that the strategy of dispersing the additional areas of employment land throughout the identified areas in the borough is correct (S)		
Response	Comments noted. The majority of all new employment development 87ha is being located in Skelmersdale with 8ha proposed for land to the South (mentioned) and also 52ha from existing allocation and the remodelling of existing employment estates. Although Skelmersdale does have the best connections to the motorway network it is felt that 60ha is a realistic and deliverable figure. It is also important to allow economic growth in other parts of the Borough.		
Recommendation	No action required		
cspo-84	Mr Ian Yates		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Support
Summary	I support Option 2 (in principle). However, I do not support the aspect allowing the expansion of Edge Hill into the Green Belt, (eastwards) nor indeed the erosion of any of the green belt, nor the housing target of 4,500 new homes. The housing requirement of 300 dwellings a year needs to be scrutinised. (S)		
Response	Comments noted regarding the options and Edge Hill University expansion. Edge Hill University has undergone a period of rapid growth and has been working to make space utilisation on site more efficient. It has now reached a point whereby all space on the existing campus will soon be fully utilised. The Core Strategy must provide for development over the next 15 year period and by allowing small-scale expansion (of 10ha) the Council considers that this will avoid larger scale development which may occur if we do not allow for this managed growth over the plan period. Re. housing requirements: Following a Court of Appeal ruling in May 2011, the intention to abolish the Regional Spatial Strategy ("RSS", which set our housing requirement of 300 dwellings per annum) cannot be taken into account when Councils are considering the adoption of new Development Plan Documents such as Core Strategies, until such time as a Strategic Environmental Assessment of RSS abolition has been concluded. Thus the Council is obliged to use the 300 dwellings per annum housing requirement in the Core Strategy. Housing requirements for West Lancashire will be looked at once RSS abolition is beyond doubt, although it is the Council's view at present that the 300pa requirement is the most appropriate for West Lancashire.		
Recommendation	Check the Core Strategy is sufficiently flexible to allow for a change in housing requirements in future (e.g. Policies CS1, CS7, Chapter 10).		
cspo-89	Mrs Sybil Sheperd		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Support
Summary	The further development of Skelmersdale has a key growth area is to be welcomed. Preferred Option 2: Dispersal would be the most advantageous as it would strengthen communities and minimise impact on Green Belt. The non-preferred option is not supported. The provision of land for commercial and industrial development is crucial. (S)		
Response	Comments noted		
Recommendation	No action required.		



cspo-90	G Davies		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Object
Summary	We support the rejection of the Ormskirk option (S)		
Response	Comments noted.		
Recommendation	No action required.		
cspo-95	Mr Steve Mawdsley		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Object
Summary	We wish to object to all 3 options proposed by WLBC to develop 800+ new houses in Burscough and Ormskirk. Burscough in particular suffers from transport and infrastructure problems. (S)		
Response	Comments noted.		
Recommendation	No change required.		
cspo-96	Mr D Birchall		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Object
Summary	We object to Option 2, in particular development north of Ormskirk due to impact on agricultural land, highways, landscape and nature conservation. (S) We support Option 1. (S)		
Response	Comments noted. (If the Nursery Avenue site ended up being chosen for development, housing would not be likely to extend as far as Bath Farm and its access avenue.)		
Recommendation	No further action.		
cspo-97	F Johnson		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Object
Summary	Object to Option 1; Ormskirk site is ideal as close to the motorway. (S)		
Response	Comments noted.		
Recommendation	No further action		
cspo-98	Mr & Mrs Holcroft		
Plan Ref	Chapter 5	Core Strategy Preferred Options: Over-arching Spatial Strategy and the Strategic Sites	Object
Summary	Object to non-preferred option. Support to dispersal option 2. (S)		
Response	Comments noted		
Recommendation	No further action		
cspo-112	Mrs Jackie Liptrott		
Plan Ref	Policy CS1	A Sustainable Spatial Development Framework for West Lancashire	Observations
Summary	Object to the methodology of categorising green belt boundaries.		
Response	This comment relates to the Green Belt Study. However, the methodology used an established boundary hierarchy which assessed the features of the boundary and how prominent they were. The approach has been validated by Lancashire County Council and the measure of features as strong or weak was shared by the neighbouring authorities and other authorities nationwide. Therefore, it is considered appropriate to consider a ditch, track or line of trees weak in comparison to say a river, main road or woodland.		
Recommendation	No change required to either Core Strategy or Green Belt Methodology.		
cspo-146	Mr Philip Carter	Planning Liaison Officer Environment Agency	
Plan Ref	Policy CS1	A Sustainable Spatial Development Framework for West Lancashire	Object
Summary	Inclusion of protection of water quality is required. (S)		
Response	Comments Noted		
Recommendation	Changes will be made to the policy to reflect any recommendations set out within the SA.		

cspo-147	Mr Philip Carter	Planning Liaison Officer Environment Agency	
Plan Ref	Policy CS1	A Sustainable Spatial Development Framework for West Lancashire	Support
Summary	Support for Policy CS1 subject to the inclusion of protection of water quality (S).		
Response	Comments noted		
Recommendation	No further action		
cspo-205		Escalibur Ltd	
Plan Ref	Policy CS1	A Sustainable Spatial Development Framework for West Lancashire	Object
Summary	Appley Bridge should be identified as a Key Sustainable Village. The current distribution of housing is unrealistic and should take into account the sustainable development benefits of expanding settlements such as Appley Bridge which has a railway station and other facilities. (S)		
Response	The Councils current evidence base work suggests that whilst Appley Bridge benefits from reasonable proximity to Wigan, service infrastructure in general is not the most sustainable. Furthermore, the draft Green Belt study did not identify any parcels of land which do not fulfil at least one purpose of the Green Belt as set out in PPG2.		
Recommendation	Comments noted and further infrastructure work will be carried out along with refining work to the Green Belt Study in order to inform the next stage of the Core Strategy.		
cspo-254	Mr Francis Williams	member Ormskirk Friends of the Earth	
Plan Ref	Policy CS1	A Sustainable Spatial Development Framework for West Lancashire	Observations
Summary	We would not wish Skelmersdale to lose its "green" image through development. The River Tawd is a neglected asset. Unused land should be returned to agriculture. (S)		
Response	The Core Strategy Preferred Options document prioritises brownfield land over green field land. However, where there is a shortfall in brownfield land and a surplus of underused poor quality green field land, the Council would wish to see that land be put to better use and any financial contributions generated from doing so used to improve the remaining open spaces that require improvements. Evidence in the Open Space Study 2009 relating to Skelmersdale supports this approach. The inclusion of a large part of the River Tawd valley within the Skelmersdale Town Centre Strategic Site in Policy CS2 is in part, to assist with the much needed management, public access and environmental improvements.		
Recommendation	No action required.		
cspo-302	Mrs Jo Robison	Associate Smiths Gore	
Plan Ref	Policy CS1	A Sustainable Spatial Development Framework for West Lancashire	Object
Summary	Strongly objects to Green Belt areas of search and that development should be prioritised to brownfield land (s)		
Response	The parcels of Green Belt land identified have been informed by evidence identifying infrastructure, environmental limits and sustainability along with a review of Green Belt land. The Council prioritises brownfield land for development and Policy CS7 allows for non brownfield sites to be brought forward where there are no suitable available brownfield sites and this can be evidenced.		
Recommendation	No action required.		
cspo-558	Mr Keith Keeley		
Plan Ref	Policy CS1	A Sustainable Spatial Development Framework for West Lancashire	Observations
Summary	How are utility constraints to be overcome. Issues with the highway network should also be noted. (s)		
Response	The Core Strategy is not the place to set out the detail of how infrastructure constraints should be overcome - it is sufficient for this strategic policy to only reference the fact that they should be overcome before new development is completed. The Infrastructure Delivery Plan will set out the details of how such constraints will be overcome. Other policies in the Core Strategy address highway constraints (e.g. Policy CS12 - promotes other forms of travel than the private car). However, if background highway modelling work currently being undertaken for the Council identifies any major highway constraints to new development, consideration should be given to including reference to highway constraints in Policy CS1.		
Recommendation	No action.		

cspo-563	Mr Keith Keeley	
Plan Ref	Policy CS1 A Sustainable Spatial Development Framework for West Lancashire	Object
Summary	The justification offers no proper detailed rationale for the proposed distribution of housing and employment land in particular between Ormskirk and Burscough. Nor does it present any data on the implications on settlement growth for each settlement as compared to 2010 baseline. (s)	
Response	<p>The Settlement Hierarchy in Policy CS1 does recognise a distinction between Ormskirk/Aughton (Borough Town) and Burscough (Market Town) although it does classify both as Key Service Centres. As the paragraph previous to the settlement hierarchy in Policy CS1 (discussed in CSPO-531) states, new development should be promoted in accordance with this hierarchy. The Council acknowledges that Ormskirk is a more sustainable settlement than Burscough but consideration must be given to other factors as well, especially when weighing up the loss of Green Belt and agricultural land. In addition, Burscough has sufficient level of service provision to be considered sustainable enough to accommodate a significant level of new development and any infrastructure issues that new development would create would be expected to be resolved prior to completion of the new development, as best as possible. It should also be noted that Ormskirk and Burscough suffer from very similar infrastructure constraints and that many observers would actually say that Ormskirk suffers more greatly than Burscough in relation to highways congestion in particular (although the Council awaits the completion of modelling work on our highways capacity to confirm or contradict this perception) and that this constraint is perhaps the most difficult to resolve in this particular case (due to the funding and delivery of new highways and public transport infrastructure and the difficulty of changing people's travel habits). Therefore, in making a final decision on where Green Belt land should be released for development in the Core Strategy, the Council will weigh all these factors, including the existing scale of the towns, into consideration. While Skelmersdale and Burscough will take the vast majority of new employment development (Use Class B) under the existing proposals in the CSPO document, some employment development will take place in other rural locations and at Simonswood. Burscough was selected as a secondary focus due to the benefits of having a critical mass together with the existing provision of employment land and due to the need to expand the existing provision to meet existing and anticipated demand in Burscough. Ormskirk was not highlighted as a location for new employment development in the CSPO document due to the lack of suitable land for Use Class B development within the urban area and in the locations considered for Green Belt release on the edge of the urban area, although a small amount of high quality employment is included in the non-preferred option. While Ormskirk is a more accessible town than Burscough, it does not have an existing significant market for providing Use Class B accommodation, unlike Burscough. It should be noted that in discussing employment land, this does not incorporate other Use Classes whose users employ people, for example Edge Hill University and retail provision, and these particular types of development are covered by Policies CS6 and CS11 respectively.</p>	
Recommendation	No Action Required	
cspo-565	Mr Keith Keeley	
Plan Ref	Policy CS1 A Sustainable Spatial Development Framework for West Lancashire	Observations
Summary	In view of the abolition of the RSS and its Housing targets what previous consultation has been held locally on these locally agreed targets (ie following abolition of RSS)? (f)	
Response	No previous consultation on these targets has taken place until this public consultation. Indeed none was possible given the recent changes surrounding the RSS and the Localism Bill. It should also be noted that the RSS has not yet been abolished. The CSPO consultation provided the first, and most appropriate, opportunity to consult on these proposed targets, which must be based on robust and reasonable evidence of housing need.	
Recommendation	No Action Required	
cspo-567	Mr Keith Keeley	
Plan Ref	Policy CS1 A Sustainable Spatial Development Framework for West Lancashire	Observations
Summary	Without reference to a robust Infrastructure Delivery Plan (IDP) it cannot be justified and explained that the proposals to develop a strategic site at Burscough under Option 1 will not lead to a deterioration in local infrastructure and the general sustainability of the local community. (f)	
Response	<p>The CSPO consultation falls under Regulation 25 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008, which reflects the fact that the Council are still consulting on options for the Core Strategy, including the location(s) for Green Belt release. Therefore, once a final location(s) is selected for Green Belt release, the decision will be informed by a sound analysis of all types of infrastructure, which will be evidenced in the IDP. The IDP will also directly inform other policies in the Core Strategy and the Council's approach to developer contributions.</p>	
Recommendation	No Action Required	

cspo-570	Mr Keith Keeley		
Plan Ref	Policy CS1 A Sustainable Spatial Development Framework for West Lancashire	Observations	
Summary	There are no locally supported documents listed. The Strategic Development Site at Burscough is not shown on this Key Diagram. There is no discussion about the important relationship between existing and proposed infrastructure and development. (S)		
Response	The Core Strategy will effectively be setting the new local planning policy for the Borough and so will replace any existing local planning policy that addresses the over-arching spatial strategy for the Borough. The Area of Search under the Dispersal option covers the same area as the Burscough Strategic Site - it would just involve less housing, and therefore less land within the area of search. A Proposals Map will be produced alongside a Publication / Submission version of the Core Strategy - one cannot be prepared until the Council have made their final decision on options. Draft Policies CSPO11 to CSPO14 cover all infrastructure and services and highlights the need to link new development in with infrastructure.		
Recommendation	No Action Required		
cspo-711	Crompton property developments		
Plan Ref	David Crompton A Sustainable Spatial Development Framework for West Lancashire	Support	
Summary	Full Submission of Crompton Property Developments - see also CSPO712, 719-728 and 736-738. (s)		
Response	See individual comments on response CSPO712, 719-728 and 736-738.		
Recommendation	See Recommendations for CSPO712, 719-728 and 736-738.		
cspo-715	Ms Deborah McLaughlin	Executive Director North West Homes and Communities Agency	
Plan Ref	Policy CS1 A Sustainable Spatial Development Framework for West Lancashire	Support	
Summary	The HCA welcomes the categorisation of Skelmersdale as a Key Service Centre and a priority location for new development.		
Response	Comments noted		
Recommendation	No action required.		
cspo-728	Crompton property developments		
Plan Ref	David Crompton A Sustainable Spatial Development Framework for West Lancashire	Support with conditions	
Summary	Policy CS1 is supported, but the approach to Green Belt and the release of land could be more clearly set out. The distribution of development with the strategic employment site at Burscough is supported. It is likely to be essential for a strategic site to be released in advance of all brownfield sites so that it can be properly planned for. It is considered that Burscough has better sustainable transport connections given its rail links (S).		
Response	The Core Strategy Publication Version will clearly identify where revisions to the Green Belt boundary will take place as part of any strategic site or will identify areas of search within which Green Belt boundaries will be revised through a Site Allocations DPD. Any sites or locations included in the final "Plan B" for the Core Strategy will be consulted upon through the Publication version of the Core Strategy, but it is recognised that, where Green Belt boundaries will be affected by these locations, formal revision of the boundaries will need to take place in either the Core Strategy or another DPD should "Plan B" be enacted. Development on any greenfield site in Ormskirk, Burscough, Rufford and Scarisbrick will be constrained by the waste water treatment infrastructure, and so any development of Green Belt in these areas will not be able to take place until this issue is resolved. Therefore, while it may be appropriate in certain circumstances that development of a strategic site on Green Belt could come forward before all land in the urban area has been developed, it will still be constrained and limited by the waste water treatment infrastructure issue. It is recognised that both Ormskirk and Burscough have good access to sustainable public transport connections, and this is a key contributing factor to both settlements being considered Key Service Centres. This is reflected in paragraph 5.1.17 of the CSPO paper. It is considered that Ormskirk's sustainable public transport connections are a little better than Burscough's simply due to the frequency of services and the variety of locations across the Borough in particular that there are direct connections to from Ormskirk.		
Recommendation	No action required.		
cspo-9	Mr Howard Courtley	Courtley Consultants Ltd	
Plan Ref	Policy CS1 A Sustainable Spatial Development Framework for West Lancashire	Object	
Summary	Policy CS1 fails to consider sustainable patterns of development available adjoining other settlements outside its District (S)		
Response	The Council has considered the option of providing for development on its boundaries adjoining other settlements outside the Borough but in the case of the Borough's boundaries with Sefton, have found that the impact of urban sprawl from Sefton into West Lancashire would be unacceptable. The Core Strategy Preferred Options has set a relatively low target for housing in the Western Parishes to ensure that the rural character of this area is not diminished. Specific sites, other than those that are considered "strategic", cannot be considered specifically within the Core Strategy - that is for a later Development Plan Document such as a Site Allocations DPD.		
Recommendation	No Action Required		

cspo-148	Mr Philip Carter	Planning Liaison Officer Environment Agency	
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Observations
Summary	Level 2 SFRA required to justify areas of search in flood zones (S).		
Response	Comments noted. Level 2 SFRA will be carried out if development is allocated in areas at risk of flooding.		
Recommendation	Carry out Level 2 SFRA if development is allocated in areas at risk of flooding (see also reps 139. 143)		
cspo-227	Mr Shaun Taylor	Planning Associate Director G L Hearn Property Consultants	
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Object
Summary	Too much emphasis placed on housing delivery within Skelmersdale at the early phase of the Core Strategy. Smaller scale Green Belt releases should be considered around Ormskirk and Burscough. (S)		
Response	As previously noted, we are aware of the risks associated with deliverability of development in Skelmersdale and in response to this will review housing targets and location to ensure an appropriate balance is struck which will ensure housing delivery is not jeopardised but that the focus remains on Skelmersdale to support regeneration. The SHLAA has evidenced that there is a supply of land within the urban areas of the Borough which will meet a large proportion of the required housing and employment land targets. Therefore, it would be inappropriate to support Green Belt release ahead of Brownfield land.		
Recommendation	Review housing targets and spread to ensure growth needs are met.		
cspo-240	Mr Andrew Taylor	Planning Director David Wilson Homes	
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Object
Summary	Undeliverable housing over provision in Skelmersdale. (s)		
Response	We are aware of the risks associated with deliverability of development in Skelmersdale based on consultation feedback and historic development completion rates. In response to this a review is being carried out to ensure the appropriate distribution of development across the Borough to ensure housing delivery is not jeopardised but that the focus remains on Skelmersdale to support regeneration.		
Recommendation	Review of housing targets and distribution to ensure growth needs are met.		
cspo-246	Mr D Rimmer		
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Support with conditions
Summary	General Support (s)		
Response	CS1) We are aware of the risks associated with deliverability of development in Skelmersdale based on consultation feedback and historic development completion rates. In response to this a review is being carried out to ensure the appropriate distribution of development across the Borough to ensure housing delivery is not jeopardised but that the focus remains on Skelmersdale to support regeneration 5.1.11) Comments regarding Banks are noted. However, site allocations are beyond the remit of the Core Strategy and would come at a later stage once we have an adopted overarching development strategy (Core Strategy). 5.1.21) The main reason for phasing of targets is to address and manage the constraint issue relating to Ormskirk and Burscough. However, this will be reviewed along with the housing targets.		
Recommendation	Review of housing targets, distribution and phasing to ensure growth needs are met.		
cspo-282	Mr Alexis De Pol		
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Object
Summary	There is a disproportionate amount of development is being directed towards Skelmersdale & Up Holland, Ormskirk & Aughton and Burscough, with insufficient housing and development being directed to the Northern Parishes. Safeguarded land and open land on the urban fringe should be considered ahead of Green Belt release.(S)		
Response	Over-reliance on Skelmersdale and eliverability of the housing and employment targets is under review. However, reasons for not concentrating significant amounts of development within the Northern Parishes have been set out in response to Rep 280.		
Recommendation	Review of housing targets and distribution to ensure growth needs are met.		

cspo-290	Mrs Jo Robison	Associate Smiths Gore	
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Support with conditions
Summary	Housing targets are welcomed, however, viability should play a key role in identifying housing sites. Recommends changing wording of policy.		
Response	Simply stating "other" sites does not give enough certainty to developers or the Council in terms of what constitutes acceptable "other" sites. The Core Strategy's existing approach notes that applicants may propose residential development on Greenfield sites but they must evidence that there are no suitable Brownfield and / or allocated sites available to provide a similar number of units, either individually or collectively.		
Recommendation	No action required		
cspo-298	Mrs Jo Robison	Associate Smiths Gore	
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Support with conditions
Summary	we would suggest that it is not suitable to specifically set out two preferred options if these options - and all reasonable alternatives "have not been properly considered as part of a robust assessment. (s)		
Response	Comments noted		
Recommendation	no action required		
cspo-312	IKO Plc		
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Object
Summary	Object to settlement hierarchy. Appley Bridge is a higher order settlement. Also object to proposed housing distribution, with a focus on Skelmersdale. Suggested amendments included. (S)		
Response	It is acknowledged that Appley Bridge is integrated with Shevington Vale. However, within the Wigan Borough Council Core Strategy, Shevington Vale is only identified as a local or neighbourhood centre having limited facilities to support local convenience. The Sustainable Settlement Study 2010, which informed the settlement hierarchy, identified Appley Bridge as a "small local service centre". The Settlement Study does make reference to the association with Shevington but the overall findings determine the role of Appley Bridge as providing limited local services. Concerns regarding the deliverability of so much development within Skelmersdale are being addressed through a revision of housing targets and distribution. However, it is unlikely that a significant amount more would be allocated to the rural villages as this is contrary to PPS1 and the principles of locating development in the most sustainable settlements first.		
Recommendation	No action required.		
cspo-319	Wainhomes Developments		
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Object
Summary	Firstly, policy CS1 should include a revised housing requirement from 2010. The shortfall from 2003 should also be included as that is the start date for the RSS. Secondly, all references to Skelmersdale in policies CS1 and CS7 (and throughout the Core Strategy) should be referred to as Skelmersdale (Up Holland). What this means is that Up Holland is part of the Key Service Centre and is not a Key Sustainable Village. (S)		
Response	With regard to the status of Up Holland, the Council generally agrees with the comments made by the Objector, and the Core Strategy should be amended to clarify that Up Holland is considered alongside Skelmersdale as part of the Key Service Centre, and any housing in Up Holland counts towards the Skelmersdale target. Secondly, with regard to the start date of the Plan, and the deficit in housing completions compared with RSS requirements from 2003, this deficit is being taken into account in Core Strategy housing calculations, along with development requirements and housing completions from 2010-2012. Assuming the RSS will have been abolished at the time of the Core Strategy examination, the Council also considers it appropriate to take account of the most recent evidence available, i.e. the 2008-based household projections. Overall, this will result in a higher housing requirement, although not as high as the figure stated by the Objector.		
Recommendation	Amend Core Strategy to clarify that Up Holland and Skelmersdale are treated as one settlement. Amend housing requirement to take account of RSS deficit and development between 2010 and 2012. (See also response to Rep. 729.)		
cspo-352	Mr Robert W. Pickavance		
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Observations
Summary	This states that Rufford is a rural, sustainable village, therefore development could be permitted		
Response	Acknowledged		
Recommendation	No action required		

cspo-353	Mr Robert W. Pickavance		
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Observations
Summary	5.1.18: The New Road site is ideal as it is within the village, it also has excellent transport links and it is not liable to flood risk as it is on a slight incline, with free draining to the Sluice at the bottom of the site. 5.1.19: New Road site is within the settlement boundary and in the "call for sites" it was identified as a site which should have already been developed. (F)		
Response	Acknowledged		
Recommendation	No action required.		
cspo-354	Mr Robert W. Pickavance		
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Support
Summary	5.1.34: I support the overall feeling that development should be across the Borough		
Response	Acknowledged		
Recommendation	No action required		
cspo-372	Ms Kathleen M Prince		
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Observations
Summary	So far Banks has managed to retain its village character but cannot continue to do so if housing development is allowed to expand further. (s)		
Response	Comments noted. The limitations of Banks as a location for further large scale development is recognised.		
Recommendation	No action.		
cspo-382	North West Skelmersdale Owners		
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Object
Summary	The Council's selection of its Area of Search repeats the error of the earlier Local Plan. At that time the Local Plan Inspector was not convinced of the Council's approach. The draft Core Strategy repeats these errors. My clients are prepared to work with the Council to find an acceptable solution at North West Skelmersdale. (s)		
Response	Development of the land to the North West of Skelmersdale would constitute a very large extension of Skelmersdale into the Green Belt and the objector has raised this as an alternative both to a Burscough Strategic Development Site and an area of search for employment to the south of Skelmersdale. It is the Council's view that this would be an inappropriate extension into the Green Belt compared to the options put forward in the CSPO paper, extending Skelmersdale significantly out into the Lathom countryside. While there are infrastructure constraints in Burscough, the Council are confident that these can be adequately resolved to enable development in that area.		
Recommendation	No Action Required		
cspo-388	North West Skelmersdale Owners		
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Object
Summary	The allocation of land at Burscough for both housing and employment is flawed without a demonstration of how essential infrastructure can be achieved and is viable.		
Response	Comments noted. The Council is aware of infrastructure issues in this area, and indeed in many other parts of the Borough. Only with development can significant amounts of investment be gained in order to deal with these issues. Any development in this location will be required to address such issues as part of development proposals.		
Recommendation	No action.		
cspo-400	Wirral to Wyre Team Natural England		
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Observations
Summary	We are pleased to see a broad overarching strategic policy that facilitates appropriate development while the valuable biodiversity, landscape, heritage and green infrastructure assets of the Borough will be protected and, where appropriate, enhanced. However, we question the use of the term "valuable". PPS9 promotes the conservation and enhancement of all biodiversity, as does the European landscape Convention (ELC) promote the conservation and enhancement of all landscapes. We therefore respectfully ask that "valuable" be removed in order to tie the policy in with National Policy and the ELC. (F)		
Response	Comments noted. It is considered that 'valuable' has been interpreted wrongly by this reader. The wording suggests that all biodiversity is valuable rather than that only 'valuable biodiversity' will be protected.		
Recommendation	No action.		



cspo-42	Redrow Homes (Lancs)		
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Object
Summary	Support the designation of Banks as a Key Sustainable Village, and the sequential approach to land release with Green Belt being considered last. Objections: 1. The plan needs to be in conformity with the RSS. The deficit in completions against targets between 2003 and 2010 needs to be added to the overall requirement. 2. The plan's base date should be 2010, with development between 2010 and 2012 needing to be taken into account. 3. The plan should specify that the housing target can be exceeded. 4. 3,000 dwellings are not deliverable in Skelmersdale. 2,250 is a more realistic target. 5. More development should be permitted in the Northern Parishes. 6. Paragraph 5.1.21 - it is not appropriate to restrict development (200dwp target in early years) whilst need exists. (S)		
Response	1. It is agreed that the deficit in completions against RSS targets from 2003 needs to be taken into account - the Core Strategy does in fact do so. This will be made more clear in the next version of the CS. 2. Whilst the CS base date is 2012, development targets and performance between 2010 and 2012 will be taken into account. 3. It is agreed that the housing target can be exceeded (where appropriate) - this will be specified in the next version of the CS. 4. The Skelmersdale target will be reviewed in the light of representations received on this matter. The target for the town (and Borough) needs to be deliverable. 5. Comment noted. The Northern Parishes has constraints in terms of flood risk, water and drainage infrastructure, and road capacity (Tarleton /Hesketh Bank) and thus the scope for significant amounts of further development there is considered limited, especially taking into account recent grants of permission and pending planning applications. 6. The low targets for early years are in recognition of difficulties associated with delivering the required number of housing completions in early years of the Core Strategy, given infrastructure constraints and the current economic situation. This lower target will not be a "maximum" and can be exceeded. Thus it is not "restraint" as such, but an attempt to set a deliverable target.		
Recommendation	Reduce Skelmersdale's housing target from 3,000 to 2,400 to take account of deliverability concerns expressed through CSPO consultation. Deficit in completions against RSS targets will now be taken into account in recalculating housing target. Housing tar		
cspo-425	Ms Judith Nelson	English Heritage	
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Observations
Summary	It is suggested that in addition to impacts on the character of the surrounding area policy on wind energy should also specifically mention impacts on the setting of heritage assets. Care must be taken that restricting development to existing built up areas within existing settlement boundaries does not result in village cramming. (s)		
Response	Comments noted. The paragraphs referred to set out the general approach to development within settlements of different sizes. It is not considered appropriate to single out the impact on heritage within this part of the document as many other impacts would then also have to be addressed here.		
Recommendation	No action.		
cspo-438	Mr Andrew Thorley	Strategic Land Manager Taylor Wimpey UK Ltd	
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Support with conditions
Summary	Support for housing targets and general distribution of housing across the Borough. However, should allow some flexibility in when Green Belt sites can come forward to ensure delivery of necessary housing. Reference should also be made to the need for safeguarding land beyond the LDF period. (S)		
Response	Comments noted. We appreciate concerns regarding the amount of development directed towards Skelmersdale to what is a relatively weak housing market compared to other parts of the Borough. Promotion of the High Lane site also noted. Safeguarded land for use beyond the plan period is currently being considered.		
Recommendation	Reduce Skelmersdale's housing target from 3,000 to 2,400 to take account of deliverability concerns expressed through CSPO consultation.		
cspo-441	Mr Andrew Thorley	Strategic Land Manager Taylor Wimpey UK Ltd	
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Object
Summary	Object to the proposed distribution of housing between Burscough and Ormskirk. Ormskirk is a larger settlement so is a more sustainable location. (S)		
Response	Comments noted. Although Ormskirk is a larger settlement there is much more to consider in terms of sustainable residential development. Congestion associated with the University means that parts of Ormskirk already suffer from very high levels of traffic. Whilst development of housing, particularly in the Green Belt, will have some negative impacts where ever it is developed, it is considered that Burscough has a role to play in terms of future housing provision given the nature of Green Belt land available in the area and also in terms of supporting Burscough's important employment function.		
Recommendation	Amend split of housing between Ormskirk and Burscough.		

cspo-53	Church Commissioners For England		
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Object
Summary	We support the identification of Halsall and Haskayne as rural sustainable villages but there is concern regarding the restricted development potential in such settlements. 80 dwellings seems extremely low and there is no proposed new development for new employment sites in the Western Parishes. We question this underdevelopment. (S)		
Response	Comments noted. It is not considered appropriate to allow Green Belt development on the edge of small rural villages, or settlement extensions, but development on appropriate sites within appropriate sustainable settlements will be supported. The overall housing figure for the Western Parishes will be reconsidered, taking into account land supply. In any case, this figure may not be a maximum.		
Recommendation	Reconsider development figure for Western Parishes area. Should it be specified that this is not a maximum?		
cspo-531	Mr Keith Keeley		
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Observations
Summary	It is not clear from this policy what the justification is for the level of proposed development at Burscough. (s)		
Response	See Comments on Response CSPO-472 - even the highest level of development proposed at Burscough is not out of scale in comparison to historic delivery of housing in Burscough, but if a Burscough option is ultimately selected for Green Belt release, a more in-depth justification and explanation will be provided. This was not required at this time, as the Council are only consulting on options. Wording quoted from CS1 will be reviewed to make meaning clearer.		
Recommendation	Amend wording in 2nd sentence of Policy CS1 as follows: "New development will be promoted in accordance with the following Settlement Hierarchy, with those settlements higher up the hierarchy, in general, taking more development than those lower down and n		
cspo-536	Hesketh Estate		
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Object
Summary	Support the majority of development going to the Key service centres of the Borough. However, object to the proposed Green Belt locations as other parcels (AUG.04) are more appropriate and deliverable.		
Response	Comments noted. The Council is aware that deliverability of development on brownfield sites may be an issue and therefore, through the process of the SHLAA, only those sites which are likely to come forward for development have been counted towards the brownfield land target. On this basis, the Council is confident that a realistic assessment has been made.		
Recommendation	No action.		
cspo-555	Mr Keith Keeley		
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Observations
Summary	This should at least include a statement subject to available infrastructure.(f)		
Response	Comment Noted		
Recommendation	Amend 6th para of Policy CS1 to include reference to the provision of appropriate infrastructure required for specific development proposals.		
cspo-569	Mr Alan Hubbard Land Use Planning Adviser The National Trust		
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Support with conditions
Summary	Support the general hierarchy of settlements, however it would be useful if the policy or supporting text offered an explanation of the different roles between, and general levels of development within, the Key Sustainable Village, Rural Sustainable Village and Small Rural Village tiers. (S)		
Response	Comments noted		
Recommendation	No further action required		
cspo-578	Mrs Margaret Wiltshire Planning Volunteer, Treasurer CPRE (West Lancs Group)		
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Observations
Summary	concerns that Brown Edge/Pool Hey has been inaccurately labeled a rural sustainable village. Also concerned about caveats within policy which may undermine the honourable intent of the policy. Supports Skelmersdale masterplan. (s)		
Response	Comments noted. The boundary for Skelmersdale Town Centre has changed to include part of the Tawd Valley Park. This has been done to encourage greater links and recreational opportunities.		
Recommendation	No further action required		

cspo-61			
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Object
Summary	The Non Preferred Option should not be supported as it would waste good agricultural land and worsen congestion issues around St Helens Road and parking in Ormskirk town centre/		
Response	Comments noted.		
Recommendation	No action required.		
cspo-643			
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Observations
Summary	SLP considers that it is both important and appropriate that the Core Strategy should recognise the role that Skelmersdale plays, both at a regional level and within the Borough, through the overarching development framework, thus providing a strategic context for other policies and future development. As such this policy is supported by SLP. (s)		
Response	Comments noted		
Recommendation	No action required		
cspo-652	Ms Judith Nelson	English Heritage	
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Observations
Summary	CS1 should mention setting of heritage assets. Care must be taken not to village cram and preserve character and appearance, particularly in conservation areas (S)		
Response	Comments noted. Policy CS1 sets out the general strategic aims of the plan but is not intended to provide detail on every aspect - this is dealt with separately later on within individual policies on each topic area. The policy refers to the importance of protecting the Borough's heritage assets and this is considered sufficient for this policy.		
Recommendation	No action required.		
cspo-659	Mr Simon Artiss	Planning Manager Bellway Homes Ltd	
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Observations
Summary	Support locating the majority of homes in the 3 key service centres as they are sustainable. Recognise the need to release green belt in order to accommodate development and housing needs.		
Response	Comments noted		
Recommendation	No action required		
cspo-670	Mr C Smith		
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Object
Summary	We object to policy CS1 and in particular its proposed distribution of housing between the settlements. Specifically we object to the provision of two-thirds of residential development in Skelmersdale. We consider there should be development of more dwellings in Burscough (and Ormskirk/Aughton) and less in Skelmersdale. We have doubts about the deliverability of the proposed numbers of dwellings in Skelmersdale during the plan period and therefore the soundness of any Core Strategy dependant upon this. We support the option for a Strategic Development Site that allows the delivery of no fewer than 800 dwellings in Burscough. We object to the alternative dispersal of Green Belt housing development that delivers only 500 dwellings in the town. (f)		
Response	Comments noted regarding housing numbers in Skelmersdale, however in order to assist with the regeneration of the town Skelmersdale must be the focus of housing delivery.		
Recommendation	Amendments to be made to the distribution of housing in Skelmersdale, Ormskirk and Burscough in light of the comments provided.		
cspo-731	Bickerstaffe Trust		
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Object
Summary	Amendments proposed to policy wording and table. (S)		
Response	It is agreed that the housing target should be a "minimum" figure and the wording of CS1 should be amended to show this. Whichever option the Council ultimately select for Green Belt release, the table within Policy CS1 will be amended accordingly. The Council sees no reason to delete the wording in the last paragraph on p.45 regarding the constraints of waste water treatment infrastructure for Ormskirk, Burscough, Rufford and Scarisbrick. This is a key issue for the Core Strategy and one which must be resolved before greenfield development takes place in these areas. Therefore, limiting development on greenfield sites in these areas in the first part of the Core Strategy period is essential.		
Recommendation	Amend wording of Policy CS1 to refer to the housing target as a "minimum" figure.		

cspo-74	The Coal Authority		
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Observations
Summary	The Core Strategy should acknowledge that surface coal resources are present within the Plan area, in particular in relation to the greenfield sites around Skelmersdale, and as part of taking forward development / redevelopment proposals within these resource areas, it will be necessary for any sterilisation effects on the coal resource to be considered, as well as whether the prior extraction of the coal would be appropriate. (S)		
Response	Comments noted. It is agreed that coal (and other mineral) -related issues (sterilisation and mining-related legacy) need to be taken into account in the Core Strategy, and that the Core Strategy wording should be added to acknowledge this fact. Consider the insertion of an appropriate sentence at this point of the Plan to acknowledge these issues.		
Recommendation	Insert appropriate wording into the Core Strategy to acknowledge that surface coal resources are present within parts of the Plan area. See also the Coal Authority's recommended wording in Rep. 75.		
cspo-75	The Coal Authority		
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Object
Summary	The issue of mining legacy needs to be acknowledge in the Core Strategy. The Coal Authority would suggest that the 10th paragraph of this policy be amended to read as suggested in full response. (S)		
Response	Comments noted. It is agreed that it would be appropriate to add text to the Plan to acknowledge the issue of mining legacy, although the wording suggested by the Coal Authority in this instance may be over-long, especially if the matter is to be mentioned elsewhere in the Policy (see rep. 74).		
Recommendation	The Coal Authority suggests that the 10th paragraph of this policy be amended to read as follows: 'While new development that is in accordance with this Core Strategy will be promoted in the appropriate locations, the valuable biodiversity, landscape		
cspo-76	The Coal Authority		
Plan Ref	5.1	Policy Area CS1: A Sustainable Spatial Development Framework for West Lancashire	Support
Summary	The Coal Authority supports the text in paragraph 5.1.32 which sets out the context for issues relating to the issues of ground conditions including unstable land in support of Policy CS1. (S)		
Response	Comments noted.		
Recommendation	No change required.		
cspo-170	Mr Martyn Coy	Planner British Waterways	
Plan Ref	5.2	Core Strategy Key Diagram	Object
Summary	The Core Strategy Key Diagram should recognise the existence of the Millennium Ribble Link. (S)		
Response	The Key Diagram does not show rivers, and as the Ribble Link uses the River Douglas, it is therefore not shown on the map. This level of detail is something that can be picked up on the Proposals Map but is considered too detailed for the key diagram.		
Recommendation	No action required.		
cspo-225	Mr Shaun Taylor	Planning Associate Director G L Hearn Property Consultants	
Plan Ref	5.2	Core Strategy Key Diagram	Object
Summary	The Key Diagram should also show the eastern edge of Ormskirk as 'Potential Areas of Search for Green Belt Release for Housing and / or Employment Development'. (f)		
Response	The Key Diagram already includes this area as an area of search.		
Recommendation	No action required		
cspo-39	Ms Sharon Duff		
Plan Ref	5.2	Core Strategy Key Diagram	Object
Summary	I object to the dispersal option (2) on the grounds of traffic and loss of green space / playing area (S).		
Response	Views noted.		
Recommendation	No change required.		
cspo-149	Mr Philip Carter	Planning Liaison Officer Environment Agency	
Plan Ref	Policy CS2	Skelmersdale Town Centre - A Strategic Development Site	Object
Summary	Policy CS2 should make reference to improvements of the River Tawd along with the Tawd Valley (S).		
Response	Comments noted. The wording of the policy will be amended as recommended.		
Recommendation	Amendment to be made to refer to the 'Tawd Valley and River Tawd Corridor' rather than just the Tawd Valley in isolation.		

cspo-192	Mrs EA Broad	Parish Clerk Lathom South Parish Council	
Plan Ref	Policy CS2 Skelmersdale Town Centre - A Strategic Development Site		Object
Summary	Skelmersdale's image problem is associated primarily with its most deprived wards. These need to be tackled first of all. The plan is failing to provide a comprehensive cohesive development plan for Skelmersdale. (S)		
Response	The overall aim of the Core Strategy is to improve and regenerate Skelmersdale as a whole, including both the more deprived and less deprived wards. This will be through targeted physical regeneration and improvements to the existing built environment but also improving access to services and facilities for the local population to improve their overall well being, economic activity and educational attainment. The intended regeneration will therefore address all aspects of deprivation in the town. The Core Strategy sets out the broad aspirations of this work; however the detail will be worked up in subsequent LDF documents.		
Recommendation	No action.		
cspo-2	Mrs Shirley O'Hara		
Plan Ref	Policy CS2 Skelmersdale Town Centre - A Strategic Development Site		Object
Summary	Plans for Skelmersdale town centre and facilities have been offered so often in the past and are usually the first too be dropped in favour of providing improvements to the more opulent areas like Burscough and Ormskirk. who do the council think this paper is fooling.		
Response	3,000 new homes are targeted for Skelmersdale for several reasons, including the need to generate investment in the town to support regeneration proposals for the town and the fact that as the Borough's largest town it has most key services and these will be improved the proposals for the town centre (Policy CS2). In addition, there is land available in Skelmersdale for new development, whereas much of the rest of the Borough has limited land available within towns and villages and so even more development would need to be provided in the Green Belt than is currently proposed in the Core Strategy if development was diverted from Skelmersdale to areas such as Ormskirk and Burscough. Based on discussions with the PCT, they have no plans to change current hospital service provision in the Borough in light of the Core Strategy's proposals. The Core Strategy supports the provision of a range of new facilities and infrastructure in Skelmersdale and the town centre proposals (Policy CS2) set out these improvements, including a new bus station, new retail and leisure facilities and improvements to the Tawd Valley for recreation. The Core Strategy also supports a new rail link for Skelmersdale (Policy CS12) but this is not something the Council can deliver and there may be difficulties gaining funding for such a proposal. Policy CS8 on affordable housing sets out that 20% of housing in developments of 15 or more dwellings in Skelmersdale will be affordable (including social housing), with this figure reduced to 10% within the town centre area. The affordable housing which is to be social housing will be managed by Registered Social Landlords. The Core Strategy is a key document in helping to deliver the Vision for West Lancashire as set out in the Sustainable Community Strategy, and is setting a coherent spatial strategy for development across the Borough. It will replace the Local Plan adopted in 2006 under the old planning system. In relation to Skelmersdale specifically, the proposals within the Core Strategy builds upon the plans already put forward in the masterplan for the town centre. While the delivery of this masterplan has been delayed due to the current economic climate, the Council is confident it can still be delivered, with the proposed slight modifications in Policy CS2, within the Core Strategy period.		
Recommendation	No Action Required		
cspo-228	Mr Shaun Taylor	Planning Associate Director G L Hearn Property Consultants	
Plan Ref	Policy CS2 Skelmersdale Town Centre - A Strategic Development Site		Object
Summary	A better balance of development between Skelmersdale and elsewhere in the borough needs to be achieved. (s)		
Response	Comments regarding directing housing to other parts of the Borough and not just Skelmersdale are noted. We appreciate that the Core Strategy needs to be deliverable and realistic and will look at this in more detail before progressing to the Publication Draft document.		
Recommendation	Reconsider housing numbers in Skelmersdale.		
cspo-716	Ms Deborah McLaughlin	Executive Director North West Homes and Communities Agency	
Plan Ref	Policy CS2 Skelmersdale Town Centre - A Strategic Development Site		Support
Summary	The HCA notes and welcomes the priority given to the Town Centre in the Core Strategy and in addition to proposed amendments to the SPD / Masterplan, particularly the emphasis on the need for high quality design and the increased flexibility in the location of any new food store in the Town Centre. (F)		
Response	Comments noted		
Recommendation	No action required.		

cspo-100	Mr David W Cheetham		
Plan Ref	5.3	Policy Area CS2: Skelmersdale Town Centre	Support with conditions
Summary	Detailed comments regarding Skelmersdale Town Centre. Can be summarised as: Maintain Skelmersdale as a green and pleasant well-landscaped town with good roads and footpaths. Extend development policies to the whole of the former New Town area. (S)		
Response	Comments and support noted. Responses as below: 1. Noted. 2. Noted. 3. The Core Strategy identifies Skelmersdale as a strategic development site. Not all of the land identified within the boundary will be developed for housing, and indeed a major thrust of the policy seeks to improve the existing park and access to pleasant green space. 4. Comments noted. The broad uses proposed will be considered in greater detail as part of a masterplan for the site. 5. Comments noted. 6. Residential uses in the town centre are considered important to the sustainability of a modern town centre. However, we note the comments made and we realise that aspirations must be realistic. We also appreciate that housing development in the wider Skelmersdale area should have a positive impact on users of the town centre. 7. In order to meet broader housing targets there will need to be some new housing development in Skelmersdale, that is in addition to improving existing housing stock. Therefore, the housing market has a role to play. 8. 'High Street' is a descriptive term for the link we want to encourage between the concourse and ASDA, the name will no doubt be formalised as the project continues. Skelmersdale currently lacks an important primary route/pedestrian area that most towns have as a focus for retail/leisure functions. 9. Comments noted. A linear pedestrian area is one of the aspirations for the town. The Concourse will remain in place as an important retail function. 10. Comments noted. Despite its strengths the policy must identify what needs to change, building on existing services and positive aspects. 11. Comments noted. The night time economy is considered crucial to the viability of the town centre and this is severely lacking at the current time. 12. The regeneration of existing housing estates in Skelmersdale is addressed through Policy CS1.		
Recommendation	No action.		
cspo-183	Mrs Elizabeth Anne Broad	Dalton Parish Council	
Plan Ref	5.3	Policy Area CS2: Skelmersdale Town Centre	Observations
Summary	Impact of development in Skelmersdale on Dalton needs to be considered (S)		
Response	Comments noted. The aim of the Core Strategy is to regenerate Skelmersdale over a 15 year period in order to address many of the issues raised above. It is intended that this regeneration will have positive benefits for all aspects of the town whether this be employment opportunities or educational facilities and achievement. The Core Strategy is a broad level document and the details will be addressed in further LDF documents. In terms of the Dalton site, this is currently protected from development (Policy DS4), and the intention is to keep it undeveloped due to its landscape importance. If the Whalleys North sites are developed, some sort of landscape buffer (including tree planting) will be necessary to screen it from Dalton. The issue of traffic travelling northwards from residential development in the Whalleys /Cobbs Clough area of Skelmersdale is recognised now, but it is considered most appropriate to address the details when allocating specific sites /dealing with development briefs or planning applications.		
Recommendation	No action.		
cspo-201	Mrs Anne-Sophie Bonton	Planning Officer	
Plan Ref	5.3	Policy Area CS2: Skelmersdale Town Centre	Support with conditions
Summary	Policy CS2 is a key policy. This policy is supported in principle for the regeneration of Skelmersdale town centre. The extension of the town centre boundary will be supported if this makes the proposal viable and deliverable. (F)		
Response	Comments noted.		
Recommendation	No action.		
cspo-401		Wirral to Wyre Team Natural England	
Plan Ref	5.3	Policy Area CS2: Skelmersdale Town Centre	Observations
Summary	We acknowledge and support the role of greenspace to sustainable communities. The policy refers to development of a park. We would welcome a broader reference to the role of such a park and any other green space to the broader plan for GI in the borough. Whilst the green spaces are shown on the diagram, it would appear that links and green corridors are also needed to prevent fragmentation and provide an overall strategy. We would also welcome inclusion of biodiversity within this policy, Conserving and enhancing biodiversity should be an integral part of developing a sustainable community, and here where there are opportunities for green infrastructure a key item to include alongside recreation and access to such spaces. (f)		
Response	Comments noted.		
Recommendation	Reference to more general Green Infrastructure to be added to policy CS2. Wording to read, 'In addition, general improvements will be made to green infrastructure in the town along with conserving and enhancing biodiversity'.		

cspo-43	Mr Tony McAteer	McAteer Associates Ltd	
Plan Ref	5.3	Policy Area CS2: Skelmersdale Town Centre	Object
Summary	Policy CS2 is unrealistic and undeliverable. There is an over-reliance on Skelmersdale throughout the Core Strategy. (S)		
Response	Delivery in Skelmersdale over the past three years has been affected by the recession, and as the economy picks up, general housing rates are expected to increase. The Council anticipates in the order of 800 new dwellings in the town centre (not 1,000 as stated by the Objector), and it is considered that whilst it may be challenging to deliver this many units in a difficult market area, it should be possible over a 15 year period, especially if this is in tandem with major investment in the town centre regeneration programme. Overall figures for Skelmersdale will be carefully considered in the light of representations made. The Council does not consider that incorporating scope for a "Plan B" into the Core Strategy demonstrates an admission that the plan is likely to fail, but provides flexibility as the plan is prepared in uncertain economic times.		
Recommendation	Reduce Skelmersdale's housing target from 3,000 to 2,400 to take account of deliverability concerns expressed through CSPO consultation.		
cspo-646	Skelmersdale Limited Partnership		
Plan Ref	5.3	Policy Area CS2: Skelmersdale Town Centre	Object
Summary	The adopted town centre masterplan and SPD is supported by SLP and is considered to provide an appropriate and suitably robust policy framework to ensure that future development proposed as part of the regeneration of the town centre achieves an integrated and cohesive centre which remains viable and vital in the long-term. The emerging policies contained within the Core Strategy now seek to materially alter this approach such that the vitality and viability of the town centre is threatened. The policy approach is not considered to be consistent with the Council's stated Key Principle of making Skelmersdale a leisure, recreation and retail centre of excellence within the North West. (s)		
Response	Points noted. The Council has commissioned an up to date Retail Study due this autumn and the retail floorspace figure for the town centre will be amended in accordance with the latest evidence in the Retail Study. The issue of the Nye Bevan pool is that removing the building is not deliverable in financial terms, therefore the Core Strategy would be unsound to promote such an aspiration knowing it is highly unlikely to be demolished.		
Recommendation	The following wording will be added at the start of the bullet point which refers to an improved western entrance to the Concourse Centre: 'To ensure maximum practical integration....'.		
cspo-663	Mr Simon Artiss	Planning Manager Bellway Homes Ltd	
Plan Ref	5.3	Policy Area CS2: Skelmersdale Town Centre	Observations
Summary	1,000 new homes in Skelmersdale town centre is too much and not considered deliverable. (S)		
Response	Point noted.		
Recommendation	Housing numbers to be considered as final draft document prepared.		
cspo-91	Mr Barry Eckersley Hope		
Plan Ref	5.3	Policy Area CS2: Skelmersdale Town Centre	Object
Summary	I am concerned about the development of housing in the Whalleys / Cobbs Clough area of Skelmersdale, and in particular the impact of traffic travelling northwards from this area along Lower Beacon Lane, Higher Lane Dalton and the A5209. (S)		
Response	It is agreed that site-specific traffic impacts need to be addressed for housing sites. This will take place primarily when the allocation of individual sites is carried out, and when planning applications are submitted for the development of such sites. Impacts of new housing on existing infrastructure - for example nearby rural lanes - needs to be minimised to an acceptable level wherever possible. New homes are targeted for Skelmersdale for several reasons, including the need to generate investment in the town to support regeneration proposals for the town and the fact that as the Borough's largest town it has most key services and these will be improved by the proposals for the town centre. Skelmersdale also has significantly more capacity in terms of existing road infrastructure than all other parts of the Borough. In addition, there is land available in Skelmersdale for new development, whereas much of the rest of the Borough has limited land available within towns and villages and so even more development would need to be provided in the Green Belt than is currently proposed in the Core Strategy if development was diverted from Skelmersdale to areas such as Ormskirk and Burscough. The Core Strategy supports the provision of a range of new facilities and infrastructure in Skelmersdale and the town centre proposals (Policy CS2) set out these improvements, including a new bus station, new retail and leisure facilities and improvements to the Tawd Valley for recreation. The Core Strategy also supports a new rail link for Skelmersdale (Policy CS12) but this is not something the Council can deliver and there may be difficulties gaining funding for such a proposal.		
Recommendation	No action required at present. Consider traffic impacts when assessing proposals for residential development at Whalleys /Cobbs Clough.		
cspo-150	Mr Philip Carter	Planning Liaison Officer Environment Agency	
Plan Ref	Policy CS3	Burscough Strategic Development Site	Object
Summary	In relation to the measures to address the surface water drainage issues in Burscough, we request that this is changed to measures to address the foul and surface water drainage issues in Burscough. (F).		
Response	Comments noted. The wording of Policy CS3 will be amended as recommended.		
Recommendation	Change CS3 from measures to address the surface water drainage issues in Burscough, to measures to address the foul and surface water drainage issues in Burscough.		



cspo-187	Irene Melling		
Plan Ref	Policy CS3 Burscough Strategic Development Site		Object
Summary	Object to loss of greenbelt land, lack of capacity infrastructure, and loss of green infrastructure. Traffic Impact on local roads (S)		
Response	Comments noted. It is recognised that there are disadvantages associated with the Burscough Preferred Option, and that issues such as infrastructure would need to be addressed in order for development to go ahead.		
Recommendation	No further action.		
cspo-230	Mr Shaun Taylor	Planning Associate Director G L Hearn Property Consultants	
Plan Ref	Policy CS3 Burscough Strategic Development Site		Object
Summary	Given infrastructure issues, the Burscough site should not be put forward as a Strategic Development site. Other sites capable of early delivery are needed if the Core Strategy is to be found sound. (S)		
Response	PPS12 paragraph 4.7 states "It may be beneficial to delivery of its objectives for details of key sites to be included in it, where these sites are central to the achievement of the strategy and where investment requires a long lead-in". This suggests that the complexity of the investment required to support the Burscough option warrants its status as a Strategic Site. Paragraph 4.7 goes on to say "It may be preferable for the site area to be delineated in outline rather than detailed terms, with site specific criteria set out to allow more precise definition through masterplanning using an area action plan (if required) or through a supplementary planning document (SPD)". This suggests that provided the site is allocated at this stage, the detail may be added at a later stage. Therefore, identifying this site as a strategic site is the most appropriate option to ensure land is secured for the delivery of housing and employment needs towards the end of the plan. Housing targets distribution will be reviewed.		
Recommendation	Review housing targets and distribution to ensure that growth needs are met.		
cspo-27	Mr Arthur Stout		
Plan Ref	Policy CS3 Burscough Strategic Development Site		Support with conditions
Summary	I believe that the development of the Yew Tree Farm site (which has been derelict for many years) has many benefits for the area there are issues which must be addressed. (S)		
Response	Comments noted - any measures to alleviate traffic impacts and other impacts of development will be provided within detailed design proposals for the site, should option 1 be taken forward within the Core Strategy.		
Recommendation	No Action Required		
cspo-314	Mr Luke Garrett		
Plan Ref	Policy CS3 Burscough Strategic Development Site		Object
Summary	Objection to Burscough Strategic Development Site (s)		
Response	The Core Strategy Preferred Options proposes to distribute development needs across the Borough in accordance with land availability, to support strategic objectives such as regeneration of Skelmersdale and meeting local housing need, whilst having an awareness of the environmental limits and infrastructure capacity of the area. It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. Furthermore, the Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered.		
Recommendation	No action required		
cspo-386	North West Skelmersdale Owners		
Plan Ref	Policy CS3 Burscough Strategic Development Site		Observations
Summary	With regard to the Council's vision for new infrastructure to serve Burscough, the CS offers little evidence to show how this can be achieved.		
Response	The Council is currently working on an Infrastructure Delivery Plan (IDP). The IDP sets out the existing levels of infrastructure provision, where capacity and constraint exists and what might be required in order to support new development. The IDP will be available at the next stage of consultation and will support the Submission Core Strategy.		
Recommendation	No action required		
cspo-389	North West Skelmersdale Owners		
Plan Ref	Policy CS3 Burscough Strategic Development Site		Object
Summary	The CS, if it is to be approved, must demonstrate the viability and accesibility of development. If that fails, the council must refer to where infrastructure already exists. That very clearly is Skelmersdale. (s)		
Response	Comments noted.		
Recommendation	No action.		

cspo-409	Miss Laura Chadburn	
Plan Ref	Policy CS3 Burscough Strategic Development Site	Object
Summary	Object to the Burscough option due to: traffic congestion, lack of infrastructure, pollution, financial incentives reportedly offered to the council, detrimental impact on the value of homes, increased social housing, loss of farmland and wildlife habitat and the early dismissal of the Ormskirk Option. (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No action.	

cspo-472	Mr Keith Keeley	
Plan Ref	Policy CS3 Burscough Strategic Development Site	Observations
Summary	Concerned that necessary infrastructure improvements are considered and planned in a comprehensive manner and in accordance with Government advice. (s)	
Response	<p>See comments on CSPO Responses 510, 515, 520, 526, 531, 555, 558, 563, 565, 567, 570, 573, 577, 583, 586, 589, 591, 595, 599, 605, 606, 608, 614, 615, 616 and 618 - the attached schedule of comments has been broken down and individual comments attached to the relevant part of the CSPO document. In response to the general concern stated that infrastructure improvements are considered and planned in preparing the Core Strategy in accordance with Government advice, the Council have been undertaking a wide range of work relating to infrastructure planning over recent years, and continue to do so. The combined understanding created by this work has fed into the proposals put forward in the CSPO document, particularly in relation to what can be accommodated within the existing built-up areas of the Borough and the decision to focus the vast majority of new development in Skelmersdale. However, in relation to the options for development on Green Belt, all the options consulted upon, including the non-preferred option, are affected by similar infrastructure constraints - most notably waste water treatment infrastructure and potential highways constraints. Therefore, whichever option is ultimately selected, it will be necessary to improve infrastructure serving Ormskirk and / or Burscough, where possible. Until the Council have settled on the most appropriate Green Belt option, it is difficult to define the precise infrastructure improvements that will be required, and therefore it is difficult to complete a robust IDP to reflect the final proposals. However, where the Council is aware of infrastructure issues affecting the options for Green Belt sites, these have been discussed in either Chapter 4 or Chapter 5 of the CSPO document when discussing the different options / strategic sites and the over-arching spatial strategy. In relation to the need to make explicit the reasoning behind focusing development on Burscough as opposed to Ormskirk, this would only be necessary if the strategic development site at Yew Tree Farm is ultimately pursued in the Core Strategy. At the moment the Council has not made this decision and the whole reason for consulting on 3 options was to gain public input on those 3 options before any final decision is reached. Both Ormskirk and Burscough are similarly constrained and both are Key Service Centres, and both towns would require Green Belt release if they were to be a secondary focus for development after Skelmersdale. In either case the level of development proposed will not be significantly higher than in previous years. The maximum level of development proposed overall in Ormskirk and Burscough under any option is 900 units and 800 units respectively. This can be compared with historic delivery of new housing between 1992-2007 (i.e. an equivalent 15 year period before the housing market downturn) of 702 units and 747 units respectively. In relation to helping local residents to understand complex planning documents such as the Core Strategy, the Council has done all that it can to make the document as accessible as possible and have undertaken a very extensive consultation programme during the 6 week period that has gone well beyond the minimum requirements set out in our SCI and national guidance. Should any local residents and local community groups ever require support and clarification in understanding the CSPO document, or any other planning document, the Council's Officers will always make themselves available to support within the resources available.</p>	
Recommendation	No Action Required relating to the general observation - any action relating to comments in attached schedule will be addressed separately in above CSPO Responses	
cspo-573	Mr Keith Keeley	
Plan Ref	Policy CS3 Burscough Strategic Development Site	Observations
Summary	My concerns largely relate to the potential impacts on infrastructure, and ensuring that any proposed major housing and employment development result in a sustainable and improved Burscough in terms of its infrastructure provision, and in particular transportation, waste water, and community facilities.	
Response	Given that the Council is still effectively consulting on options for the Core Strategy as part of the CSPO document, it was not possible to include all the information referred to in CSPO-573, but this information will be available alongside a Publication / Submission version of the Core Strategy for any strategic sites. At this stage, the Council were seeking the public's views on the concept of the different options for Green Belt release.	
Recommendation	Known infrastructure requirements for strategic sites included in policy.	
cspo-577	Mr Keith Keeley	
Plan Ref	Policy CS3 Burscough Strategic Development Site	Object
Summary	Policy CS3 is unsound as there is no guarantee infrastructure improvements will take place. (s)	
Response	See comments on CSPO Responses 510, 515, 520, 526, 531, 555, 558, 563, 565, 567, 570, 573, 577, 583, 586, 589, 591, 595, 599, 605, 606, 608, 614, 615, 616 and 618 - the attached schedule of comments has been broken down and individual comments attached to the relevant part of the CSPO document.	
Recommendation	No Action Required relating to the general observation - any action relating to comments in attached schedule will be addressed separately in above CSPO Responses	
cspo-583	Mr Keith Keeley	
Plan Ref	Policy CS3 Burscough Strategic Development Site	Object
Summary	Publication of the Preferred Options document have been delayed until the full potential impacts of the development were known and mitigation measures presented in the Infrastructure Delivery Plan (s)	
Response	Should any location in Burscough (or elsewhere) be selected for development of a strategic scale and included in the Council's Publication version of the Core Strategy, all such infrastructure details will be provided within that document or the accompanying IDP. The Strategic Development Site at Yew Tree Farm, Burscough would not have been put forward by the Council if all evidence collated to date indicated that infrastructure restraints could not be overcome.	
Recommendation	No Action Required.	

cspo-586	Mr Keith Keeley	
Plan Ref	Policy CS3 Burscough Strategic Development Site	Observations
Summary	The requirement for an SPD should be more explicit. Alternatively, the Policy should require a comprehensive planning application for the whole site which should be accompanied by a detailed masterplan. This would ensure that piecemeal development does not take place.	
Response	Comments Noted. The policy refers to the need for a masterplan and this is considered sufficient for the purposes of the policy in order to ensure a flexible approach depending on the market and timescales for delivery.	
Recommendation	No action.	
cspo-589	Mr Keith Keeley	
Plan Ref	Policy CS3 Burscough Strategic Development Site	Observations
Summary	The alternatives Option does not include an appraisal of locating development (or part) to the north and west of Burscough Bridge railway station. Why has no consideration been given to possible alternative options which would benefit from and directly contribute towards the provision of the Ormskirk by-pass? No IDP has been published for the strategic site and there is therefore no way that the community can determine that no negative impacts or depletion to the quality of existing infrastructure will result.	
Response	Within the "alternatives" section for each policy, only those alternatives that were seemed realistic were included. Various locations for Green Belt release were considered before narrowing down to the 3 options consulted upon, but most were ruled out as undeliverable for various reasons. Areas to the north and west of Burscough were considered but ruled out on the grounds of impact on the Green Belt (urban sprawl) and highways accessibility / impact on the highway network because these locations had an unsuitable highways access and / or would have added traffic to the A59 to the north of the town centre or directly into the town centre and so would have had a greater impact on congestion in the town centre. A full technical paper will be provided alongside the Publication Draft Core Strategy setting out how the final Green Belt locations for development have been identified, including an explanation of those locations ruled out early on in the process. A larger infrastructure-led option has already been discounted - see response to representation CSPO-520. Policy CS3 is in conformity with Policy CS13, because Policy CS13 goes on to state that "[proposals for development should] contribute towards improvements to existing infrastructure and provision of new infrastructure, as required to support the needs of the development", i.e. if the existing infrastructure is not sufficient to accommodate the proposed development, the new development will be required to provide improvements to infrastructure to ensure that the needs of the development are catered for.	
Recommendation	A Technical Paper has been prepared on selecting the most appropriate location for Green Belt release.	

cspo-634	F. D. Bligh	
Plan Ref	Policy CS3 Burscough Strategic Development Site	Object
Summary	Object to Burscough option (S)	
Response	<p>I support the attached letter (11 items) in its entirety. Having attended the meeting at Burscough Wharf, organised by the parish council on Monday 20th June I will add my view. With regard to the mounting congestion on our roads, I believe everyone at the meeting was additionally concerned to learn that measurements of air pollution have already exceeded those pronounced acceptable to Brussels and this for three months in the last 12. We understand there has not yet been a proper feasibility study in relation to road capacity. Any sizeable increase in residential and industrial activity will surely exacerbate our existing traffic flow problems. This at a time when Lancashire Constabulary have announced that manpower cuts are coming and that our local part time police station is likely to be sold! I wonder if Mrs Cooper realises how the future security situation looks to us. To me it would seem that all three over stretched emergency services may well find prompt response a mounting concern. Is she totally aware of serious infrastructure problems - eg drainage that obtain at this time! A dire consequence of poor evaluation for additional construction in this area is the loss of agricultural land. This is the nation that came close to being starved to death in the 2nd world war because of Hitler's highly effective U-boat strategy. At that time with a population of 40 million we were nearly 50% self sufficient in food production. I well remember how public parks and playing fields were requisitioned for growing vital food. The Ministry of Food exhorted us to use every inch of available space, even window boxes for this purpose! Can it really be that people, at my level of insignificance, should deem it necessary to remind those paid by us to have responsibility for our welfare that we may be in a very dangerous situation. I refer to the highly volatile state of relations in Europe, Africa, the middle east, Asia etc. The economic climate is jittery to say the least. We are now so reliant on imported food stuffs that concerns about fuel for road transport are probably only secondary! We have all witnessed what happened when the filling stations run short. Do the men and women in Westminster really 'grasp the nettle' about the situation if the supermarkets experience the same sort of problems for a long time! Finally, many of us would like to know who the individuals are who stand to profit from this, who, for example, is Mr Crompton? I am reliably informed that he has purchased a fairly large area of land within the proposed site. There is puzzlement as to why so much land appears to be fallow. Are we, as rate paying residents, entitled to know about the track record/background of people who may well be intricately concerned in the quality of all our future lives and indeed those who will inevitably succeed us? I would like to single out two people who have done something to boost my flagging morale! Mrs Cynthia Dereli was a truly heartening sight at an otherwise dreadfully depressing meeting on Monday night. To know that we have at least one totally reliable representative is cheering. I was also impressed by the patience and courtesy extended to me by Mr Cropper, our Lancashire County Councillor, who phoned me back late on Tuesday evening after a long day because of late meetings etc. I hope that in due course Mrs Cooper will be able to give me some comments about my views and hopefully some hint that she will be doing her best for the huge majority of people in her constituency who rely upon her in stressful times such as this! I would hope that more public discussion, in a more suitable venue, will be arranged. I am well aware that councils, at parish and borough level, are convinced that adequate provision has already been made. As in so many situations where communication is of the essence, we, the public, do not share that opinion. How totally appropriate that even the beloved Victoria football ground is also in the mix. Cromwell's people were very active hereabouts in the 1640s. He was a renowned killjoy and would surely have been gratified to see his legacy lives on. ----- RE: West Lancashire Local Development Framework- Option 1- Burscough I refer to the above and wish to object to the proposed declassification of Green Belt land for the development of both residential and commercial property at the site of Yew Tree Farm, Higgins Lane, Burscough for the following reasons: General Concerns 1. The housing development alone will create thousands of additional vehicle movements per day increasing congestion and pollution on our already congested roads. During the council's exhibition held at Burscough Wharf on the 04/06/2011 one of the planning officials admitted that they had not yet undertaken a traffic review. Therefore, the council appear to be throwing weight behind developments without accurate knowledge as to the likely impact of the same. This development will significantly affect the many residents' right to enjoyment of their property and the immediate area to which they live. 2. The council have failed to secure suitable transport infrastructure capable of accommodating the existing nor expected future traffic problems eg bypass and as such the proposed development is flawed. 3. The development would result in significant dust, dirt and noise for the period of the development which is expected to last a number of years. This would significantly affect the quality of residents' lives who have chosen to live in a semi rural area adjacent to land thought to have been protected from such developments. 4. There is a rumour that the developer has offered financial incentives to the council well above the average for infrastructure costs. Can you confirm that the choice of development has not yet been driven by financial incentives? 5. A significant development such as this has the very real potential to affect the value of residents' homes in the immediate area and may indeed prevent the sale at a reasonable value for many years to come. This is because many potential buyers are expected to wait and purchase a new home rather than purchase an existing home particularly one in which they would be required to endure all the negative effects experienced during construction work. This is an unacceptable position to place the community for whom you serve particularly due to the long term timescales involved. In addition to providing generous infrastructure costs to the council is the developer prepared to set aside a compensation fund for payment to the affected residents for both the financial and personal loss?? 6. At least 1/3rd of the housing development will be designated as social housing. Previous experience has shown that contrary to claims that affordable housing would be provided to local residents in reality it would instead be provided to people living outside the immediate area who are already in such housing but would understandably prefer a nice new 'upgrade' in a better area. Burscough has already had more than its fair share of development in recent years so is it not fair that other areas share the burden? 7. The council threw out the Ormskirk option earlier in the year on the grounds that it would increase traffic in Ormskirk and would be built on high quality agricultural land. However, the same arguments apply in respect of the Burscough option. In fact unlike Ormskirk (which has a major road leading away from the proposed site directly to Junction 3 on the M58), traffic from Burscough would be required to travel through built up residential areas to Junction 27 of the M6 via Newburgh on far more unsuitable roads over a longer distance, affect a greater number of people and ultimately cause even more chaos than is currently experienced. Is it not true that the real reason why the Ormskirk option (Altys Lane/Scarff Hill Lane) was withdrawn is that there was such significant local opposition from local residents living in this affluent area? 8. The land provides a natural break between both residential housing and commercial developments and hence urban sprawl which would be lost should the development proceed. 9. The proposed development site contains good class arable farm land in an area renowned for arable farming. The loss of such valuable land will only serve to limit production for consumption in the local area leading to an increased need to import the same from elsewhere increasing further traffic and pollution. Further, this area of the country has not been subject to the same</p>	

effects of climate change as other parts such as the South. Therefore, reducing the production capacities in this area could be viewed as negligent long term. 10. The land offers a natural habitat for wildlife which is currently thriving. The proposed development will result in the reduction of suitable habitats in the area. 11. As a local resident of Burscough I can see no personal benefit to me or my family as a result of this development and only a benefit to those already living outside the immediate area. Should the local council not look after the rights of its local council tax paying residents? Concerns relating to the council's publication entitled "Have Your Say" I have concerns that the council have little real interest in the views of the public evidenced by the following: 1. The Ormskirk option was withdrawn before full public consultation and only partially reintroduced following public pressure. 2. Option 1 (Burscough) states "new jobs" as a benefit of this option only. Surely wherever commercial developments are constructed this would increase the potential (but no guarantee) employment in the relevant area. Further, the increased employment will be proportional to the increase in population and hence overall have a zero impact on the employment prospects of existing residents. 3. Option 1 (Burscough) states "improved transport" as a benefit and yet transport is unlikely to be improved without significant investment eg long awaited bypass, to accommodate the many thousands of additional vehicle movements per day. 4. Option 1 (Burscough) states "improved drainage". This would be an essential requirement as the loss of significant farm land to absorb rain water over this vast area would clearly need to be diverted somewhere. Therefore, this is not a significant benefit and should not be stated as such. 5. Option 1 (Burscough) states "possible traffic congestion" as a weakness. Whereas Non preferred option Ormskirk states "traffic congestion in Ormskirk would be likely to get worse". Surely increased traffic and congestion are likely for both options in which case why not state the same? 6. Non preferred option "Ormskirk" states an extension of Edge Hill University as a benefit but fails to highlight the significance of this employer to the area and that an extension would likely lead to more employment and provide additional accommodation to students relieving local Ormskirk residents of the problems associated with some student behaviour. I trust the district council will give my views your most careful consideration.

Recommendation No action required

cspo-699	Gavin Rattray	
Plan Ref	Policy CS3 Burscough Strategic Development Site	Object
Summary	In summary I strongly oppose Options 1 and 2 .	
Response	Comments noted	
Recommendation	No action required	

cspo-712	Crompton property developments	
Plan Ref	David Crompton Burscough Strategic Development Site	Support
Summary	Support for the Burscough Strategic Development Site. (s)	
Response	Land considered in Dispersal option in Banks would not be Green Belt, so is not part of the Green Belt study and does not need to be "released" for development in the same way as Green Belt would. The Council can confirm that the plan provided within the CSPO paper for the Burscough Strategic Development Site is only indicative and that the site would be subject to more detailed masterplanning work and public consultation, possibly in the form of an SPD, if it is selected for inclusion in the Publication version of the Core Strategy. To say that no other sites around Burscough or Ormskirk are capable of accommodating this development would be misleading. While the Council considers that there are no other SUITABLE sites around Burscough and Ormskirk that could accommodate this scale of development, there are sites that, technically, are large enough to accommodate a strategic scale of development. Additional benefits put forward by Crompton Property Developments will be considered for inclusion in the Publication Core Strategy, should the Burscough Strategic Development Site be taken forward in the preferred strategy. In relation to highways matters, the evidence provided by Crompton Property Developments will be considered, along with the Council's own highways modelling work and evidence submitted by other parties, in assessing the highways constraints of all the options as part of the Council's deliberations in selecting a preferred location for Green Belt release.	
Recommendation	No action required.	

cspo-732	Bickerstaffe Trust	
Plan Ref	Policy CS3 Burscough Strategic Development Site	Object
Summary	Delete policy relating to Burscough Strategic Site and replace with Ormskirk Strategic Site. (S)	
Response	The Council will be considering which option to select for Green Belt release and, depending on which option is selected, Policy CS3 may be retained with minor amendments, substantially changed (e.g. to refer to a different site) or may be deleted completely. However, at this time, the council's view is that the non-preferred option for an Ormskirk Strategic Development Site is not appropriate given its impacts on traffic and the Green Belt.	
Recommendation	No Action Required	

cspo-129	Dr Carol Stott		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	The Burscough and Dispersal options are unacceptable. The Ormskirk or 'non preferred' option is the most suitable. (S)		
Response	Comments noted regarding the merits /disadvantages of each option. This consultation period has provided people with the opportunity to comment on the Ormskirk option. With regard to specific comments made about the Burscough option: - The Council is aware of traffic and infrastructure problems associated with the site. These need to be addressed if the site is to be chosen for development, although it is noted that traffic-related issues apply not just to Burscough. - The proposed park is required to meet deficiencies in open space provision - The new primary school is needed for the site, according to the education provided (Lancashire County Council) - The same Green Belt and agricultural land arguments do not apply equally to all three options: landscape impact and agricultural land grade are lower for the proposed Burscough site than for the non-preferred and the dispersal option sites elsewhere in the Borough. See also response to Rep. 124		
Recommendation	No further action		
cspo-133	D R Gadsby		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Development will increase traffic congestion, with the development creating significant dust, dirt and noise pollution. Impact on the value of residents homes in the area. Land currently offers natural habitat for wildlife. Land provides a natural break and prevents urban sprawl. Development would be built on good class arable farm land. (S)		
Response	With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as "Considerate Constructors". 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the "Have Your Say" leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst "new jobs" is not specifically stated for the non-preferred Ormskirk option, "new, high quality business space" (which implies new jobs) is listed as a benefit. 3. "Improved transport" refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list "improved transport" as a benefit from the Burscough Option. 4. The phrase "improved drainage" refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.		
Recommendation	No further action		



cspo-134	Mr H C Massie	
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm
		Object
Summary	Object to Burscough Option. Development will increase traffic congestion, and create significant dust, dirt and noise pollution. Impact on the value of residents homes in the area. Land currently offers natural habitat for wildlife. Land provides a natural break and prevents urban sprawl. Development would be built on good class arable farm land. Strategy fails to provide secure suitable transport infrastructure. Concern that the social housing outlined in the residential development will not be allocated local residents. (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as 'Considerate Constructors'. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the 'Have Your Say' leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst 'new jobs' is not specifically stated for the non-preferred Ormskirk option, 'new, high quality business space' (which implies new jobs) is listed as a benefit. 3. 'Improved transport' refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list 'improved transport' as a benefit from the Burscough Option. 4. The phrase 'improved drainage' refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No further action	

cspo-135	Mrs Jennifer Currie	
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm
		Object
Summary	Development will increase traffic congestion, and create significant dust, dirt and noise pollution. Impact on the value of residents homes in the area. Land currently offers natural habitat for wildlife. Land provides a natural break and prevents urban sprawl. Development would be built on good class arable farm land. Strategy fails to provide secure suitable transport infrastructure. Concern that the social housing outlined in the residential development will not be allocated local residents. (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as 'Considerate Constructors'. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the 'Have Your Say' leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst 'new jobs' is not specifically stated for the non-preferred Ormskirk option, 'new, high quality business space' (which implies new jobs) is listed as a benefit. 3. 'Improved transport' refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list 'improved transport' as a benefit from the Burscough Option. 4. The phrase 'improved drainage' refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No further action	

cspo-137	Mr Thomas Rawlinson	
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm
		Object
Summary	Development will increase traffic congestion, and create significant dust, dirt and noise pollution. Impact on the value of residents homes in the area. Land currently offers natural habitat for wildlife. Land provides a natural break and prevents urban sprawl. Development would be built on good class arable farm land. Strategy fails to provide secure suitable transport infrastructure. Concern that the social housing outlined in the residential development will not be allocated local residents. (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as 'Considerate Constructors'. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the 'Have Your Say' leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst 'new jobs' is not specifically stated for the non-preferred Ormskirk option, 'new, high quality business space' (which implies new jobs) is listed as a benefit. 3. 'Improved transport' refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list 'improved transport' as a benefit from the Burscough Option. 4. The phrase 'improved drainage' refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No further action	

cspo-138	Mr William Davis	
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm
		Object
Summary	Development will increase traffic congestion, and create significant dust, dirt and noise pollution. Impact on the value of residents homes in the area. Land currently offers natural habitat for wildlife. Land provides a natural break and prevents urban sprawl. Development would be built on good class arable farm land. Strategy fails to provide secure suitable transport infrastructure. Concern that the social housing outlined in the residential development will not be allocated local residents. (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as 'Considerate Constructors'. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the 'Have Your Say' leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst 'new jobs' is not specifically stated for the non-preferred Ormskirk option, 'new, high quality business space' (which implies new jobs) is listed as a benefit. 3. 'Improved transport' refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list 'improved transport' as a benefit from the Burscough Option. 4. The phrase 'improved drainage' refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No further action	

cspo-144	Mrs P Trowler	
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm
		Object
Summary	Development will increase traffic congestion, and create significant dust, dirt and noise pollution. Impact on the value of residents homes in the area. Land currently offers natural habitat for wildlife. Land provides a natural break and prevents urban sprawl. Development would be built on good class arable farm land. Strategy fails to provide secure suitable transport infrastructure. Concern that the social housing outlined in the residential development will not be allocated local residents. (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as 'Considerate Constructors'. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the 'Have Your Say' leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst 'new jobs' is not specifically stated for the non-preferred Ormskirk option, 'new, high quality business space' (which implies new jobs) is listed as a benefit. 3. 'Improved transport' refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list 'improved transport' as a benefit from the Burscough Option. 4. The phrase 'improved drainage' refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No further action	

cspo-151	Mrs & Mr Glyn & Pat Blackledge		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Object to Burscough Option. Development will increase traffic congestion, and create significant dust, dirt and noise pollution. Impact on the value of residents homes in the area. Land currently offers natural habitat for wildlife. Land provides a natural break and prevents urban sprawl. Development would be built on good class arable farm land. Strategy fails to provide secure suitable transport infrastructure. Concern that the social housing outlined in the residential development will not be allocated local residents. (S)		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No further action		
cspo-152	Mr Philip Carter	Planning Liaison Officer Environment Agency	
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Support
Summary	Sewerage capacity at the New Lane Waste Water Treatment Works (WWTW) at Burscough is a key issue that must be resolved in advance of any additional development in those areas that drain to it. (S)		
Response	Comments Noted		
Recommendation	No action required		

cspo-156	Mr John Dutton		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Development will increase traffic congestion, and create significant dust, dirt and noise pollution. Impact on the value of residents homes in the area. Land currently offers natural habitat for wildlife. Land provides a natural break and prevents urban sprawl. Development would be built on good class arable farm land. Strategy fails to provide secure suitable transport infrastructure. Concern that the social housing outlined in the residential development will not be allocated local residents. (S)		
Response	With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as 'Considerate Constructors'. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the 'Have Your Say' leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst 'new jobs' is not specifically stated for the non-preferred Ormskirk option, 'new, high quality business space' (which implies new jobs) is listed as a benefit. 3. 'Improved transport' refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list 'improved transport' as a benefit from the Burscough Option. 4. The phrase 'improved drainage' refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.		
Recommendation	No action required		
cspo-161	Ms G O'Neill		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Objection to development of Yew Tree Farm Site, as it is high quality agricultural land and would have adverse consequences to services, access and transport etc. (S)		
Response	Views noted. It is recognised that there are adverse impacts associated with Yew Tree Farm, and these have been taken into account when determining what are to be the preferred options.		
Recommendation	No further action		
cspo-17	Mr David Thorburn		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Support
Summary	We support Option 1 on your consultation document 2027. (F)		
Response	Noted		
Recommendation	No Action Required		



cspo-175	Mr Mike Williams		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Objection to development as infrastructure as it currently stands could not cope with more traffic and could lead to serious congestion.(S)		
Response	Comments noted. It is recognised that there are traffic issues associated with the A59 (and other roads in Burscough), and that more development will add to local traffic. If the Yew Tree Farm site is to be developed, it is important to ensure that traffic impacts are mitigated against, and the local highway network improved where necessary to accommodate extra traffic.		
Recommendation	No change		
cspo-177	Julie Dale		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	The proposed development would permanently alter the rural character of Burscough. The development would destroy many acres of valuable arable land. The proposed development would not provide for any buffer between the site of the Industrial Estate and the surrounding housing. Both options one and two would put significant strains on the existing infrastructure. The A59 and A5209 are particularly vulnerable to congestion The proposed development (both options one and two) would represent a significant incursion into the green belt. (S)		
Response	Comments noted. Housing requirement reflect need (related to demographics, etc), but recent demand has also been taken into account to a small extent. The Ormskirk option is being consulted upon, albeit as a non-preferred option.		
Recommendation	No further action		
cspo-178	Mrs Doreen Williams		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Object to proposals to develop at Yew Tree Farm. (S)		
Response	Comments noted. With regard to specific points raised: 1. It is accepted that new infrastructure will be necessary if this site were to go ahead. It is not assumed to go ahead before United Utilities deal with sewerage /drainage capacity for Burscough as a whole. 2. The Council is aware of traffic issues on the A59. Improvements would be necessary to cope with extra traffic if 600 new houses were built. 3. Ormskirk was rejected by Members on account of the degree of its likely negative impacts. 4. The need for housing, plus shortage of suitable non-Green Belt sites, constitute the exceptional circumstances for releasing Green Belt. 5. Noted. 6. Noted. Infrastructure provision should be bound up in a legal agreement to ensure it happens. 7. The "employment uses" will tend to be business class, rather than manufacturing types of industry. 8. All options have pros and cons. It is the degree of pros and cons that have influenced the choice of preferred options.		
Recommendation	No action required.		

cspo-180	Jenny Becksmith	
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm
		Object
Summary	Development will increase traffic congestion, and create significant dust, dirt and noise pollution. Land currently offers natural habitat for wildlife. Land provides a natural break and prevents urban sprawl. Development would be built on good class arable farm land. Strategy fails to provide secure suitable transport infrastructure. (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No further action	

cspo-181	Mrs Linda Crawford	
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm
		Object
Summary	Development will increase traffic congestion, and create significant dust, dirt and noise pollution. Impact on the value of residents homes in the area. Land currently offers natural habitat for wildlife. Land provides a natural break and prevents urban sprawl. Development would be built on good class arable farm land. Strategy fails to provide secure suitable transport infrastructure. Concern that the social housing outlined in the residential development will not be allocated local residents. (S)	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as 'Considerate Constructors'. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the 'Have Your Say' leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst 'new jobs' is not specifically stated for the non-preferred Ormskirk option, 'new, high quality business space' (which implies new jobs) is listed as a benefit. 3. 'Improved transport' refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list 'improved transport' as a benefit from the Burscough Option. 4. The phrase 'improved drainage' refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No further action	

cspo-182	Mr & Mrs Frank & Beryl Johnson		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Development will increase traffic congestion, and create significant dust, dirt and noise pollution. Impact on the value of residents homes in the area. Land currently offers natural habitat for wildlife. Land provides a natural break and prevents urban sprawl. Development would be built on good class arable farm land. Strategy fails to provide secure suitable transport infrastructure. Concern that the social housing outlined in the residential development will not be allocated local residents. (S)		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as ‘Considerate Constructors’. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the ‘Have Your Say’ leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst ‘new jobs’ is not specifically stated for the non-preferred Ormskirk option, ‘new, high quality business space’ (which implies new jobs) is listed as a benefit. 3. ‘Improved transport’ refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough’s traffic problems; however, it is considered reasonable to list ‘improved transport’ as a benefit from the Burscough Option. 4. The phrase ‘improved drainage’ refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No action required		
cspo-22	Mrs Elaine Lea		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	feel the use of green belt land is a total waste when there are brown belt land sites available. The increase in traffic and disruption from this option would be detrimental to the whole of Burscough. (S)		
Response	All suitable land within the built-up areas of the Borough has already been accounted for in setting housing targets and this still leaves a need to deliver 600 homes, which can therefore only be accommodated in the Green Belt. Traffic implications of any proposed development will need to be resolved as much as possible by detailed design of those proposals.		
Recommendation	No Action Required		
cspo-23	LL Lewis		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Support
Summary	My wife and I support preferred option 1 as we believe this will assist the regeneration and viability of Burscough and enable it to become a more independent self supporting centre. (F)		
Response	Noted		
Recommendation	No Action Required		

cspo-24	L Hanshaw		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	We think the Ormskirk non-preferred option would cause major traffic problems. We have an area of woodland next to our house and feel that this should be preserved to protect the animals that live there. Our Preferred Option would be Burscough (S).		
Response	Comments noted - should the non-preferred option be taken forward in the future, detailed proposals to address access, highways impacts and environmental impacts will be considered.		
Recommendation	No Action Required		
cspo-263	Mr B Bennett		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Object to Burscough option		
Response	Housing targets are based on population projections, unmet need that has not been fulfilled as a result of the slow-down in the market, and household projections which identifies trends in house hold make up. In terms of food supply, ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. All other points noted.		
Recommendation	No action required		
cspo-264	Mr S Garrett		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Object to Burscough option		
Response	It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. Comments regarding Edge Hill are noted and Policy CS6 specifically addresses some of these issues.		
Recommendation	No action required		
cspo-265	Mr Chris Clandon		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	We object to the Burscough option, due to infrastructure (S)		
Response	1) Comments noted regarding drainage and infrastructure. Development within Burscough is dependent upon waste water infrastructure improvements and this has been identified within the plan. 2) Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3) Comments noted regarding parking. 4) Lancashire County Council Pupil Forecasting have reviewed the Core Strategy proposals and confirm that the local schools have enough capacity to accommodate the majority of the increase in students. An additional 1 form entry class would be required either as a replacement to the existing 1 form entry primary school with increased capacity or through the extension to the existing primary school. This has been identified within the Core Strategy Preferred Options and would need to be delivered through development. 5) Central Lancashire Primary Care Trust has also reviewed the plans and confirms the existing provision would be able to cope with the population increase and that new development would provide an opportunity to upgrade existing health centre facilities in Burscough and improve the standard of provision for the community.		
Recommendation	No action required.		
cspo-269	Mr A Smith		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Support for Burscough Option.		
Response	Comments regarding support for Burscough noted. Comments relating to the Green Belt study are addressed within the Green Belt Study Consultation Report.		
Recommendation	No action required		
cspo-272	Francis Barnes		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Infrastructure cannot cope under Burscough option (S)		
Response	Comments noted		
Recommendation	No change		

cspo-279	Sharon Rawsthorne		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Object to Burscough option on basis of air pollution, traffic congestion, public opinion, infrastructure and the consultation process (S)		
Response	<p>The Council understands concerns relating to air pollution. As part of the process of locating development, traffic congestion is a key concern, particularly given the rural nature of the Borough. Therefore, focusing development on the most sustainable areas of the Borough (the main towns and key settlements) should allow people the opportunity to make sustainable transport choices. Burscough does benefit from 2 rail stations, and although the services that operate from them are not the most frequent, the infrastructure is in place, presenting opportunities to improve the services. Furthermore, as it stands, Ormskirk Town Centre is currently the only designated Air Quality Management Area within the Borough. This was one of the factors considered when the Council recommended the Ormskirk Option should be Non-Preferred. In terms of traffic congestion, this is likely to be an issue regardless of where development is located within the Borough. This is as a result of the rural nature of the Borough which leads to car dependency. Currently further work is being carried out to assess the full impact of traffic on the highways network and to give an indication of mitigation measures that may be implemented to relieve the pressure. Again this is the reason for focusing development on the most sustainable locations which benefit from some form of accessible public transport links. The majority of development coming forward over the next 15 years will be located in Skelmersdale, with the remainder being directed to Ormskirk and Burscough and then a smaller amount to the rural settlements. To choose not to locate any further development within Burscough would be ignoring the needs of future generations and limiting the housing supply which will exacerbate affordability issues. The Council has developed a relationship with United Utilities and through the local planning process has raised the awareness of the issues that currently surround Burscough and Ormskirk in relation to waste water treatment. It is intended to continue to drive this dialogue in order to push West Lancashire up the agenda with United Utilities. However, ultimately it is the responsibility of the utility company to deliver such improvements and the regulatory framework within which they work, requires a degree of certainty before bill payers money can be invested. Comments relating to the consultation process are noted. However, the Non-preferred option has also been presented to the public and comments and views on this option have been welcomed. The only key difference is that the option has been identified by the Council as being non-preferred for the specified reasons. In response to comments relating to the differences between land at Burscough and land at Ormskirk, the parcel identified to the west of Burscough is, according to the Councils evidence, of a lower grade agricultural land and more enclosed by built development (Burscough Industrial Estate) than the Ormskirk option. These reasons, along with the more acute concerns relating to traffic congestion, particularly on Ormskirk Town centre, are why the Council considers the Ormskirk Option to be "non-preferred". Notwithstanding this point, the option has been presented to the public in the same depth as the other options and comments relating to this option have been welcomed.</p>		
Recommendation	No action required		
cspo-287	Mr Simon Bjork		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Object to the Burscough option and the Dispersal Option, both of which involve development in Burscough which is not capable of accommodating any further development. Feels that the non-preferred option has been excluded from the process too early on.		
Response	<p>The Council set out within the latest Core Strategy document which of the proposed options it prefers and why these options are beneficial along with what the negatives may be. However, the non-preferred option has also been included within this public consultation to ensure that the public can express their views regarding the Ormskirk option. In response to the comment that Aughton, Up Holland, Scarisbrick, Parbold and Rufford do not form any part of the options for delivering development in the Borough, this is to ensure the plan focuses on delivering development sustainably. The majority of the Boroughs development requirements are directed towards the most sustainable settlements to ensure the most is made of existing infrastructure and service capacity and that the impact on the environmental constraints of the smaller villages and settlements (including Scarisbrick, Parbold and Rufford) is limited. Aughton and Up Holland are included in the wider settlement areas of Ormskirk and Skelmersdale. Comments relating to the Green Belt study noted. Comments relating to Health and Safety are noted. Planning Policy Guidance 2: Green Belts, sets out five purposes of including land in Green Belt. It is clear that the policy is intended to prevent areas from merging and that this is in relation to towns rather than parcels of land belonging to the same settlement. Furthermore, landscapes are also of importance within PPG2 but this is in relation to the preserving the setting and special character of historical towns rather than "attractive landscapes near to where people live". I would agree that one of the clear purposes of the Green Belt is to protect the countryside from encroachment. However, in line with PPG2, Green Belt boundaries may be altered only when exceptional circumstances exist. The Council considers the need to meet growth targets and deliver development to meet the needs of the existing and future population to be "exceptional". Furthermore, the fact that 91% of the Borough is designated as Green Belt and the actual amount of Green Belt land required is around 0.26% contributes further to the exceptional circumstances. Rather than ignoring the advice within the commissioned studies such as the SHLAA, the Council is acting on the outcomes. The SHLAA identifies available land which will support the delivery of housing for the Borough. It is clear to see that there is not enough available land within the existing settlement boundaries to deliver housing needs for the full length of the plan and so the Council considers it necessary to review other land for delivery purposes including Green Belt. The Infrastructure Delivery Plan (IDP) is currently being finalised with our partners and stakeholders who are responsible for infrastructure provision in the Borough. Any shortfalls in infrastructure capacity are identified within this document which will form the basis of delivery and sit alongside the Local Development Framework. The IDP initially focuses on critical infrastructure such as utilities and roads but it does include an overview of social infrastructure which covers all of the points made in the representation. Through additional development it is expected that contributions too and direct delivery of many community facilities can be achieved. In order to ensure this is the case, some of the known requirements have already been included in Policy CS3: Burscough Yew Tree Farm.</p>		
Recommendation	No action required		

cspo-308	Chris and Pauline Ambrose		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Object to Burscough Option. State preference for the non-preferred Ormskirk Option. (S)		
Response	Comments noted. Further work is underway to assess the full impact of traffic and it is proposed that any new development would need to incorporate features to manage surface water flooding as well as a solution to improve the wider problem of flooding.		
Recommendation	No action required		
cspo-309	Mr Steve Thompson		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Object to Burscough Option due to: 1) Traffic congestion 2) Increased pressure on Burscough Town Centre 3) Increased traffic would create hazards for school children 4) Burscough by-pass required in advance of any new residential development 5) Additional schools needed 6) Increased pressure on Burscough Health Centre 7) Increased demand for parking at the two railways stations 8) No capacity within existing utilities infrastructure 9) Flood risk issues in this part of Burscough 10) Location of proposed park is poorly placed 11) Safety issues due to proximity to Burscough Industrial Estate (S)		
Response	1 - 4) It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough options and further work is currently underway to assess the exact impact of this. At this stage there is no proposal for a Burscough bypass in order to overcome any of the existing or potential traffic impacts of development. However, it is likely that junction improvements could improve the situation. This is subject to the further work being carried out. 5) Policy CS3 does provide for a new primary school. 6) Central Lancashire Primary Care Trust have reviewed the Core Strategy and consider the health centre would be able to support the growing population and may even benefit from some planning contributions through development in order to upgrade the existing facilities. 7) No indication has been provided at this stage as to the amount of additional parking required to support both Burscough stations. 8) There is currently a programme in place to ensure a secure water supply for West Lancashire. However, issues associated with waste water treatment have been identified within the Core Strategy Preferred options Document. 9) According to the Environment Agency flood Risk Maps, Burscough does not suffer from significant risk of flood. However, there are incidents of surface water flooding that we are aware of and this would need to be resolved through any development that is brought forward. 10) The location of any feature is purely indicative at this stage and would be subject to a master planning exercise at a later stage. The exercise would include the community. 11) Through the master planning exercise, a substantial buffer would need to be maintained between the residential and employment uses.		
Recommendation	No action required.		
cspo-310	Laura and Natalie Porter		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Object to Burscough Option as growth of the village is unnecessary. Traffic congestion and loss of Green Belt are major concern. Preference for Ormskirk non-preferred option.		
Response	The Core Strategy Preferred Options proposes to distribute development needs across the Borough in accordance with land availability, to support strategic objectives such as regeneration of Skelmersdale and meeting local housing need, whilst having an awareness of the environmental limits and infrastructure capacity of the area. It is recognised there is likely to be an increase in traffic regardless of where development goes and work is currently underway to establish what the exact impacts will be. The additional school is indicative and would either be a contribution to the existing primary school to extend from a 1 form entry to a 2 form entry school, or were there is no capacity to extend, replace the existing primary school with a larger one to accommodate the increase in population. It is recognised that development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. Furthermore, the Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered.		
Recommendation	No action required		
cspo-317	Mr Antony Beahan		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	I would like to object to the proposed development of 800+ houses on the greenbelt land at Yew Tree Farm in Burscough. (F)		
Response	Comments noted		
Recommendation	No action required		



cspo-330	M Roughley	
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm
		Object
Summary	Concerns over road congestion, unsuitable transport infrastructure, air pollution, unfair financial incentives from developers to the council, the affect of development on the value of residents homes, soical housing, the loss of arable farm land and a habitat for wildlife.	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as "Considerate Constructors". 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the "Have Your Say" leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst "new jobs" is not specifically stated for the non-preferred Ormskirk option, "new, high quality business space" (which implies new jobs) is listed as a benefit. 3. "Improved transport" refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list "improved transport" as a benefit from the Burscough Option. 4. The phrase "improved drainage" refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No action required	

cspo-336	Anabel Addicott	
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm
		Object
Summary	Concerned about road congestion, the lack of suitable transport infrastructure, air pollution, unfair financial incentives from the developer to the council, development will impact the value of residents homes, social housing, the use of high quality agricultural land for development and impact on the habitat of wildlife.	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as "Considerate Constructors". 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the "Have Your Say" leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst "new jobs" is not specifically stated for the non-preferred Ormskirk option, "new, high quality business space" (which implies new jobs) is listed as a benefit. 3. "Improved transport" refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list "improved transport" as a benefit from the Burscough Option. 4. The phrase "improved drainage" refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No action required	

cspo-341	Stephen Mawdsley	
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm
		Object
Summary	Concerned over the increased traffic congestion, unsuitable transport infrastructure, air pollution, unfair financial incentives from the developers to the council, developments will affect the value of residents property, social housing, the use of agricultural land for development and a loss of wildlife habitat.	
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as "Considerate Constructors". 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the "Have Your Say" leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst "new jobs" is not specifically stated for the non-preferred Ormskirk option, "new, high quality business space" (which implies new jobs) is listed as a benefit. 3. "Improved transport" refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list "improved transport" as a benefit from the Burscough Option. 4. The phrase "improved drainage" refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>	
Recommendation	No action required	

cspo-344	Mr. John Robert Stanley	Parish Councillor	
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Concerned over increased road congestion, unsuitable transport infrastructure, air pollution, unfair financial incentives from developers to the council, development impacting the value of residents homes, social housing, the use of agricultural land for development and loss of wildlife habitat.		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as 'Considerate Constructors'. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the 'Have Your Say' leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst 'new jobs' is not specifically stated for the non-preferred Ormskirk option, 'new, high quality business space' (which implies new jobs) is listed as a benefit. 3. 'Improved transport' refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list 'improved transport' as a benefit from the Burscough Option. 4. The phrase 'improved drainage' refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No action required		
cspo-350	T.P. McVeigh		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Support
Summary	I would fully support 'Option 1' as the last way forward. (F)		
Response	Comments noted		
Recommendation	No action required		
cspo-356	Julie Hotchkiss		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Support
Summary	I support Preferred Option 1 - the development at Yew Tree Farm in Burscough, this seems a good rounded development, with school, shops and park, as well as the new housing. I'd be very interested to know more about the renewable energy network. As we have passed peak oil, we all have to think about on own use, and generation, of energy. I'm very pleased to see such a consideration in the LDF.		
Response	Comments noted and welcomed. More information will be provided regarding renewable energy networks either through master planning exercises which may be carried out on any strategic sites within the final Publication Core Strategy or an additional supplementary planning document designed to guide developers in this area.		
Recommendation	No Action required		

cspo-357	Julie Hotchkiss		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Support
Summary	I support Preferred Option 1 - the development at Yew Tree Farm in Burscough, this seems a good rounded development, with school, shops and park, as well as the new housing. I'd be very interested to know more about the renewable energy network. As we have passed peak oil, we all have to think about on own use, and generation, of energy. I'm very pleased to see such a consideration in the LDF.		
Response	Comments noted and welcomed. More information will be provided regarding renewable energy networks either through master planning exercises which may be carried out on any strategic sites within the final Publication Core Strategy or an additional supplementary planning document designed to guide developers in this area.		
Recommendation	No action required		
cspo-362	Miss Laura Chadburn		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Object to Burscough option		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as 'Considerate Constructors'. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the 'Have Your Say' leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst 'new jobs' is not specifically stated for the non-preferred Ormskirk option, 'new, high quality business space' (which implies new jobs) is listed as a benefit. 3. 'Improved transport' refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list 'improved transport' as a benefit from the Burscough Option. 4. The phrase 'improved drainage' refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No action required		
cspo-366	Dr Annemarie Mullin		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	I would like to express my objection to the proposal of West Lancashire Local Development Framework.Option 1 - Burscough I am unhappy that we have not been better informed of the proposals and th council have not taken time to listen to the views of the residents before putting these new developments forward. I have sent a written object to your offices and I will fight with other residents to ensure these developments do NOT go ahead!!! (F)		
Response	Comments noted. The Council makes every effort to consult with residents and has carried out 2 rounds of consultation prior to this one.		
Recommendation	No action required.		

cspo-367	Chris Whitehead		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	The greatest concern with the proposed development however is the impact that it will have on our roads and how our schools and nurseries will cope with the additional demand. There are so many issues with this site I could mention; drainage problems, access problems, air pollution reaching unacceptable levels, resale value of homes dropping massively, sewerage issues, policing challenges, road safety for pedestrians, not to mention the huge traffic problems. (F)		
Response	Whilst the Council sympathises with the concerns of local residents in relation to house prices and views, these issues are considerations outside of the planning system. Concerns regarding traffic congestion have been noted and further work is currently ongoing to assess the full impact. All community infrastructure is planned for within the Infrastructure Delivery Plan and any identified needs must be delivered in line with development. Comments noted regarding Ormskirk Option.		
Recommendation	No action required		
cspo-369	Lawrence and Janice McNabb		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Concerned with traffic congestion, the linking of the houses between Higgins Lane, Liverpool Road South etc. with Burscough Industrial Estate that the proposed developments would bring about, not enough community facilities for more people and drainage and sewerage problems. (S)		
Response	Concerns regarding traffic congestion are noted and further work is currently underway to examine traffic impacts in more detail. Comments regarding Health and Safety are also noted. In the event the Burscough Strategic site is the preferred option then a Master planning exercise would need to be carried out to ensure an appropriate buffer was maintained between conflicting uses. Comments regarding emissions are also noted. Community facilities are planned for through the Infrastructure Delivery plan and where there is a shortfall identified, it would need to be delivered in line with the development. Surface water drainage is a concern of the Council's and United Utilities and would need to be managed and mitigated through the development of any sites within Burscough. Policy CS3 sets out the requirement for any development on the Strategic Site to incorporate measures to address the surface water issues in Burscough.		
Recommendation	No action required		
cspo-373	Mrs J Tennison		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Object to Burscough site.		
Response	Comments and concerns noted and considered when assessing sites for development.		
Recommendation	No action.		
cspo-38	Mr Lee Richardson		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	I object to the Burscough option. Green Belt needs to be preserved. (S)		
Response	Comments noted. It is intended to develop the Ainscough's Mill site (Junction Lane) whether or not the Yew Tree Farm site is chosen.		
Recommendation	No change.		
cspo-4	Ailsa Bell		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Support
Summary	Supports Burscough Option with the Dispersal Option as Plan B. Non-preferred option unsuitable due to impact on traffic and insufficient infrastructure. (S)		
Response	Noted		
Recommendation	No Action Required		
cspo-403	Wirral to Wyre Team Natural England		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Observations
Summary	We are disappointed that conserving and enhancing biodiversity, landscape, recreation opportunities and access to green spaces has not been included as an integral part of this policy. We'd welcome its revision to include them, especially with reference to development and the new park. This is also an opportunity to include references to green infrastructure (GI) as a broader approach to planned GI to enhance existing opportunities.		
Response	Comments noted, however these requirements are dealt with elsewhere in the plan and it is not considered necessary to repeat this information here. This policy seeks to set out the the main uses that will be located on this site.		
Recommendation	No action required.		

cspo-426	Ms Judith Nelson	English Heritage	
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Observations
Summary	CS3 - Neither the policy nor the justification draw attention to the existence of nearby listed buildings and it will be important to assess the importance of the open space behind these buildings to their setting.		
Response	Comments noted and protection of the nearby listed buildings will be covered by the provisions of Policy CS17. As the buildings do not fall within the site it is considered that adding such wording to Policy CS3 is inappropriate.		
Recommendation	No action.		
cspo-44	Mr Tony McAteer	McAteer Associates Ltd	
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Further consideration should be given to the Alternative Option 1 (i.e. the 'Dispersal' Option), in particular the use of non-Green Belt land in Banks, which has capacity for more than 100 dwellings. (S)		
Response	It is agreed that wherever possible, non-Green Belt land should developed before Green Belt development is contemplated. The Council also accepts that in theory, more than 100 dwellings could be accommodated on non-Green Belt and non-flood risk land within the Banks "area of search". However, the extra impact resulting from significantly more than 100 dwellings on drainage, local services, highways, etc. is considered prohibitive, and an important factor in justifying Green Belt release. It is not accepted that no reason was given for rejecting "Alternative Option 1" : paragraph 7.1.24 gives the reason for rejection as: "this approach, with its lack of control, could lead to unsustainable patterns of development, with attractive samll rural settlements likely to be more popular for developers than the main, most sustainable settlements. Skelmersdale in particular may not attract the levels of investment needed to deliver regeneration."		
Recommendation	No change		
cspo-446	Mr Roger Bell		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Support
Summary	Support for Burscough but number of issues need to be addressed - including infrastructure, car parking, roads and timing of delivery (S).		
Response	Comments noted. The Council is well aware of all of the issues associated with large scale development where ever it is directed within the Borough, and specifically the issues in Burscough. It is considered that these can genuinely be over come with developer contributions which will be managed carefully.		
Recommendation	No action.		
cspo-5	Claire Gilby		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Support
Summary	Support for Burscough option. Concerns raised about parking if Edge Hill University expands. (S)		
Response	Opinion noted for Option 1 (Burscough Strategic Development Site). Policy CS6 requires the University to incorporate measures to address traffic impacts and parking issues in any proposals they may put forward for expansion of the existing campus.		
Recommendation	No Action Required		
cspo-50	Dr David Gallagher		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Support
Summary	I support Option 1 (Burscough). I am totally against the non-preferred option (Ormskirk). (S)		
Response	Comments noted.		
Recommendation	No action required.		



cspo-623	K Hankins		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Concerned over traffic congestion due to new developments, unsuitable infrastructure which will also add to the traffic congestion, air pollution, an affect on the value of residents homes, social housing and losing valuable agricultural and Green Belt land.		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as 'Considerate Constructors'. 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the 'Have Your Say' leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst 'new jobs' is not specifically stated for the non-preferred Ormskirk option, 'new, high quality business space' (which implies new jobs) is listed as a benefit. 3. 'Improved transport' refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list 'improved transport' as a benefit from the Burscough Option. 4. The phrase 'improved drainage' refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion</p>		
Recommendation	No action required		
cspo-628	Robert J. & K. ADA Travis		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Concerns over road congestion, the effects on farming and increased flooding and sewage problems.		
Response	<p>Traffic Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. Farming Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. Sewerage The Council is aware of the current capacity issues of the sewerage/waste water network and are working with industry partners United Utilities to identify solutions. This is being done through the Council's Infrastructure Delivery Plan.</p>		
Recommendation	No action		
cspo-65	Mrs Jeannie Pritchard		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	I object to the Burscough option owing to flooding and traffic concerns, the length of time building will take place, and loss of Green Belt. (S).		
Response	Comments noted.		
Recommendation	No action required.		

cspo-654	Ms Judith Nelson	English Heritage	
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Observations
Summary	Consideration needed to listed buildings on Liverpool Road South. (S)		
Response	Comments noted, however heritage issues are dealt with elsewhere in the document and it is not considered necessary to repeat these requirements here. Given the proximity to listed buildings on Liverpool Road South, heritage policies will need to be adhered to in any case.		
Recommendation	No action required.		
cspo-664	Mr Simon Artiss	Planning Manager Bellway Homes Ltd	
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Observations
Summary	Policy CS3 - we have not assessed in detail the suitability of this site but support its inclusion as part of the housing land offer for the Borough. At 600 units, phasing of development will be a key consideration, especially given current slow sales rates. The infrastructure requirements associated with this scale of development will also dictate phasing and, we consider, will necessitate the need for other Greenfield sites elsewhere.		
Response	Comments noted.		
Recommendation	No action required.		
cspo-67	Michelle Blair		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	I object to the Burscough option for a number of reasons, including impact on traffic, flooding, and on my property from building work. Are there any compelling reasons from a heritage perspective? (S)		
Response	Comments noted. Developer contributions will be required such that no extra flooding will result from the development; in fact, it is intended that existing flooding problems will be significantly reduced through the Core Strategy. With regard to heritage, we do not consider there are any compelling reasons, but if this site is chosen, building must be undertaken in such a way as to not damage existing individual properties.		
Recommendation	No action required.		
cspo-671	Mr C Smith		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Support
Summary	We support the identification of the Burscough Strategic Development Site (SDS) in the Core Strategy, including the overall boundaries identified and the release of this land from the Green Belt. We support the provision of 600 dwellings and 10ha employment land. Whilst we are comfortable with its configuration of land uses identified, we object to the indicated configuration of allocated/safeguarded land, and the phasing implication of this. We consider that our client's land at the south east corner of the overall SDS should be allocated for housing development during the Core Strategy period rather than safeguarded for future development. (f)		
Response	Comments regarding Burscough strategic site and safeguarded land noted.		
Recommendation	No action required		
cspo-68	Mr Daniel Robinson		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	We strongly disagree that any houses should be built on this greenbelt land. We agree with the park and amenities planned; however a secondary school is needed rather than a primary school. We strongly disagree with the position of the roads and accesses on to the already busy A59. There are no provisions for the massive increase of traffic this would create on the A59 which is already extremely busy. No mention of anything to do with healthcare requirements in Burscough. (S)		
Response	Comments noted. With regard to Ainscough's Mill, the Council has taken into account this and other potential development sites in Burscough (e.g. Abbey Lane) when calculating housing requirements. Health facilities have been considered as part of the Burscough site proposals. Feedback from the Primary Care trust is that GPs and the health centre could absorb any population growth from the Burscough site, although they would like to see the existing facilities improved (through a developer contribution). The PCT would not like to see a new, out-of-centre facility. Our discussions with the Education provider (Lancashire County Council) have informed us of the need for only a primary school, not a secondary school.		
Recommendation	No change required.		

cspo-684	Laura Chadburn		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Concerns over traffic congestion, air pollution, the effect of development on house prices, social housing and the use of agricultural land and Green Belt for development.		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as "Considerate Constructors". 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the "Have Your Say" leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst "new jobs" is not specifically stated for the non-preferred Ormskirk option, "new, high quality business space" (which implies new jobs) is listed as a benefit. 3. "Improved transport" refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list "improved transport" as a benefit from the Burscough Option. 4. The phrase "improved drainage" refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No action required		
cspo-685	Christopher Clarke		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Concerns over traffic congestion, air pollution, the impact of development for people wishing to sell their home, social housing and the use of agricultural land and Green Belt for development.		
Response	Comments noted.		
Recommendation	No action required.		
cspo-687	Lynn Garrett		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	The recent new estates have had a detrimental effect on Burscough by putting pressure on the infrastructure and village life, and you as Councillors have let us down badly by not adhering to the promises made when the plans were put forward. I have no reason to believe that these plans will be any different. In fact the enormity of the plans frightens me, as it will increase the population of Burscough by a massive amount and compromise its village status, and I have no confidence that West Lancs planning dept will put the needs of the people of Burscough as a priority.		
Response	Comments noted		
Recommendation	No action required		

cspo-688	G M Jones		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Concerned over the use of Green Belt for development, traffic congestion, a decreased value on residents homes, air pollution and increased pressures on services.		
Response	<p>With regard to the general concerns highlighted: 1,2: Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. 3,5: Unfortunately, people living near to any building site will suffer upheaval temporarily during construction. This could only be avoided if new housing were built remotely from other development, which is clearly not a sustainable option. Impact of construction can be minimised through planning conditions, e.g. on working hours, and through schemes such as "Considerate Constructors". 4: The Council can confirm that the choice of development site has not been driven by financial incentives. 6: Any social housing constructed in Burscough will be to provide for local needs, and will be offered firstly only to those on the waiting list living in Burscough, then to those with a recognised connection to Burscough (e.g. they grew up in Burscough before moving away). Any remaining units would be offered to people from elsewhere, but only once the above two groups have been accommodated. 7,8, 9,10: It is recognised that there are negative traffic impacts associated with both the Ormskirk and Burscough sites. Similarly, development on either site would have impacts upon views, the openness of the Green Belt, prime agricultural land, and wildlife. The Burscough site scores better in some respects, the Ormskirk site in other respects, but, weighing up all relevant factors, the Council considers the Burscough site is the better one to propose for development. 8: The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). 9: Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk. 11: The Core Strategy is required to meet the needs of the Borough as a whole. It is accepted that certain development sites will unfortunately have negative impacts, and it is the role of the Plan, whilst constrained by a significant range of factors, to choose a development strategy that provides the maximum possible benefits and minimum disbenefits. The concerns listed relating to the "Have Your Say" leaflet are noted, but it is not true that the Council have little real interest in the views of the public. The Council will pay close attention to all representations received during the Core Strategy Preferred Options consultation. With regard to the specific points listed: 1. Comments noted. 2. Comments noted. Whilst "new jobs" is not specifically stated for the non-preferred Ormskirk option, "new, high quality business space" (which implies new jobs) is listed as a benefit. 3. "Improved transport" refers to highways and public transport improvements that would be paid for if the Burscough site were to be chosen. It is recognised that significant additional expenditure would be required to solve Burscough's traffic problems; however, it is considered reasonable to list "improved transport" as a benefit from the Burscough Option. 4. The phrase "improved drainage" refers to improvements to the sewerage infrastructure for Burscough as a whole, not just mitigation for the development site. 5. It is considered that, given traffic congestion is currently worse in Ormskirk than in Burscough, the wording of the leaflet is justified. However, it is accepted that the same phrase could reasonably have been used for both settlements. 6. Comments noted. Whilst not explicitly stated on the leaflet, one of the factors taken into account when deciding which options would be preferred or non-preferred was the benefits associated with University expansion.</p>		
Recommendation	No action required		
cspo-69	Mr Carl Gore-Herbert		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Support
Summary	Support for Option 1 - Burscough as its infrastructure would be better suited to the changes suggested. No further dwellings should be allowed in Banks until United Utilities have rectified the sewerage & drainage problems. (S)		
Response	Comments noted. The Council is aware that there are infrastructure issues in Banks.		
Recommendation	No action required.		
cspo-7	Mr Bill Roberts		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Support
Summary	Supports Burscough option. Banks has too many problems with infrastructure. (S)		
Response	Views Noted		
Recommendation	No Action Required		
cspo-701	Ms Gillian Bjork		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Improve the infrastructure first, preserve our greenbelt land and utilise brown field sites, and then the people of Burscough may be more open to discussion about development.		
Response	Comments noted		
Recommendation	No further action required		

cspo-709	Ms Wendy Whitehead		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	I am writing to voice my concern over the planning proposals that have been put forward for the Yew Tree Farm site in Burscough		
Response	Re Traffic Initial traffic modelling is being conducted by the Council to assess the impact of the Preferred Options. Where issues are identified, the Council will seek to provide appropriate mitigation measures and/or transport improvements, including through developer contributions. Education From speaking to the Local Education Authority the Council have been informed that school capacity in Burscough is limited and that new developments may go above the existing capacity. For this reason the Burscough strategic site development includes a new school Health Through the Councils Infrastructure Delivery Plan the Council have been liaising with the health authority to ensure that sufficient facilities are in place/ or will be in place to cope with any new development. Infrastructure The Council are aware that there are issues with the waste water treatment capacity and that any new development in areas such as Burscough will require upgrading the facilities. The Council has been investigating this issue as part of its Infrastructure Delivery Plan and significant development will not take place until the issue has been resolved. Green Belt The Burscough site is effectively surrounded by development. As such, it is considered that its development would have the least impact upon the West Lancashire Green Belt out of all sites considered. If chosen for development, buffers would be provided between residential and employment uses (which are likely to be business /office uses, rather than manufacturing and heavy industry). Ideally, the Council would prefer not to lose any of its prime agricultural land, which is a recognised valuable resource. However, given housing requirements and supply, some agricultural land will need to be developed. Information from DEFRA states that the land at Burscough is of lesser quality than the land at Ormskirk.		
Recommendation	No action required		
cspo-71	Mr Mick Forth		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Support
Summary	Preferred Option 1 would be my preferred option based on what it would provide for the local community and it is on a single site. There are problems associated with the other options, especially the non-preferred Ormskirk option. The Sports Village is unnecessary, as Edge Hill facilities can be used by the public. (S)		
Response	Comments noted.		
Recommendation	No change.		
cspo-87	mr john colbourn		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	Objection to Burscough option due to the impact on traffic volumes on the A59 (S)		
Response	Comments noted. It is agreed that traffic issues exist, and need to be addressed / mitigated against if the Burscough option is chosen.		
Recommendation	No action required.		
cspo-88	Mr Michael Whitfield		
Plan Ref	5.4	Policy Area CS3: Burscough Yew Tree Farm	Object
Summary	I oppose any plan to build large numbers of new houses or industrial units in Burscough. Agricultural land - green belt - should be used for food production and not for urban sprawl. The A59 and surrounding roads are too busy already. More houses would mean more congestion, pollution and noise. (F)		
Response	Comments noted. It is agreed that agricultural land should be protected in principle, but given housing requirements and land availability, it is unfortunately necessary to release some agricultural land for development. The grade of agricultural land is one of the factors taken into account when choosing which site to recommend for development.		
Recommendation	No action required.		
cspo-101	Mr David W Cheetham		
Plan Ref	Policy CS4	The Economy and Employment Land	Object
Summary	No employment land in the Green Belt, particularly, south of Skelmersdale. It is too close to the Whitemoss Hazardous Waste Landfill Site		
Response	Comments noted. The 'area of search' is broad, and if a specific site is eventually chosen south of the M58, the precise findings of the Green Belt study, plus the existence of hazardous waste sites, etc. would be taken into account. With regard to the need for the land: Based on past take up rates and future economic projections, along with population projections, a future land take has been calculated for the Core Strategy period. Whilst the intention is to prioritise re-use of existing vacant employment sites or underused sites, it has been calculated that this will not be sufficient to sustain the economy of the Borough up until 2027. To this end, further employment land has been identified within the Green Belt to meet these needs. It is essential that enough employment land is identified in order that West Lancashire does not merely become a residential area for commuters working in other nearby towns and cities. This would be wholly unsustainable and would neglect the future needs of the Borough. The intention is to broaden the economic base in West Lancashire to include specialised industries linked to Edge Hill University and also the Green Economy, as well as building on existing strengths.		
Recommendation	No action.		

cspo-108	Mrs Jackie Liptrott		
Plan Ref	Policy CS4 The Economy and Employment Land		Observations
Summary	Not all strategic decisions are based on evidence. (S)		
Response	The location of new employment land to the south of Skelmersdale has been defined using various sources of evidence. The Green Belt Study identified a site to the north of Skelmersdale which was no longer fulfilling the purpose of the Green Belt, however other factors such as accessibility and sustainability need to be taken into account when selecting sites for future development. The identified area of search for new employment is considered to be sustainable and accessible given its proximity to the M58, proximity to other employment areas and proximity to a local workforce in Skelmersdale and the wider Borough.		
Recommendation	No action.		
cspo-242	Mrs EA Broad	Parish Clerk Lathom South Parish Council	
Plan Ref	Policy CS4 The Economy and Employment Land		Object
Summary	Lathom South Parish Council object to a release of Green Belt for employment land because there is already existing vacant and under-used employment land that will meet the existing need. Future needs cannot be established for certain, it is far more likely that with an ageing population, less employment land will be required. (F)		
Response	Whilst the re-use of vacant or under-used sites is prioritised within the plan, past take-up rates, future economic forecasts and population projections suggest that this will not be sufficient to sustain the economic needs of the Borough up to 2027. For this reason, the Council has identified an area of search which is appropriate for future employment development. Unfortunately, due to limited sites within the existing urban areas this has to be in the Green Belt. However, as previously stated, re-using existing employment sites will be a priority over the plan period.		
Recommendation	No action.		
cspo-591	Mr Keith Keeley		
Plan Ref	Policy CS4 The Economy and Employment Land		Object
Summary	Policy CS4 contains no employment allocations for Ormskirk, the second largest settlement in the Borough. New Development should be spread across the Borough		
Response	Appreciate the comments regarding Ormskirk and that it would be a sustainable location for new development. Ormskirk's primary issue is space for new employment development, without extending into the Green Belt. When assessing which parts of the Green Belt are most suitable for release, land surrounding Ormskirk was generally (apart from the areas identified for possible housing development to the north) considered to be of high quality and therefore it was concluded that the majority of land surrounding the Ormskirk/Aughton urban area should be protected from development over the plan period. That is not to say that smaller sites will not come forward for employment use within the existing urban area, however, large scale employment sites can not realistically be implemented in Ormskirk given the Green Belt constraints and there appears little, if any, opportunity for small-scale employment development within the urban area.		
Recommendation	No action.		
cspo-719	Crompton property developments		
Plan Ref	David Crompton The Economy and Employment Land		Object
Summary	Object to the emphasis on regenerating/re-using existing employment sites before releasing Green Belt for employment uses. Existing employment areas don't always offer the right type of premises in the right location and therefore there should be some flexibility in allowing Green Belt to come forward so that the market is not artificially constrained. (S)		
Response	The Core Strategy promotes a sustainable approach to the development of new employment uses and this means prioritising existing areas first and ensuring that they are not under-utilised before significant sites are released in the Green Belt. The Council appreciates, however that some development proposals will not be suited to existing employment areas in scale and perhaps nature, therefore although underutilised existing sites remain a priority for future development, the policy should allow for new development on Green Belt and greenfield sites where this is deemed more appropriate and where this will facilitate economic growth.		
Recommendation	Amend policy wording to allow for greater flexibility to allow for the development of Green Belt or greenfield land in some cases, regardless of whether all brownfield land in a particular area has been developed. A strong case will need to be put forward		

cspo-164	Mr Robert Routledge	Director Whitemoss Landfill Limited	
Plan Ref	6.1	Policy Area CS4: The Economy and Employment Land	Object
Summary	I wish to object to the strategic development options identified in the Core Strategy paper on the basis that the identified options unnecessarily constrain the possible larger scale employment development of the south Skelmersdale area of search. Furthermore, it has not been adequately demonstrated that the strategy of dispersing the additional areas of employment land throughout the identified areas in the borough is correct, particularly in view of the acknowledged infrastructure issues which have been identified in the consultation paper. (S)		
Response	It is considered appropriate and sustainable to focus much of the regeneration of existing employment sites and development of new employment uses in Skelmersdale. However, it is also necessary to ensure that new employment development is suitably dispersed to some extent around the Borough. Burscough, for example, has a thriving business community and whilst existing employment sites may be smaller than those in Skelmersdale they still have an important role in terms of the Borough's economy. Such areas must be protected and enhanced in future, rather than neglected. We do appreciate support for the majority of new development to be focused in Skelmersdale, and this is indeed emphasised within the Core Strategy document, however, some employment land must be provided elsewhere in the Borough in appropriate locations.		
Recommendation	No action.		
cspo-202	Mrs Anne-Sophie Bonton	Planning Officer	
Plan Ref	6.1	Policy Area CS4: The Economy and Employment Land	Observations
Summary	Supportive of Policy CS4 and location of employment sites in rural areas, however, concern over transport issues. (s)		
Response	We appreciate the comments regarding traffic congestion and this is something that we have considered throughout the Core Strategy document, in all chapters. When deciding on the location for new development, sites or broad areas have been identified which are considered to be most sustainable in terms of access and public transport provision and this will be further clarified as specific sites are identified within subsequent development plan documents. Accessibility to jobs, particularly to the local population, is a key issue which the Core Strategy and the wider Local Development Framework seeks to address.		
Recommendation	No action.		
cspo-313	IKO Plc		
Plan Ref	6.1	Policy Area CS4: The Economy and Employment Land	Object
Summary	Suggest a less restrictive policy which allows for the release of older employment sites for residential development whilst at the same time allowing businesses to relocate to more suitable modern premises. Suggested wording included. (S)		
Response	Appreciate the thrust of the comments and viability of older existing employment sites is something that the Council is considering within emerging policy. We accept that some of the proposed changes may be helpful, for instance the sentence 'Redevelopment of employment sites for residential or mixed-uses will be supported where this is in the overall interest of economic growth, environmental improvement and housing supply' may be a useful addition. However, we are conscious that the Core Strategy sets out the broad approach to future employment development and we consider that the wording in the draft largely reflects the Council's position as the presumption will remain on protecting existing employment sites unless there is a strong viability case against this.		
Recommendation	Changes to be made to the policy to allow for greater flexibility for the redevelopment of older employment sites for residential uses where they are not part of major existing employment areas or future allocated sites, and where a viability case can be		
cspo-393	North West Skelmersdale Owners		
Plan Ref	6.1	Policy Area CS4: The Economy and Employment Land	Object
Summary	The Council's 'Area of Search' for Green Belt release is flawed. This land is remote from the main urban area, built south of M58. The land offers no long-term defensible boundary other options offer an improved prospect.		
Response	It is considered that the area of employment land to the south of Skelmersdale is appropriate for sustainable economic growth up to 2027. It is accessible in terms of proximity to M58, other significant employment areas and it is close to a sizeable workforce in Skelmersdale and beyond.		
Recommendation	No action.		
cspo-404		Wirral to Wyre Team Natural England	
Plan Ref	6.1	Policy Area CS4: The Economy and Employment Land	Object
Summary	Again, we are disappointed that conserving and enhancing biodiversity, landscape, recreation opportunities and access to green spaces has not been included as part of this policy. We welcome its revision to include them, especially with reference to the role of any development in planning networks of greenspace, along with the provision of such links where they can be used for sustainable transport networks. A further opportunity to include references to green infrastructure (GI) as a broader approach to planned GI to enhance existing opportunities and contribute to sustainable development. (f)		
Response	Green infrastructure, landscape and bio-diversity is dealt with through a separate policy and applies to the whole Borough, where appropriate. This reference is not considered necessary within Policy CS4.		
Recommendation	No action.		



cspo-420	Philip Rothwell	Senior Development Planning Manager Peel Holdings (Management) Limited	
Plan Ref	6.1	Policy Area CS4: The Economy and Employment Land	Observations
Summary	Peel would like the Council to reconsider its new employment allocations and distribution as stated in Policy CS4. Peel believes that the expansion of Simonswood Employment Area to include the 21 ha south of Stopgate Lane would help the Council meet its objectives as stated in the Core Strategy without the need to use Green Belt.		
Response	The Council does not consider that further employment development at Simonswood is a sustainable approach. Simonswood is not the most accessible area in the Borough being at the southern most point. Indeed, it is relatively close to the motorway network but, given its proximity to Kirkby it is likely to serve the population of Knowsley more than those from West Lancashire. Simonswood does not have adequate services or population to support major employment growth.		
Recommendation	No action.		
cspo-580	Mr Alan Hubbard	Land Use Planning Adviser The National Trust	
Plan Ref	6.1	Policy Area CS4: The Economy and Employment Land	Support
Summary	Generally the approach to Employment Land as set out in this Policy is supported. (S)		
Response	Support approach to so response.		
Recommendation	No action.		
cspo-581	Mrs Margaret Wiltshire	Planning Volunteer, Treasurer CPRE (West Lancs Group)	
Plan Ref	6.1	Policy Area CS4: The Economy and Employment Land	Observations
Summary	We trust you will not work to encourage general B8 distribution industries to your new employment sites unless they area related to local agriculture and horticulture functions. They take up a huge area but produce few jobs along with large vehicles which often prove a problem to residents and other traffic. (F)		
Response	The Core Strategy seeks to promote a suitable mix of employment functions and B8 distribution units are likely to fall within this mix. We are however aware of the implications in terms of low ratio of employees to size of unit and also the traffic implications associated with distribution. The intention of the Core Strategy is to broaden the economic base of the Borough, to increase the number of offices and start up units for higher tech industries and also to development green technologies where possible.		
Recommendation	No action.		
cspo-714	Ms Margaret Gregory		
Plan Ref	6.1	Policy Area CS4: The Economy and Employment Land	Object
Summary	With regards to the provision of land to encourage business start-ups and address employment needs; surely the focus should be on re-using, in different more economically viable ways, the units which have become available due to the recent economic downturn. Encouragement in the short term for different types of business ventures and room for expansion when necessary rather than a long term vision which might never be realised. (F)		
Response	The Core Strategy prioritises the re-use of vacant or under utilised sites before new employment sites are developed, where this is appropriate. However, we have to be careful not to restrict the potential of the Borough's economy by not providing adequate and appropriate additional land for new businesses.		
Recommendation	No action.		
cspo-114		HENRY ALTY LTD	
Plan Ref	Policy CS5	The Rural Economy	Support with conditions
Summary	Support for pragmatic approach to regeneration of specified rural employment sites. Development Brief proposed for Alty's Brickworks to identify future development aims.(S)		
Response	Agree that a Development Brief for Alty's Brickworks would assist implementation. This is not the role of the Core Strategy, however, and would need to be worked up by the land owner / developer in consultation with the Council at a later date.		
Recommendation	No action for Core Strategy. Investigate Development Brief, maybe for SADPD.		
cspo-173	Mr Martyn Coy	Planner British Waterways	
Plan Ref	Policy CS5	The Rural Economy	Support with conditions
Summary	Should be recognised that it is not always possible to locate waterway related functions adjacent to waterways. Essential to the rural economy. (S)		
Response	Points considered.		
Recommendation	No action.		

cspo-521	Mr Richard Percy	Steven Abbott Associates	
Plan Ref	Policy CS5	The Rural Economy	Observations
Summary	In summary, it is hoped that the eventual Core Strategy policy on the rural economy will be written to recognise that Green Belt restrictions may sometimes be relaxed when the economic arguments are sufficiently well made. Perhaps more importantly, these policies should be interpreted and operated in development management decisions to encourage the rural economy and not to apply what can be the dead hand of Green Belt restrictions.		
Response	Comments on the rural economy and role of the Green Belt noted and support for draft Policy CS5 also noted. It is the intention that the emerging policy will allow some flexibility to the rural economy and whilst the importance of the Green Belt is appreciated, so too is the importance of West Lancashire's successful rural economy and this must continue to be supported as a priority within the new planning policy framework.		
Recommendation	No action required.		
cspo-15	Mr P Kitchen		
Plan Ref	6.2	Policy Area CS5: The Rural Economy	Observations
Summary	Object to release of green belt as it should be being protected for agricultural uses. (S)		
Response	The use of Green Belt land is unavoidable in order to provide necessary levels of housing for the plan period, up to 2027. The options presented in the Core Strategy Preferred Options paper already takes account of all possible brownfield sites which could accommodate residential development within the existing urban areas. Additional land for housing is still required over and above this. It is important to remember that the Green Belt within West Lancashire was protected in 1987 for a period of 15-20 years, after which time a review of its protection was considered likely. 24 years have now passed since this designation and we are in a position whereby 4,500 dwellings must be provided by 2027 in order to avoid a major housing shortage in the Borough. This will unfortunately require some Green Belt land, though it will be carefully managed to ensure that any Green Belt release for housing development will be of lower agricultural value and that development of such areas will be towards the latter part of the plan period (2020 and beyond) after brownfield sites have been developed.		
Recommendation	No action.		
cspo-315	IKO Plc		
Plan Ref	6.2	Policy Area CS5: The Rural Economy	Object
Summary	Policy should be amended to facilitate the redevelopment of older or redundant employment sites for mixed uses or residential development. Suggested wording included. (S)		
Response	Agree that the proposed policy wording makes this more flexible and allows for greater rural regeneration. However, we must ensure that sites are not lost to other uses where there is continued demand for them as an employment site. A robust viability case will need to be put forward and these requirements will be dealt with as a separate Development Management policy.		
Recommendation	To amend wording to read: Employment opportunities in the rural areas of the Borough are limited, and therefore the Council will protect the continued employment use of existing employment sites. This could include any type of employment use and may not be		
cspo-405		Wirral to Wyre Team Natural England	
Plan Ref	6.2	Policy Area CS5: The Rural Economy	Object
Summary	We are disappointed that the role of the natural environment to the rural economy has not been acknowledged. We signpost you to the work of Natural England's work on the Natural Economy: <a href="http://www.natureconomynorthwest.co.uk/">http://www.natureconomynorthwest.co.uk/</a> Natural Economy North West's work has been both timely and essential. It has helped to place the natural environment and its natural services at the heart of current thinking about sustainable economic development, quality of life and quality of place in the North West.		
Response	We appreciate the importance of the natural environment to the Borough's economy and take the point of this representation.		
Recommendation	To add reference to the importance of the natural economy within CS5, linking it to tourism within the penultimate paragraph.		
cspo-427	Ms Judith Nelson	English Heritage	
Plan Ref	6.2	Policy Area CS5: The Rural Economy	Observations
Summary	CS5 This policy should also address the future of traditional farm buildings, taking a flexible approach to their sensitive adaptation and re-use. The document list could usefully refer to the English Heritage guidance The Conversion of Traditional Farm Buildings: a guide to good practice as well as PPS5. (F)		
Response	Policy CS5 refers to the sustainable diversification of farms for a wide variety of purposes and this will be encouraged, however it is considered necessary, in the interest of protecting the rural economy, that existing farm buildings will only be considered for residential re-use where it meets a specific local need and where it can be demonstrated that the building is inherently suitable for any other use. We consider that this is the best approach to protecting the rural economy, whilst at the same time allowing for some appropriate conversion to other uses where a robust case can be put forward. We note the point about the good practice guide and PPS5 and these will be referenced in the document list in support of the provisions within this policy.		
Recommendation	To add reference to the English Heritage guidance The Conversion of Traditional Farm Buildings: a guide to good practice as well as PPS5. This can be added within the supporting documents list.		

cspo-54	Church Commissioners For England		
Plan Ref	6.2	Policy Area CS5: The Rural Economy	Support with conditions
Summary	conversion of traditional unused farm buildings should be a key issue for the Council. In addition, the Core Strategy needs to address rural regeneration, especially for settlements which do not rank highly within the proposed settlement hierarchy. (S)		
Response	Agree with the general thrust of comments made and the Core Strategy Preferred Options broadly supports them. The Core Strategy sets out the vision and strategy for how we want West Lancashire to develop up to 2027. Specific development control issues regarding the conversion of derelict former farm buildings will be dealt with within subsequent DPDs. The importance of protecting the rural economy and surrounding communities is identified within the Core Strategy.		
Recommendation	No action.		
cspo-582	Mr Alan Hubbard	Land Use Planning Adviser The National Trust	
Plan Ref	6.2	Policy Area CS5: The Rural Economy	Observations
Summary	The importance of the tourism economy is not emphasised within CS5 policy. A separate tourism policy would be useful. The policy should be amended to reflect the role of heritage within the tourism and visitor economies and to reflect the potential importance to the tourism and visitor economy of the Ribble Coast and Wetlands Regional Park (which encompasses the heritage features referred to above as well as a range of important natural assets). The Park is referred to in the text but with the incorrect name of Ribble Estuary Regional Park. Amended policy wording suggested. (S)		
Response	Appreciate the emphasis on heritage assets and their contribution to the rural economy, in addition to natural assets. The policy will be amended as suggested above.		
Recommendation	Amend policy wording as suggested and change name of Ribble Coast and Wetlands Regional Park on page 74.		
cspo-656	Ms Judith Nelson	English Heritage	
Plan Ref	6.2	Policy Area CS5: The Rural Economy	Observations
Summary	This policy should also address the future of traditional farm buildings, taking a flexible approach to their sensitive adaptation and re-use. The document list could usually refer to the English Heritage guidance The Conversion of Traditional Farm Buildings: a guide to good practice as well as PPS5. (F)		
Response	See CSPO_427 - repeated rep.		
Recommendation	See CSPO_427 - repeated rep.		
cspo-757	Paul Cotterill		
Plan Ref	6.2	Policy Area CS5: The Rural Economy	Object
Summary	The LDF does not offer enough support for the rural economy		
Response	Comments noted. Proposed Policy CS5 seeks to promote the rural economy, albeit in line with the wider national policy agenda, in order to allow the rural economy to prosper and diversify where appropriate. The policy specifically refers to employment, residential and community uses being suitable within rural areas, particularly those which are linked to the agricultural use of land - small and related retail functions of this nature would therefore likely be deemed appropriate. Restrictions must be imposed, however, for larger scale retail uses in such rural areas, which would contravene national policy in relation to sustainable development. It is important that aspirations for broadband internet remain part of the policy in order to improve such facilities in rural areas.		
Recommendation	No action.		
cspo-113	Mr Richard Chambers		
Plan Ref	Policy CS6	Edge Hill University	Object
Summary	I object to the expansion of the Edge Hill campus into green Belt. I am against the use of Green Belt in any context. I wish to preserve the unique nature of Ormskirk as an attractive Market Town in an agricultural setting. (S)		
Response	Comments noted. At the time of the 2005 Local Plan Inquiry, the Council considered Edge Hill had not made a robust case for the need for expansion onto Green Belt land. Since then, the Council has accepted that the University does have a robust case for needing to expand. Any removal of land from the Green Belt must be justified by "every exceptional circumstances" and the Core Strategy Preferred Options Paper proposes that the need to begin to resolve any student accommodation, highways and car parking impacts caused by Edge Hill University constitutes those very exceptional circumstances.		
Recommendation	No further action		

cspo-121	Mr G Leather		
Plan Ref	Policy CS6	Edge Hill University	Object
Summary	Objection to the expansion of Edge Hill into the Green Belt and also housing in the Green Belt. Particular concern for the Green Belt bounded by Ruff Lane, St Helens and Scarth Hill Lane. Opposed to the 'sprawl' of Edge Hill University. (S)		
Response	Edge Hill University is a major contributor to the Borough's economy, to the tune of approximately £60m. Whilst we appreciate the concerns of local residents in terms of student accommodation and services taking over the town, the Council must try to deliver a strategy which meets the needs of all local stakeholders. By identifying a limited area for expansion in the Green Belt over a 15 year period (10 ha of expansion land), the Council will not only have a greater say on the scale of future development but can also request that a greater amount of student facilities, such as new accommodation, can be provided on campus. The other alternative is that we do not provide such a policy in the Core Strategy and then expose ourselves to future applications from the University which we then cannot refuse, which could potentially have wider negative impacts on the surrounding Green Belt.		
Recommendation	No action.		
cspo-249	Mr Paul W		
Plan Ref	Policy CS6	Edge Hill University	Support
Summary	Edge Hill Uni should collaborate and develop with Ormskirk. (S)		
Response	No comments - support.		
Recommendation	No action.		
cspo-256	Mr Francis Williams	member Ormskirk Friends of the Earth	
Plan Ref	Policy CS6	Edge Hill University	Observations
Summary	We look to continued uncertainty in the HE sector, and counsel caution in considering demands on adjacent land placed by the University. (S)		
Response	Concerns in relation to the future of Edge Hill University are noted and indeed it remains unknown how student numbers will fair in the immediate future. The Core Strategy does, however, need to deal with development up to 2027 and in this time it is expected that the University will need some additional land, even if student numbers stay broadly the same. All of the options presented in the Core Stratgy allow for 10ha of expansion land at Edge Hill. It is considered that this will allow for managed and minimal levels of expansion into the Green Belt. The other alternative is that we do not provide such a policy in the Core Strategy and then expose ourselves to future applications from the University which we then cannot refuse, which could potentially have wider negative impacts on the surrounding Green Belt. Lastly, the University is a major contributor to the Borough's economy and the Council seeks to support its future plans, whilst attempting to reduce any detrimental impact on local people.		
Recommendation	No action.		
cspo-323	Edge Hill Universtiy	Edge Hill University	
Plan Ref	University	Edge Hill University	Support with conditions
Summary	Overall support with some recommended changes to wording including additional clarification.		
Response	Points noted and agree broadly with the proposed minor changes to policy wording. Clarification within the supporting text also noted.		
Recommendation	Policy wording to be amended, along with clarification points raised within supporting text (as above).		
cspo-469	Mr Edward Hunt		
Plan Ref	Policy CS6	Edge Hill University	Object
Summary	I wish to object to the proposed extension of Edge Hill into the green belt area up to Scarth Hill Lane and Ruff Lane. A market town is being changed into a University town without notice being taken of the Ormskirk population wishes. (F)		
Response	The Core Strategy Preferred Option document is not suggesting built development up to Scarth Hill Lane and Ruff Lane. The plan which shows a new university sports facility up to Scarth Hill Lane, which would remain in the Green Belt, is the Council's non-preferred option for Green Belt release as it is considered to be the least sustainable of all the Green Belt options. A 10ha expansion site for Edge Hill is identified within all of the options, however, this 'area of search' sits alongside the existing built up area and does not reach as far as Scarth Hill Lane. By identifying a small area for expansion of the built part of the University campus, the Council can manage the level of development on this site and request facilities such as student accommodation on campus, thereby reducing some negative impacts on the town of Ormskirk. The alternative is that we do not allow for any expansion into the Green Belt within the Core Strategy and this way the Council is opening itself up to unmanaged growth at the University and the potential receipt of planning applications which it may not be able to refuse. This could lead to more development and a greater impact on the Green Belt.		
Recommendation	No action.		

cspo-501	Mr Brian Marsh	
Plan Ref	Policy CS6 Edge Hill University	Object
Summary	I object most strongly to the release of 10 hectares (25 acres) of land to the east of Edge Hill University. This is an unnecessary and excessive release of green belt land. E.H.U. must be told to be more flexible in its views on where to expand its facilities e.g. elsewhere in the borough of Liverpool. The future of higher education is very uncertain in the current economic time and this massive release of land seems unnecessary and very premature.	
Response	Whilst we appreciate the concerns regarding expansion land at Edge Hill University, the Core Strategy has to consider development over the next 15 year period up to 2027. We have been working closely with the University to ascertain details on predicted student numbers over this period. Whilst it is difficult to be precise with the current changing nature of the Higher Education sector, the University considers that even without growth in student numbers further development will be required to ensure it has the facilities it requires on campus to operate efficiently and improve its offer. For example, some of this additional land is likely to be developed for on-campus student accommodation, relieving pressure on housing in Ormskirk more generally. If we do not allocate some land for Green Belt release in order to ensure a managed approach to development at Edge Hill University, we may open the area up to more significant development in the Green Belt as the Council could be challenged on the refusal of any broader planning applications for not allowing for some development within the adopted development plan. This could have significant detrimental impacts on the Green Belt and is something we want to avoid by agreeing an approach upfront with the University.	
Recommendation	No action.	
cspo-595	Mr Keith Keeley	
Plan Ref	Policy CS6 Edge Hill University	Object
Summary	Alternative sites for a satellite campus should be considered across the district and possibly Southport to spread economic benefits across the Borough. (S)	
Response	Edge Hill promotes itself as a single campus University and this is embedded in its approach to Higher Education which distinguishes it from the other mainly city centre universities. Whilst this is an option that has been considered, it is felt that with minimal development into the Green Belt, the University's needs can be accommodated for the foreseeable future. Regardless of this, the Core Strategy seeks to spread the benefits of having this major institution in Ormskirk throughout the remainder of the Borough. This is to be achieved by linking the University with growing employment sectors and providing more jobs generally within the Borough either through directly working for the University, or working within one of the key service areas which has developed as a result of the University.	
Recommendation	No action.	
cspo-697	Mr L McFarlane	
Plan Ref	Policy CS6 Edge Hill University	Object
Summary	Objections raised to Edge Hill University's expansion and to development on Green Belt (S)	
Response	We appreciate the comments and concerns about the expansion plans and indeed the Council operates in order to achieve a common ground for all stakeholders and needs to balance the benefits of the University with the loss of open Green Belt. Edge Hill University is a major contributor to the Borough's economy, contributing in excess of £60 million per year and therefore is a major consideration in terms of the Core Strategy going forward. However, we agree that the town of Ormskirk should not be 'consumed' by the University and we consider that the best approach is to allow for small-scale managed growth within the Core Strategy document. The Core Strategy covers a 15 year period until 2027 and must plan for requirements within this time. The University has undergone a major redevelopment programme over the last 10 years in order to make better use of existing space, however it has identified that even without growth in student numbers a small amount of additional land will be required up to 2027 in order for the University to operate most effectively. One potential use for the additional land is to provide more on-campus student accommodation, thereby relieving some of the existing pressures on the Ormskirk housing market. The alternative to allowing for some small-scale expansion in the Core Strategy is to not provide for any and then open ourselves up to criticism, challenge and the risk of receiving planning applications for larger scale development in the Green Belt which we may not be able to refuse. The approach adopted is therefore considered to be the best way to manage and limit development at the University and wider impacts on the town, whilst ensuring that it continues to be a major contributor to the local economy. It is intended that any expansion plans will also need to provide necessary infrastructure to alleviate traffic problems.	
Recommendation	No action.	
cspo-85	Mr Ian Yates	
Plan Ref	Policy CS6 Edge Hill University	Object
Summary	I oppose the proposal that we should allow Edge Hill to develop into the Green Belt. (S)	
Response	We consider that the approach identified in the Core Strategy is the best means of ensuring a managed approach to the growth of the University. By identifying a limited area for expansion over a 15 year period (10 ha of expansion land), the Council will not only have a greater say on the scale of future development but can also request that a greater amount of student facilities, such as new accommodation, can be provided on campus. Without this provision, the Council will have no policy on which to refuse future planning applications that the University may submit and could be exposed to much bigger expansion plans with a much greater impact on the surrounding Green Belt.	
Recommendation	No action.	

cspo-11	Mrs Amanda Boulton		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Support
Summary	The University is our areas best asset and offers local residents access to leisure and entertainment as well as training professionals who often stay and work around the West Lancashire area. We should be proud of having such an asset within West Lancashire and help it to continue to grow.		
Response	Comments Noted.		
Recommendation	No action.		
cspo-111	Mrs Jackie Liptrott		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Support
Summary	Since Edge Hill University underpins much of the economy in Ormskirk its development should be encouraged. This would alleviate pressure on housing in the area, increase employment opportunities and disperse traffic. (S)		
Response	Comments noted.		
Recommendation	No action.		
cspo-120	Mr Steve Mansell		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	Totally against: 1. Increase in housing by 600 dwellings 2. Increase in student numbers 3 Destruction of Green belt for profit I wish to remain in Ormskirk and bring up my young family here for many years but feel people will be driven away if it becomes a soulless ghost town of a place. A bypass is needed. (S)		
Response	Much of the above comment is in relation to the Green Belt options - comments noted. However, in relation to the comments on Edge Hill University, which it is stated should not be allowed to expand, the response is as follows: Edge Hill University is a major contributor to the Borough's economy, to the tune of approximately £60m. Whilst we appreciate the concerns of local residents in terms of student accommodation and services taking over the town, the Council must try to deliver a strategy which meets the needs of all local stakeholders. By identifying a limited area for expansion over a 15 year period (10 ha of expansion land), the Council will not only have a greater say on the scale of future development but can also request that a greater amount of student facilities, such as new accommodation, can be provided on campus.		
Recommendation	No action.		
cspo-136	mr steven hopkin		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	Further expansion will have such a negative impact on the real tax paying people living in Ormskirk in many, many ways. NO to build upon GREEN BELT. It's outrageous to even consider this. (S)		
Response	Edge Hill University is a major contributor to the Borough's economy, to the tune of approximately £60m, and the Council seeks to support its future plans, whilst attempting to reduce any detrimental impact on local people. Concerns in relation to the future of Edge Hill University are noted and indeed it remains unknown how student numbers will fair in the immediate future. The Core Strategy does, however, need to deal with development up to 2027 and in this time it is expected that the University will need some additional land, even if student numbers stay broadly the same. It is considered that the area of land identified within the draft Core Strategy will allow for managed and minimal levels of expansion into the Green Belt. The other alternative is that we do not provide such a policy in the Core Strategy and then expose ourselves to future applications from the University which we then cannot refuse, which could potentially have wider negative impacts on the surrounding Green Belt.		
Recommendation	No action.		

cspo-172	Mr Gerard Latham		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	Firstly, EHU must accept that enough is enough - the vast majority of Ormskirk residents have become weary of its endless, obdurate 'expansion' saga. Secondly, the Council should close the door on any expansion by EHU into green belt, before it is too late, and insist that EHU make more intensive use of existing facilities.		
Response	Edge Hill University is a major contributor to the Borough's economy, to the tune of approximately £60m, and the Council seeks to support its future plans, whilst attempting to reduce any detrimental impact on local people. Concerns in relation to the future of Edge Hill University are noted and indeed it remains unknown how student numbers will fair in the immediate future. The Core Strategy does, however, need to deal with development up to 2027 and in this time it is expected that the University will need some additional land, even if student numbers stay broadly the same. It is considered that the area of land identified within the draft Core Strategy will allow for managed and minimal levels of expansion into the Green Belt. The other alternative is that we do not provide such a policy in the Core Strategy and then expose ourselves to future applications from the University which we then cannot refuse, which could potentially have wider negative impacts on the surrounding Green Belt. The Draft Green Belt Study which identifies land bounded by Ruff Lane and St Helens Road and adjacent to Edge Hill as ORM.07 is an evidence base document and not a policy document. What this means is that the study was carried out in order to inform planning policy which will be developed through the Local Development Framework process. The important difference is that what is identified within the evidence base may not in all circumstances be carried through as policy and ultimately, the Green Belt Study itself cannot remove land from the Green Belt. It is the Core Strategy which identifies areas of land to be removed from Green Belt and within the latest version, the Core Strategy Preferred Options Paper, the proposals do not propose to remove the whole of the parcel of land known as ORM.07 from the Green Belt. The proposal is for a much smaller area of land (10ha) within the parcel that is directly adjacent to the existing Green Belt boundary. Furthermore, any removal of land from the Green Belt must still be justified by 'every exceptional circumstances' and the Core Strategy Preferred Options Paper proposes that the need to begin to resolve any student accommodation, highways and car parking impacts caused by Edge Hill University constitutes those very exceptional circumstances. In relation to space utilisation, the University has been through a programme of redeveloping and improving its existing campus as part of the University's estates strategy. Whilst this is still being completed to improve utilisation of the campus, it is considered by the university that a further 10ha of land will be required up until 2027 regardless of changes in student numbers.		
Recommendation	No action.		
cspo-195	Mrs EA Broad	Parish Clerk Lathom South Parish Council	
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	The Parish Council object to the proposal to remove from Green Belt all of the land up to Scarth Hill Lane owned by Edge Hill. It would be better for West Lancashire if any expansion of the university is accommodated in the Skelmersdale area. This would stop the current policy of concentrating higher educational opportunities and consequently better quality employment in Ormskirk and creating a 'them and us' scenario. It would also relieve the traffic issues around the university. (S)		
Response	The reference to an area of housing fronting Ruff Lane is taken from the Ormskirk 'non-preferred' option for development in the Green Belt. The Council has identified this as a non-preferred option due to traffic and sustainability issues and also due to the value of the Green Belt in this area, particularly land around Alty's Lane. This means that at the current time the Council does not wish to pursue this option. Edge Hill University is a major contributor to the Borough's economy, to the tune of approximately £60m, and the Council seeks to support its future plans, whilst attempting to reduce any detrimental impact on local people. The Core Strategy does, however, need to deal with development up to 2027 and in this time it is expected that the University will need some additional land, even if student numbers stay broadly the same. It is considered that the area of land identified within the draft Core Strategy will allow for managed and minimal levels of expansion into the Green Belt. The other alternative is that we do not provide such a policy in the Core Strategy and then expose ourselves to future applications from the University which we then cannot refuse, which could potentially have wider negative impacts on the surrounding Green Belt. The Core Strategy sets broad policy themes and identifies 'areas of search' for particular uses. Land allocations are indeed not fixed until a later stage. Whilst the idea of locating some of the University facilities in Skelmersdale has much merit, the University are opposed to such a course of action.		
Recommendation	No action.		
cspo-212	Mr Paul Greenwood		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Support
Summary	I strongly support the further expansion of Edge Hill and all the financial, employment and community engagement benefits that it will bring (S)		
Response	No comments - support.		
Recommendation	No action.		
cspo-215	Mr Gareth Lougher		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Support
Summary	Allow each application to encroach into Green Belt areas to be judge on the merits of the application. (s) Allowing Edge Hill to prosper and continue to progress will enable Ormskirk and the borough to gain the benefits of a University town.		
Response	No comments - support.		
Recommendation	No action.		



cspo-275	Sue Evans		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Observations
Summary	Further expansion of the university into the green belt should be abandoned until future trends can be more easily predicted. (S)		
Response	Concerns in relation to the future of Edge Hill University are noted and indeed it remains unknown how student numbers will fair in the immediate future. The Core Strategy does, however, need to deal with development up to 2027 and in this time it is expected that the University will need some additional land, even if student numbers stay broadly the same. All of the options presented in the Core Stratgy allow for 10ha of expansion land at Edge Hill. It is considered that this will allow for managed and minimal levels of expansion into the Green Belt. The other alternative is that we do not provide such a policy in the Core Strategy and then expose ourselves to future applications from the University which we then cannot refuse, which could potentially have wider negative impacts on the surrounding Green Belt. Lastly, the University is a major contributor to the Borough's economy and the Council seeks to support its future plans, whilst attempting to reduce any detrimental impact on local people. Options such as having a split campus have been raised with the University in the past, however, it is not considered to be viable at the current time.		
Recommen- dation	No action.		
cspo-276	Ray Craig		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	Objection to expansion of Edge Hill Uni using green belt release. (S)		
Response	Edge Hill University is a major contributor to the Borough's economy, to the tune of approximately Â£60m. Whilst we appreciate the concerns of local residents in terms of student accommodation and services taking over the town, the Council must try to deliver a strategy which meets the needs of all local stakeholders. By identifying a limited area for expansion in the Green Belt over a 15 year period (10 ha of expansion land), the Council will not only have a greater say on the scale of future development but can also request that a greater amount of student facilities, such as new accommodation, can be provided on campus. The other alternative is that we do not provide such a policy in the Core Strategy and then expose ourselves to future applications from the University which we then cannot refuse, which could potentially have wider negative impacts on the surrounding Green Belt. The University has confirmed that functioning on a split campus is not economically viable.		
Recommen- dation	No action.		
cspo-281	Mary Hill		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	I object to the proposed release of 10ha of Green Belt Land for yet more development by the university. University development should be spread to other towns (S)		
Response	We appreciate the concerns of local residents regarding the changing nature of Ormskirk and the Core Strategy recognises the needs of all stakeholders. The University is a major contributor to the Borough's economy and the Council seeks to support its future plans, whilst attempting to reduce any detrimental impact on local people.. All of the options presented in the Core Stratgy allow for 10ha of expansion land at Edge Hill. It is considered that this will allow for managed and minimal levels of expansion into the Green Belt. The other alternative is that we do not provide such a policy in the Core Strategy and then expose ourselves to future applications from the University which we then cannot refuse, which could potentially have wider negative impacts on the surrounding Green Belt. Appreciate the comments on directing further expansion of the University to other parts of the Borough and the Council has previously suggested this course of action to the University, however, it is not considered financially viable or attractive to propective students given the already peripheral location of Edge Hill University.		
Recommen- dation	No action.		
cspo-286	Mr David Berry	Ormskirk Green Belt Conservation Group	
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	Given the economic climate and the results of the 2005 Public Inquiry, the release of green belt land should not proceed within this ldf plan. (S)		
Response	Concerns in relation to the future of Edge Hill University are noted and indeed it remains unknown how student numbers will fair in the immediate future. The Core Strategy does, however, need to deal with development up to 2027 and in this time it is expected that the University will need some additional land, even if student numbers stay broadly the same. All of the options presented in the Core Stratgy allow for 10ha of expansion land at Edge Hill. It is considered that this will allow for managed and minimal levels of expansion into the Green Belt. The other alternative is that we do not provide such a policy in the Core Strategy and then expose ourselves to future applications from the University which we then cannot refuse, which could potentially have wider negative impacts on the surrounding Green Belt. Lastly, the University is a major contributor to the Borough's economy and the Council seeks to support its future plans, whilst attempting to reduce any detrimental impact on local people.		
Recommen- dation	No action.		

cspo-289	Alastair Hill		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	Object to CS6. Whatever benefits it gives are far outweighed by traffic congestion, parking, noise , litter anti social Behaviour, and the change in character not only of certain streets via student housing, but of the whole town. If it is to grow, and no HEI can be certain of future growth, given the present economic constraints in Higher Education, with funding and fees, then any future growth should be directed away from its present highly developed site, to other locations in the Borough for example Skelmersdale. (S)		
Response	Edge Hill University is a major contributor to the Borough's economy, to the tune of approximately £60m. Whilst we appreciate the concerns of local residents in terms of student accommodation and services taking over the town, the Council must try to deliver a strategy which meets the needs of all local stakeholders. By identifying a limited area for expansion over a 15 year period (10 ha of expansion land), the Council will not only have a greater say on the scale of future development but can also request that a greater amount of student facilities, such as new accommodation, can be provided on campus. This will in turn take pressure off the town providing these facilities independently. Concerns in relation to the future of Edge Hill University are noted and indeed it remains unknown how student numbers will fair in the immediate future. The Core Strategy does, however, need to deal with development up to 2027 and in this time it is expected that the University will need some additional land, even if student numbers stay broadly the same. All of the options presented in the Core Stratgy allow for 10ha of expansion land at Edge Hill. It is considered that this will allow for managed and minimal levels of expansion into the Green Belt. The other alternative is that we do not provide such a policy in the Core Strategy and then expose ourselves to future applications from the University which we then cannot refuse, which could potentially have wider negative impacts on the surrounding Green Belt. Directing some of the University campus to areas such as Skelmersdale would be ideal from a regeneration perspective, however the University wishes to remain on one campus due to cost and reputation.		
Recommendation	No action.		
cspo-292	Sheila and David Roberts		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	Disgusted at the proposed use of Green Belt to facilitate growth of the University.		
Response	The Draft Green Belt Study which identifies land bounded by Ruff Lane and St Helens Road and adjacent to Edge Hill as ORM.07 is an evidence base document and not a policy document. What this means is that the study was carried out in order to inform planning policy which will be developed through the Local Development Framework process. The important difference is that what is identified within the evidence base may not in all circumstances be carried through as policy and ultimately, the Green Belt Study itself cannot remove land from the Green Belt. It is the Core Strategy which identifies areas of land to be removed from Green Belt and within the latest version, the Core Strategy Preferred Options Paper, the proposals do not propose to remove the whole of the parcel of land known as ORM.07 from the Green Belt. The proposal is for a much smaller area of land (10ha) within the parcel that is directly adjacent to the existing Green Belt boundary. Furthermore, any removal of land from the Green Belt must still be justified by "every exceptional circumstances" and the Core Strategy Preferred Options Paper proposes that the need to begin to resolve any student accommodation, highways and car parking impacts caused by Edge Hill University constitutes those very exceptional circumstances. The Green Belt study features a methodology which uses criteria to assess land against each purpose of the Green Belt. The study applies the methodology and the outcome is that which is recorded within the draft study document. As previously mentioned the draft study is not policy nor is it a formal opinion of the Council. It is evidence which shows how the criteria within the methodology have been uniformly applied to all parcels under assessment. The methodology was devised in collaboration with the neighbouring authorities, Sefton and Knowsley, and has been validated by Lancashire County Council. The Council is confident that the Green Belt study methodology has been accurately applied to ORM.07, along with all other Green Belt parcels, and this has been verified by Lancashire County Council.		
Recommendation	No action.		
cspo-295	Mr P Tyrer		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	Edge Hill proposals should be removed from the document until the position of the University in terms of future student numbers is fully understood. (S)		
Response	Concerns in relation to the future of Edge Hill University are noted and indeed it remains unknown how student numbers will fair in the immediate future. The Core Strategy does, however, need to deal with development up to 2027 and in this time it is expected that the University will need some additional land, even if student numbers stay broadly the same. All of the options presented in the Core Stratgy allow for 10ha of expansion land at Edge Hill. It is considered that this will allow for managed and minimal levels of expansion into the Green Belt. The other alternative is that we do not provide such a policy in the Core Strategy and then expose ourselves to future applications from the University which we then cannot refuse, which could potentially have wider negative impacts on the surrounding Green Belt. Lastly, the University is a major contributor to the Borough's economy and the Council seeks to support its future plans, whilst attempting to reduce any detrimental impact on local people.		
Recommendation	No action.		

cspo-3	Mr Steven Jones		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Support
Summary	Support in full the options document recommendations for Edge Hill University so that learning at Edge Hill and student facilities can be further enhanced and continue to support the local economy of the University town of Ormskirk, that places the least possible impacts on local residents.		
Response	Comments Noted		
Recommendation	No action.		
cspo-333	Mr Roger Clayton		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Observations
Summary	The wording is ambiguous between the first and second bullet points. 1) Does the policy allow for expansion beyond 10 hectares of Green Belt land or not and 2) does the borough accept the demands of Edge Hill to continue submitting applications for expansion into Green Belt areas before it will join in any masterplanned approach? (F)		
Response	Appreciate the point re ambiguity of the first and second bullet points. The expansion or 10ha of land into the Green Belt will comprise of releasing this parcel of land from Green Belt restrictions and therefore allowing it to become part of the built-up area of the University. This could comprise further academic buildings or residential accommodation. In addition to this the University is able to submit planning applications for development within the Green Belt beyond this 10ha parcel, though acceptable uses here will be limited to those suitable within the Green Belt (in this case likely to be for sports and recreation). The Masterplanned approach identified within the policy is how the Council would ideally like see any further development on the site come forward over the plan period and the University agrees that this is the best approach.		
Recommendation	No proposed change.		
cspo-34	Dr Anthony Evans		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	Given tuition fees, will Edge Hill remain viable? Expansion plans should be put on hold indefinitely. (S)		
Response	Concerns in relation to the future of Edge Hill University are noted and indeed it remains unknown how student numbers will fare in the immediate future. The Core Strategy does, however, need to deal with development up to 2027 and in this time it is expected that the University will need some additional land, even if student numbers stay broadly the same. All of the options presented in the Core Strategy allow for 10ha of expansion land at Edge Hill. It is considered that this will allow for managed and minimal levels of expansion into the Green Belt. The other alternative is that we do not provide such a policy in the Core Strategy and then expose ourselves to future applications from the University which we then cannot refuse, which could potentially have wider negative impacts on the surrounding Green Belt. Lastly, the University is a major contributor to the Borough's economy and the Council seeks to support its future plans, whilst attempting to reduce any detrimental impact on local people.		
Recommendation	No action.		
cspo-361	New Way Tenants Residents		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Support with conditions
Summary	As far as possible students must be taken out of residential areas; Edgehill Uni should be given permission to build STUDENT ACCOMODATION ONLY on green belt land adjacent to the campus; W.L.B.C. should seek strategies and policies to monitor and control the number of H.M.O.'s in any one area; More Affordable Housing , particularly for young families and first time buyers. (s)		
Response	Comments noted and the Core Strategy seeks to address these concerns, though more detail will follow in some cases in further LDF documents.		
Recommendation	No action.		
cspo-474	Ms Erika Price	CPRE	
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	Object to release of green belt for EHU (S)		
Response	Edge Hill University has a single campus philosophy which it does not wish to alter. Contributing over Â£60m to the Borough's Economy, the Council needs to work with Edge Hill to ensure the best outcome is reached for all stakeholders. All of the options within the Core Strategy Preferred Options document allow for 10ha of expansion land into the Green Belt at Edge Hill University. The University has undergone a process of refurbishment and improving its space utilisation on campus over the last 10 years and it now requires a small area of land into the Green Belt which the Council agrees is necessary to meet the University's needs over the next 15 years. This parcel of land is required regardless of any growth in student numbers and can be used to provide student accommodation and other facilities which would greatly relieve some pressure on facilities in Ormskirk. The University is committed to reducing the reliance upon car use where it is practically possible and has introduced a range of measures in order to make other modes of transport more appealing. However, there will always be a relatively high dependency on the car to access the University given its location and student catchment area. The important thing is managing these car users to ensure that they only come to the campus when absolutely necessary. Providing adequate parking on site will stop on-street parking which is a real nuisance to local people.		
Recommendation	No action.		

cspo-495	Mr M Abrams		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	Objection to the expansion of Edge Hill University due to the impacts in the community such as traffic congestion, social impacts and loss of Green Belt. (S)		
Response	By identifying a small area for expansion (10ha over 15 years) of the built part of the University campus, the Council can manage the level of development on this site and request facilities such as student accommodation on campus, thereby reducing some negative impacts on the town of Ormskirk. The alternative is that we do not allow for any expansion into the Green Belt within the Core Strategy and this way the Council is opening itself up to unmanaged growth at the University and the potential receipt of planning applications which it may not be able to refuse. This could lead to more development and a greater impact on the Green Belt.		
Recommendation	No action.		
cspo-500	Martin Walsh		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	Objects to expansion of Edge Hill University in light of changing role of universities. Do not want to allow expansion then have redundant buildings to deal with following the demise of the University. (S)		
Response	Whilst we appreciate the concerns regarding expansion land at Edge Hill University, the Core Strategy has to consider development over the next 15 year period up to 2027. We have been working closely with the University to ascertain details on predicted student numbers over this period. Whilst it is difficult to be precise with the current changing nature of the Higher Education sector, the University considers that even without growth in student numbers further development will be required to ensure it has the facilities it requires on campus to operate efficiently and improve its offer. For example, some of this additional land is likely to be developed for on-campus student accommodation, relieving pressure on housing in Ormskirk more generally. Edge Hill University is in a very strong financial position, and it has been suggested that with an increase in tuition fees students will opt to live at home with parents and study at a local university, Edge Hill has a high proportion of students who already do this and it could be argued that it will continue to attract high numbers of students. Obviously this is something that will be monitored closely throughout the Core Strategy period.		
Recommendation	No action.		
cspo-585	Mrs Margaret Wiltshire	Planning Volunteer, Treasurer CPRE (West Lancs Group)	
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Observations
Summary	Concerned over Edge Hill- they must build on their own available land first and then build on green belt only if the development is kept small.		
Response	We appreciate the concerns regarding loss of Green Belt land in this location. The proposed strategy to allow for the release of 10ha of Green Belt land over the Core Strategy period up until 2027 has been worked out in consultation with Edge Hill. The University has undergone a redevelopment process over the last 10 years whereby the existing campus has been made more efficient in terms of space utilisation. The University is now at a stage where remaining development opportunities on site are limited and, albeit there are still some small plots remaining, looking forward to the next 15 years more land will be required for development. The University maintains that even without growth in student numbers the 10ha of additional land would assist in helping the campus operate more efficiently and it would help to meet some of the desperately needed on site student accommodation - this would in turn reduce the negative impact on housing within Ormskirk. If this 10ha site is not identified within the emerging Core Strategy then the Council may be open to greater challenge by the University and this could result in a far greater proportion of Green Belt being developed that we consider is appropriate. Therefore, we strongly feel that agreeing this approach with the University up front makes the boundaries clear and will protect the local environment over the next 15 years.		
Recommendation	No action.		
cspo-60	Mr Norman Smith		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	Edge Hill should not be allowed to expand. (S).		
Response	Much of the above comment is in relation to the Green Belt options. However, in relation to the comments on Edge Hill University, which it is stated should not be allowed to expand, the response is as follows. Edge Hill University is a major contributor to the Borough's economy, to the tune of approximately £60m. Whilst we appreciate the concerns of local residents in terms of student accommodation and services taking over the town, the Council must try to deliver a strategy which meets the needs of all local stakeholders. By identifying a limited area for expansion over a 15 year period (10 ha of expansion land), the Council will not only have a greater say on the scale of future development but can also request that a greater amount of student facilities, such as new accommodation, can be provided on campus.		
Recommendation	No action required.		
cspo-625	Mrs Joanna Eley		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Support
Summary	Support for expansion plans at Edge Hill University. Plans would ease congestion and student housing issues and facilitate significant economic growth. (S)		
Response	Comments noted.		
Recommendation	No action.		

cspo-635	Mr David Brown		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	Object to expansion of Edge Hill into Green Belt. (S)		
Response	Edge Hill university has a single campus philosophy which is an important element of its higher education offer. Having redeveloped the majority of the campus over the last 10 years in order to improve space utilisation, the University has almost reached a point whereby it needs further land in order to operate effectively, this additional land will certainly be needed over the 15 year period which the Core Strategy deals with. Whilst it is never ideal to develop in the Green Belt, there are wider concerns which allowing some minimal development will help to address. For example, it is intended that part of the land to be released would be used for on-campus student accommodation, thereby relieving some of the existing pressures on Ormskirk town centre. By allowing for this expansion in the Core Strategy, the Council has a greater ability to control future development, without this provision the area could be exposed to more significant Green Belt release.		
Recommendation	No action.		
cspo-686	John Evans		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	EHU policies have short timescales, up to 10 years. There needs to be a balancing force, having a timescale greater than 20 years and possibly up to 100 years, which considers what is in the best interests of Ormskirk in the future. History shows that once the Green Belt has gone, it has gone forever. I believe it is the Council's role to be this balancing force.		
Response	Appreciate the comments and indeed the Council operates in order to achieve a common ground for all stakeholders. Edge Hill University is a major contributor to the Borough's economy, contributing in excess of £60 million per year and therefore is a major consideration in terms of the Core Strategy going forward. However, we agree that the town of Ormskirk should not be 'consumed' by the University and we consider that the best approach is to allow for small-scale managed growth within the Core Strategy document. The Core Strategy covers a 15 year period until 2027 and must plan for requirements within this time. The University has undergone a major redevelopment programme over the last 10 years in order to make better use of existing space, however it has identified that even without growth in student numbers a small amount of additional land will be required in order for the University to operate most effectively. One potential use for the additional land is to provide more on-campus student accommodation, thereby relieving some of the existing pressures on the Ormskirk housing market. The alternative to allowing for some small-scale expansion in the Core Strategy is to not provide for any and then open ourselves up to criticism and the risk of planning applications for larger scale development in the Green Belt. The approach adopted is therefore considered to be the best way to manage development at the University and wider impacts on the town, whilst ensuring that it continues to be a major contributor to the local economy.		
Recommendation	No action.		
cspo-693	Phil Southern		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	I do not oppose the university, but it has already eroded much of what was/is our historic market town. Too much litter, student housing issues and too many shops catering for students and not the community. If it continues, the community will no longer be a community and the town will have been completely outgrown by the university. The council needs to act on behalf of the community they represent and oppose any further expansion before we lose our market town.		
Response	Appreciate the comments and indeed the Council operates in order to achieve a common ground for all stakeholders. Edge Hill University is a major contributor to the Borough's economy, contributing in excess of £60 million per year and therefore is a major consideration in terms of the Core Strategy going forward. However, we agree that the town of Ormskirk should not be 'consumed' by the University and we consider that the best approach is to allow for small-scale managed growth within the Core Strategy document. The Core Strategy covers a 15 year period until 2027 and must plan for requirements within this time. The University has undergone a major redevelopment programme over the last 10 years in order to make better use of existing space, however it has identified that even without growth in student numbers a small amount of additional land will be required in order for the University to operate most effectively. One potential use for the additional land is to provide more on-campus student accommodation, thereby relieving some of the existing pressures on the Ormskirk housing market. The alternative to allowing for some small-scale expansion in the Core Strategy is to not provide for any and then open ourselves up to criticism and the risk of planning applications for larger scale development in the Green Belt. The approach adopted is therefore considered to be the best way to manage development at the University and wider impacts on the town, whilst ensuring that it continues to be a major contributor to the local economy.		
Recommendation	No action.		

cspo-695	Mr John Lloyd		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	I do not think that the Council should allow the release of the 10 hectares of Green Belt land on the eastern side of the University for 'built facilities'. I cannot see any 'compelling evidence' for this to happen and the University has other options if it chooses to use them. (s)		
Response	Whilst we have explored the option of expanding onto another campus with the University, they maintain that they have a single campus philosophy which, if altered, and considered along with the relatively inaccessible location of Edge Hill (particularly in terms of public transport access when compared with other universities), will severely impact the student intake. We appreciate the comments and concerns about the expansion plans and indeed the Council operates in order to achieve a common ground for all stakeholders. Edge Hill University is a major contributor to the Borough's economy, contributing in excess of £60 million per year and therefore is a major consideration in terms of the Core Strategy going forward. However, we agree that the town of Ormskirk should not be 'consumed' by the University and we consider that the best approach is to allow for small-scale managed growth within the Core Strategy document. The Core Strategy covers a 15 year period until 2027 and must plan for requirements within this time. The University has undergone a major redevelopment programme over the last 10 years in order to make better use of existing space, however it has identified that even without growth in student numbers a small amount of additional land will be required up to 2027 in order for the University to operate most effectively. One potential use for the additional land is to provide more on-campus student accommodation, thereby relieving some of the existing pressures on the Ormskirk housing market. The alternative to allowing for some small-scale expansion in the Core Strategy is to not provide for any and then open ourselves up to criticism, challenge and the risk of receiving planning applications for larger scale development in the Green Belt which we may not be able to refuse. The approach adopted is therefore considered to be the best way to manage and limit development at the University and wider impacts on the town, whilst ensuring that it continues to be a major contributor to the local economy.		
Recommendation	No action.		
cspo-739	Mr Richard Jones		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	Object to expansion of Edge Hill (S)		
Response	Comments noted. The option which identifies all land up to Ruff Lane, St Helens Road and Scarth Hill Lane is the Council's non-preferred option as it is considered the least sustainable. In every option, 10ha of land at Edge Hill is included for expansion and this is to allow for a managed approach to future development at the University over the next 15 years. If this managed approach is not adopted then the Council could be subject to challenge resulting in much more development in the Green Belt over the next 15 years.		
Recommendation	No action.		
cspo-740	Mr Ed Dickinson		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Support
Summary	Support for development of Green Belt for sports facilities as EHU (S)		
Response	Comments noted.		
Recommendation	No action.		
cspo-741	Alan and Sarah Bowness		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	Object to Edge Hill University expansion. (S)		
Response	Comments noted. The option which identifies all land up to Ruff Lane, St Helens Road and Scarth Hill Lane is the Council's non-preferred option as it is considered the least sustainable. In every option, 10ha of land at Edge Hill is included for expansion and this is to allow for a managed approach to future development at the University over the next 15 years. If this managed approach is not adopted then the Council could be subject to challenge resulting in much more development in the Green Belt over the next 15 years.		
Recommendation	No action.		
cspo-742	Mr Chris Whitfield		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	Object to Edge Hill (S)		
Response	Comments noted. The option which identifies all land up to Ruff Lane, St Helens Road and Scarth Hill Lane is the Council's non-preferred option as it is considered the least sustainable. In every option, 10ha of land at Edge Hill is included for expansion and this is to allow for a managed approach to future development at the University over the next 15 years. If this managed approach is not adopted then the Council could be subject to challenge resulting in much more development in the Green Belt over the next 15 years.		
Recommendation	No action.		

cspo-743	Mr M Abrams		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	Object to Edge Hill expansion. (S)		
Response	Comments noted. The option which identifies all land up to Ruff Lane, St Helens Road and Scarth Hill Lane is the Council's non-preferred option as it is considered the least sustainable. In every option, 10ha of land at Edge Hill is included for expansion and this is to allow for a managed approach to future development at the University over the next 15 years. If this managed approach is not adopted then the Council could be subject to challenge resulting in much more development in the Green Belt over the next 15 years.		
Recommendation	No action.		
cspo-744	Mr Eric Vrain		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	Object to expansion at Edge Hill University (S)		
Response	Comments noted. The option which identifies all land up to Ruff Lane, St Helens Road and Scarth Hill Lane is the Council's non-preferred option as it is considered the least sustainable. In every option, 10ha of land at Edge Hill is included for expansion and this is to allow for a managed approach to future development at the University over the next 15 years. If this managed approach is not adopted then the Council could be subject to challenge resulting in much more development in the Green Belt over the next 15 years.		
Recommendation	No action.		
cspo-745	R Nanson		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	Object to Edge Hill University expansion. (S)		
Response	Comments noted. The option which identifies all land up to Ruff Lane, St Helens Road and Scarth Hill Lane is the Council's non-preferred option as it is considered the least sustainable. In every option, 10ha of land at Edge Hill is included for expansion and this is to allow for a managed approach to future development at the University over the next 15 years. If this managed approach is not adopted then the Council could be subject to challenge resulting in much more development in the Green Belt over the next 15 years.		
Recommendation	No action.		
cspo-746	Mr Dave Mutch	Environmentla Group Ormskirk Community Partnership	
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	Object to Edge Hill expansion (S)		
Response	Comments noted. The option which identifies all land up to Ruff Lane, St Helens Road and Scarth Hill Lane is the Council's non-preferred option as it is considered the least sustainable. In every option, 10ha of land at Edge Hill is included for expansion and this is to allow for a managed approach to future development at the University over the next 15 years. If this managed approach is not adopted then the Council could be subject to challenge resulting in much more development in the Green Belt over the next 15 years.		
Recommendation	No action.		
cspo-747	Sue Butterworth		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	Object to expansion of Edge Hill (S)		
Response	Comments noted. The option which identifies all land up to Ruff Lane, St Helens Road and Scarth Hill Lane is the Council's non-preferred option as it is considered the least sustainable. In every option, 10ha of land at Edge Hill is included for expansion and this is to allow for a managed approach to future development at the University over the next 15 years. If this managed approach is not adopted then the Council could be subject to challenge resulting in much more development in the Green Belt over the next 15 years.		
Recommendation	No action.		
cspo-748	Mr Austen Robinson		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	Object to Edge Hill expansion (S)		
Response	Comments noted. The option which identifies all land up to Ruff Lane, St Helens Road and Scarth Hill Lane is the Council's non-preferred option as it is considered the least sustainable. In every option, 10ha of land at Edge Hill is included for expansion and this is to allow for a managed approach to future development at the University over the next 15 years. If this managed approach is not adopted then the Council could be subject to challenge resulting in much more development in the Green Belt over the next 15 years.		
Recommendation	No action.		



cspo-749	Susan Dunn	Secretary West Lancashire Civic Trust	
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Object
Summary	Object to Edge Hill expansion. (S)		
Response	Comments noted. The option which identifies all land up to Ruff Lane, St Helens Road and Scarth Hill Lane is the Council's non-preferred option as it is considered the least sustainable. In every option, 10ha of land at Edge Hill is included for expansion and this is to allow for a managed approach to future development at the University over the next 15 years, including allowing for some development of student accommodation on site. If this managed approach is note adopted then the Council could be subject to challenge resulting in much more development in the Green Belt over the next 15 years.		
Recommendation	No action.		
cspo-82	Mr Matthew Robinson		
Plan Ref	6.3	Policy Area CS6: Edge Hill University	Support
Summary	Expansion of Edge Hill University is supported. (S)		
Response	Comments noted		
Recommendation	No action required.		
cspo-118	Mr & Ms K Jennings & Moffatt		
Plan Ref	Chapter 7	Core Strategy Preferred Options: Providing for Housing and Residential Accommodation	Observations
Summary	Non-preferred option (but without University expansion) seems the best available. Need to address problems with HMOs and provide more purpose-built student accommodation. Any plan that provided better facilities, more employment opportunities, more affordable housing, and a restraint on students in residential areas would be good but we are unsure as to whether any of the 3 plans put forward would truly address these. (S)		
Response	Comments noted. With regard to student HMOs, the Council's powers are limited. Policy CS9 seeks to restrain future conversions to HMOs. A 5% limit is proposed for most streets, but it is considered that 10% or 15% would be appropriate in certain streets.		
Recommendation	No action required		
cspo-171	Mr Peter Banks		
Plan Ref	Chapter 7	Core Strategy Preferred Options: Providing for Housing and Residential Accommodation	Object
Summary	The agricultural land in West Lancashire is some of the most fertile in the country and should be retained as a valuable resource for food production, and to conserve wildlife. Edge Hill University should free up existing housing (HMOs) by building additional on-campus accommodation. (S)		
Response	It is agreed that prime agricultural land is an important resource that must be protected wherever possible. Unfortunately, the amount of non-agricultural housing land available is not enough to meet housing requirements to 2027, and thus some agricultural land will need to be developed. Taking into account a wide range of considerations, the Plan is seeking meet its requirements by allocating land that will provide as high a level of benefits as possible, whilst simultaneously causing as little harm as possible. In terms of University accommodation, see response to Representation CSPO-169.		
Recommendation	No change.		
cspo-203	Mrs Anne-Sophie Bonton	Planning Officer	
Plan Ref	Chapter 7	Core Strategy Preferred Options: Providing for Housing and Residential Accommodation	Observations
Summary	Student HMOs have a significant impact on Ormskirk town centre, with the associated increase in car users being a major problem. The University should consider a Travel Plan to solve this problem. (S)		
Response	Comments noted.		
Recommendation	No change.		
cspo-241	Mr Andrew Taylor	Planning Director David Wilson Homes	
Plan Ref	Chapter 7	Core Strategy Preferred Options: Providing for Housing and Residential Accommodation	Object
Summary	Over emphasis of housing numbers in Skelmersdale. Such housing figures are not deliverable commercially. Provision needs to be made elsewhere for the inevitable shortfall. This will require greater Green Belt releases. Such releases should be proposed on a sustainability criteria following a thorough re-examination of the possible sites. (S)		
Response	Comments noted. The Council has paid careful attention to the comments made in the developers' forum, and it is agreed that the Core Strategy must be demonstrated to be deliverable. The Skelmersdale figure should be reduced from 3,000 dwellings to a more deliverable figure.		
Recommendation	Reduce the Skelmersdale / Up Holland housing requirement from 3,000 dwellings to 2,400 dwellings.		

cspo-247	Mr D Rimmer		
Plan Ref	Chapter 7	Core Strategy Preferred Options: Providing for Housing and Residential Accommodation	Support with conditions
Summary	Policy CS7 Generally support this policy particularly with regards to development in the Key and Rural Sustainable Villages, however the number should be increased at the expense of Skelmersdale. (F)		
Response	Comments noted. It is agreed that the target of 3,000 dwellings for Skelmersdale may be unachievable, and it is proposed to be reduced, along with the recalculation of targets for villages, taking into account sites with extant planning permissions.		
Recommendation	Reduce the Skelmersdale / Up Holland housing requirement from 3,000 dwellings to 2,400 dwellings. Amend villages figures as follows: Northern Parishes 400 dwellings; Eastern Parishes 100 dwellings; Western Parishes 150 dwellings.		
cspo-359	Mr Robert W. Pickavance		
Plan Ref	Chapter 7	Core Strategy Preferred Options: Providing for Housing and Residential Accommodation	Observations
Summary	New Road site, Rufford would be suitable for development (S).		
Response	Comments noted. The Northern Parishes housing figure allows for some development in Rufford. It is evident that constraints exist in Banks, Tarleton and Hesketh Bank, although there is still expected to be some development in these villages over the Plan period.		
Recommendation	No change.		
cspo-488	Mr B Howard	Clerk of the Council Newburgh Parish Council	
Plan Ref	Chapter 7	Core Strategy Preferred Options: Providing for Housing and Residential Accommodation	Support
Summary	Small, controlled development is welcome to make sure that the stock of houses continues to meet the needs of the village, particularly its growing retired population, and to sustain its amenities, eg school, PO, pub, bus services.		
Response	Comments noted.		
Recommendation	No change.		
cspo-579	Mr Peter Vernon	Director Vernon & Co	
Plan Ref	Chapter 7	Core Strategy Preferred Options: Providing for Housing and Residential Accommodation	Object
Summary	1. Housing land supply may be overstated. The requirement should be raised to 5,500 to reflect the period 2010-12. 2. The requirement should be able to be exceeded. 3. There is an over-reliance on development in Skelmersdale. 4. It is not appropriate to restrict development in the early years of the Core Strategy period. (S)		
Response	1. Development between 2010-2012, along with the RSS deficit from 2003, has been taken into account in housing land requirement calculations. This will be specified in the updated Plan. 2. It is recognised that the target may be exceeded. The wording of the updated Plan will be amended to reflect this. 3. It is agreed that the housing figure for Skelmersdale must be deliverable and should be reduced from 3,000 in the light of comments received. The Council will take into account all representations made on this matter, in addition to its evidence base. 4. Given the current economic circumstances and infrastructure constraints in the Borough, it is appropriate to have lower development targets in the early years of the Core Strategy. Given infrastructure constraints and other factors, it is also considered appropriate to restrict the development of certain sites in order to encourage the development of other sites, and to facilitate a sustainable pattern of development. (However, the restrictions associated with the "Management of housing land supply" part of Policy CS7 in early years of the Core Strategy will be extremely unlikely to apply in early years of the Core Strategy, given the current completions deficit, infrastructure problems and economic situation.)		
Recommendation	1. Specify that the Plan takes into account development requirements and performance from 2003 onwards. 2. Specify that housing targets are minimum targets and can be exceeded. 3. Reduce Skelmersdale target from 3,000 to 2,400. 4. Retain the scope for the		
cspo-610	Hollins Strategic Land LLP		
Plan Ref	Chapter 7	Core Strategy Preferred Options: Providing for Housing and Residential Accommodation	Observations
Summary	It is essential for there to be an adequacy of genuinely developable housing sites from the plan's inception. (S)		
Response	Comments noted.		
Recommendation	No change		
cspo-621		Centre Model Developments	
Plan Ref	Chapter 7	Core Strategy Preferred Options: Providing for Housing and Residential Accommodation	Observations
Summary	It is essential for there to be an adequacy of genuinely developable housing sites from the plan's inception		
Response	Comments noted		
Recommendation	No change		

cspo-753	Paul Cotterill		
Plan Ref	Chapter 7	Providing for Housing and Residential Accommodation	Object
Summary	1. Objection to proposed housing distribution and location within Skelmersdale, which is based on outdated planning ideas; 2. Housing density assumptions underpinning the Plan are incorrect; 3. Affordable housing should not be treated the same way as specialist housing. (S)		
Response	1. Whilst total remodelling of Skelmersdale might seem a good idea in theory, the Core Strategy must be shown to be deliverable, and there is simply not the time nor the money (and possibly not the will) to remodel the whole town's estates and road system. The proposals for the town centre regeneration, including a net increase of 800 dwellings in and around the centre, are along the lines of what is suggested by the Objector. Open space is an important feature of Skelmersdale (not 'wasted'), and much of this is unsuitable for residential development. Even taking into account the potential for higher density development (see 2), allocated /safeguarded land in north Skelmersdale is still considered necessary to help meet the Borough's housing requirements. Using such land reduces the need for Green Belt development elsewhere. Whilst non-car transport links to and from new and existing estates need to be improved, the current road system works well and is not considered to be in need of remodelling. 2. The housing density figure in paragraph 4.3.2 is simply a 'ball park' figure based on the former national minimum density requirement in PPS3. It is recognised that this density could (and should) be exceeded wherever appropriate, taking into account issues such as decreasing average household sizes, as mentioned by the Objector. However, there are a number of caveats: - For "suburban" type developments, densities much higher than 30dw/ha are not usually achievable (e.g. the market for typical high density housing, i.e. apartments and townhouses, is now very weak). Recent development at Ashurst is typically at a density of 20-22 dw/ha; - Allowances need to be made e.g. for access roads, open space, and any land that cannot be built upon (e.g. undermined land in Skelmersdale); - Housing should be in keeping with the surrounding area, and high density development will often be inappropriate in many areas; - Even taking into account the potential for densities higher than 30 dw/ha to be achieved, this will not negate (nor even significantly lessen) the need for Green Belt release. It should be noted that the major housebuilders have not objected to the assumption that new housing will typically be at a density in the order of 30 dwellings per hectare. A more detailed residential density Development Management policy will be included in the LDF. 3. It is agreed that affordable housing should be treated as a key component of housing development. However, for clarity, it is considered preferable to list affordable housing requirements in a separate policy. The Dynamic Viability model is too detailed to include in the Core Strategy, and thus it will be outlined in an SPD. This is not an 'afterthought'. The appropriateness of including the DV model within an LDF was not certain at the time of writing the Core Strategy Preferred Options document, but the model has recently been "found sound" in the Shropshire LDF examination.		
Recommendation	No change.		
cspo-78	Mrs Ellen Dickinson		
Plan Ref	Chapter 7	Core Strategy Preferred Options: Providing for Housing and Residential Accommodation	Object
Summary	3900 new homes are not needed. Green Belt should not be released. Agricultural land should be used for food production (S)		
Response	The housing requirement is based upon nationally agreed figures published by government, and takes into account changing demographics (people living longer, more people living on their own, etc) as well as migration and travel to work patterns, etc. The Council considers that the requirement of 300 new dwellings per annum is appropriate. In any case, at present the Council is required by law to use the RSS (Regional Plan) housing requirement, so in that sense, the figure is non-negotiable. It is agreed that prime agricultural land should be protected wherever possible. Ideally we would not need to release any such land for development, but owing to infrastructure and other constraints, there is unfortunately a need to release some land. In selecting a preferred site, the quality of agricultural land is one of the important factors being taken into account, and where land is released, it should be of the lowest possible agricultural grade.		
Recommendation	No change.		
cspo-10	Mr Howard Courtley	Courtley Consultants Ltd	
Plan Ref	Policy CS7	Residential Development	Object
Summary	The Council's "Key & Rural Sustainable" Settlements should include those locations adjacent to existing sustainable settlements. (S)		
Response	The existing small areas of development adjacent to the Southport/Birkdale/Ainsdale boundary are already included within the hierarchy of settlements in Policy CS1. In arriving at the preferred options for Green Belt release, consideration was given to including within these settlement boundaries some adjacent areas of Green Belt, and sites in the locations mentioned by the Objector have been assessed through the Green Belt Study. The Council is safeguarding some Green Belt sites as 'Plan B' sites that would be considered for development if delivery rates fall more than 20% below housing requirements over the periods 2012-17 and 2017-22. Fine Jane's Farm can be considered as one of these 'Plan B' sites.		
Recommendation	Propose the Fine Jane's Farm site as a potential 'Plan B' site.		

cspo-191	Mrs EA Broad	Parish Clerk Lathom South Parish Council	
Plan Ref	Policy CS7 Residential Development		Object
Summary	1. 3,000 houses in Skelmersdale is a disproportionately high figure, and gives the lowest return in terms of affordable housing. 2. Housing in Skelmersdale is likely to be for people from other Boroughs or immigrants, and will not solve housing need problems. 3. There is no mention of bringing empty homes back into use, nor matching development to local needs. (S)		
Response	1. Skelmersdale is the highest settlement in the West Lancashire settlement hierarchy and thus it is appropriate to locate the largest proportion of development there. There is land and, crucially, infrastructure capacity to accommodate the proposed amount of development. 2. The housing need figures have been calculated to meet West Lancashire's needs. Whilst a small proportion of this need is to accommodate in-migration, it is not true that the majority of housing in Skelmersdale will be occupied by people from outside the Borough or abroad. It is recognised that there are needs in the rest of the Borough, which is why a number of dwellings have been assumed for these areas. Housing locations are influenced not just by need, but by availability of sites, infrastructure and services. 3. The proportion of empty homes in West Lancashire is exceptionally low, and the scope for contribution towards housing land supply from this source is limited. Bringing empty homes back into use can be mentioned in the residential development policy justification.		
Recommendation	Mention in the policy justification the bringing back into use of empty properties.		
cspo-208		Escalibur Ltd	
Plan Ref	Policy CS7 Residential Development		Object
Summary	To enable a sustainable pattern of development, new housing should also be allowed in sustainable settlements in the Eastern Parishes such as Appley Bridge. (S)		
Response	Appley Bridge is considered to have limited sustainability, with only a few dispersed services, although it is recognised that there are some facilities in neighbouring Wigan Borough. Furthermore, the SHLAA shows few suitable housing sites within the village. The Core Strategy housing figure for the Eastern Parishes assumes the development of all the suitable SHLAA sites in the Eastern Parishes. Green Belt release is not considered appropriate around Appley Bridge, given such factors as landscape impact, and the sustainability of the settlement itself.		
Recommendation	No change.		
cspo-232	Mr Shaun Taylor	Planning Associate Director G L Hearn Property Consultants	
Plan Ref	Policy CS7 Residential Development		Object
Summary	The distribution of housing growth is not deliverable as written. The distribution needs to be reconsidered by reducing the requirement for Skelmersdale during this plan period and by considering further green belt release across a greater number of more medium sized sites around Ormskirk and Burscough. (s)		
Response	Comments noted. The Council has paid careful attention to the comments made in the housing developers' forum, and it is agreed that the Core Strategy must be demonstrated to be deliverable. It is agreed that the figure for Skelmersdale should be less than 3,000. It is not agreed, however, that Green Belt release will in principle need to be early in the Core Strategy period, although there may be exceptional cases where this is appropriate. Land east of Ormskirk suffers from sewerage infrastructure constraints, as does land at Burscough, and it is unlikely that development can take place there before 2020, unless infrastructure constraints are addressed sooner.		
Recommendation	Reduce Skelmersdale housing target from 3,000 to 2,400.		
cspo-233	Mrs EA Broad	Parish Clerk Lathom South Parish Council	
Plan Ref	Policy CS7 Residential Development		Object
Summary	Land at Firwood Road is described as a key site for Skelmersdale. Firwood Road is in Lathom, a rural settlement and development here should not count as part of Skelmersdales 3,000 dwellings. (F)		
Response	The land at Firwood Road has been safeguarded in the current Local Plan to meet longer-term development needs. This land is required in the forthcoming Core Strategy period. Being adjacent to Skelmersdale, it is considered appropriate to count any housing developed on this site as part of the total for Skelmersdale.		
Recommendation	No change.		
cspo-271	Anglo International Up Holland Ltd		
Plan Ref	Policy CS7 Residential Development		Observations
Summary	Policy CS7 should be expanded to provide a policy basis to facilitate development in Protected Open Land / Green Belt in cases where the developments would secure wider heritage benefits. (S)		
Response	The special circumstances relating to St Jospeh's College are acknowledged, in particular the Inspector's ruling in 2007 that the need to save the listed St Joseph's College building was an overriding consideration when assessing proposals for 205 new 'enabling' dwellings in the Green Belt. If a subsequent enabling scheme were submitted as a planning application, the particular circumstances and planning history of this site, including the 2007 appeal decision, would be taken into consideration. It is not considered necessary to amend Policy CS7 to specify the fact that the saving of heritage assets could be a circumstance in which enabling residential development would be judged appropriate, nor is it considered necessary or appropriate to name specific heritage assets. The Core Strategy is a general overarching document, rather than a detailed, site-specific document.		
Recommendation	No change.		

cspo-599	Mr Keith Keeley		
Plan Ref	Policy CS7 Residential Development		Observations
Summary	Please see previous comments in respect to Policy CS1 and CS3		
Response	Please see Mr Keeley's other representations on Policy CS1 and CS3		
Recommendation	No Action		
cspo-717	Ms Deborah McLaughlin	Executive Director North West Homes and Communities Agency	
Plan Ref	Policy CS7 Residential Development		Support with conditions
Summary	The HCA welcomes the principle of 3,000 new dwellings in Skelmersdale. The Whalleys site (including Cobbs Clough) could eventually deliver up to 50 completions per annum in favourable economic conditions. HCA is willing in principle for the Whalleys site to cross-subsidise development at Firbeck /Findon, subject to conditions. Further clarification is necessary regarding how the development of greenfield sites should 'directly support the Town Centre regeneration programme'.		
Response	Comments noted. The wording of the policy with regard to greenfield sites is to change, and the reference to 'directly support' removed. Section 106 funding is likely to be used to contribute towards Town Centre regeneration.		
Recommendation	Alter wording of residential development policy with regard to greenfield sites directly supporting the Skelmersdale Town Centre regeneration programme.		
cspo-720	Crompton property developments		
Plan Ref	David Crompton Residential Development		Support with conditions
Summary	Support the requirements for residential development, but is concerned about 1. Deliverability in Skelmersdale 2. The Council's intention to control supply of housing and 3. The requirement to meet the Lifetime Homes Standard. (S)		
Response	1. The Council agrees that flexibility is required in the Core Strategy to cope with eventualities such as Skelmersdale not being delivered as anticipated. The [revised] Plan will contain a "Plan B" setting out alternative sites and triggers for the Plan B to be implemented. 2. In the light of the government's new Growth Agenda, the Council will review the section on management of housing land supply (and the related section in Appendix E), to tone down the section to say something along the lines of, "The Council may consider restraint...". Given the current housing completions deficit, economic situation, and infrastructure constraints, it is unlikely that the Council is going to be in a position where there is an unacceptable oversupply of deliverable housing land, and where restraint would be necessary, at least not for several years. However, the Plan spans a long period, and it is considered prudent for there to be a "hook" that could be used, if necessary in extreme circumstances, to restrain housing development if circumstances change radically at some point during the Plan period, even if this "hook" turns out never to be needed. Restraint may be needed for individual settlements, even if not for the Borough as a whole. 3. Comments regarding the Lifetime Homes standard noted.		
Recommendation	a) Prepare a more robust 'Plan B' with clear triggers, timescales and actions for its implementation. b) Tone down the "Management of housing land supply" section of the Policy, and remove the 'mechanism' section in Appendix E. b) Allow for the Lifetime H		
cspo-733	Bickerstaffe Trust		
Plan Ref	Policy CS7 Residential Development		Object
Summary	1. Table p.82, replace 'Total Dwellings' column with 'minimum dwellings'; 2. Replace figures for Ormskirk/Aughton with 900 whatever the scenario; 3. Replace figures for Burscough with 200, whatever the scenario; 4. Change key and rural sustainable villages figure to read 400 (delete 500 and the word 'total'); 5. Delete the section of the policy on 'Management of housing land supply'.. (S)		
Response	With regard to the specific requests: 1. The dwelling targets for each settlement area will be treated as a minimum requirement. 2/3/4. The totals for Ormskirk /Aughton, Burscough and the villages will be amended in the light of the sites chosen for allocation and updated housing land supply figures, although not to the figures recommended by the objector. 5. In the light of the government's new Growth Agenda, the Council will review the section on management of housing land supply (and the related section in Appendix E). The section will be toned down to say something along the lines of, "The Council may consider restraint...". Given the current housing completions deficit, economic situation, and infrastructure constraints, it is unlikely that the Council is going to be in a position where there is over seven years' supply of deliverable housing land, and where restraint would be necessary, at least not for several years. However, the Core Strategy spans a long period, and it is considered prudent for there to be a "hook" that could be used, if necessary in extreme circumstances, to restrain housing development if circumstances change radically at some point during the Plan period, even if this "hook" turns out never to be needed.		
Recommendation	Amend settlement development targets in the light of the revised development strategy and updated housing land supply figures. Specify that these targets are a minimum. Amend (tone down) the "Management of housing land supply" section of the residential d		
cspo-115		Messrs Ramsbottom, Halliwell, & Jacton Etc.	
Plan Ref	7.1 Policy Area CS7: Residential Development		Support
Summary	Support for identification of Firwood Road as one of the key sites for residential development in Skelmersdale. (S)		
Response	Comments noted. This land was safeguarded in the previous (2006) Local Plan to meet development needs beyond 2016, and it is now proposed as a housing site to meet development needs during the Plan period (2012-2027).		
Recommendation	No action required.		

cspo-116	Mr David Gray		
Plan Ref	7.1	Policy Area CS7: Residential Development	Object
Summary	Concern that part of Option B which proposes the development of 200 houses near Greetby Hill Primary School will contribute to an unacceptable increase in traffic in an area that is already congested. (S)		
Response	Comments noted. The Council has taken account of the traffic issues associated with the Nursery Farm area of search for housing. In the light of these issues, the land behind Nursery Avenue is no longer being promoted as a housing site through this emerging Plan.		
Recommendation	Remove "Area of Search" designation from Nursery Avenue site.		
cspo-162	Mr & Mrs P Suggett		
Plan Ref	7.1	Policy Area CS7: Residential Development	Object
Summary	Strong objection against more houses being built in Burscough and on the Green Belt. Concern that traffic and congestion will increase and that there aren't enough services in the area to meet the demand if more housing was built. (S)		
Response	Comments noted. The planning permission at Ainscough's Mill has been taken into account when considering housing land supply. Whilst the market is not buoyant at the moment, housing need remains (based on demographics, etc.), which is why hundreds of new houses are needed. Open space standards exist for housing development, and these will be met for all future schemes.		
Recommendation	No change.		
cspo-167	Messrs R & J Pickavance	Messrs R & J Pickavance	
Plan Ref	7.1	Policy Area CS7: Residential Development	Object
Summary	1. In summary, the Core Strategy as a whole appears to my clients to be about right in most respects, other than the failure to recognise the merits of Rufford as a focus for development in the northern parishes and the retention of the arbitrary limit of 10 dwellings on greenfield sites in the villages. The latter should be removed for those sites which currently lie within the settlement limits and are shown in the adopted Local Plan as being within an existing residential area. (S)		
Response	With regard to specific numbered points made by the Objector: 3,13-15: National policy prioritises brownfield development over greenfield. This Plan attempts to do the same. However, in the light of the NPPF, and the low number of greenfield sites capable of accommodating more than 10 units which are within settlement boundaries and not subject to other policies, it is now considered appropriate to remove the limit of 10 dwellings on such greenfield sites. 5,7-12: Comments noted. It is recognised that the Northern Parishes area is subject to various constraints. The total for this area takes into account extant and pending permissions for housing, as well as "acceptable" SHLAA sites. Comments made during the consultation regarding the capacity of Banks to take more development have been taken into account. Some housing is being assumed to be delivered in Rufford in recognition of the village's reasonable sustainability. 6. In previous local plans, the principle of the development of safeguarded land for longer-term needs has been agreed. The land is needed now to meet these "longer-term needs", and it is considered entirely appropriate to assign it the same status as greenfield land within the Key Service Centres and Key /Rural Sustainable Villages. Safeguarded land is counted as being within settlements.		
Recommendation	Remove the limit of 10 dwellings on greenfield sites in Key and Rural Sustainable Villages in the Residential Development policy.		
cspo-184	Mr Stephen Barron		
Plan Ref	7.1	Policy Area CS7: Residential Development	Support with conditions
Summary	Carefully managed small development is required in the larger villages, and this should not be stifled due to the Council's priority of regenerating Skelmersdale. Making land available for development in Skelmersdale does not necessarily mean it will happen. (F)		
Response	Comments noted. The residential development policy allows for housing within the larger villages. It is agreed that land allocated in Skelmersdale (as elsewhere) needs to be demonstrated to be deliverable over the Plan period.		
Recommendation	No change.		
cspo-250	Mr D Rimmer		
Plan Ref	7.1	Policy Area CS7: Residential Development	Object
Summary	(1) Para. 7.1.8: Housing should not be used as "enabling development" for Skelmersdale regeneration. (2) Para. 7.1.17: To make all homes Lifetime Homes is inappropriate. (3) Para. 7.1.25-27: Support for [rejected] "Alternative option 2", and for SHLAA site BA.024. (S)		
Response	(1) Whilst it is agreed that, ideally, regeneration should take place before new housing, in reality the current economic situation means that contributions from housing are necessary to aid regeneration, and the two must happen simultaneously. It is not agreed that restricting supply in Skelmersdale will increase demand and make regeneration happen. Skelmersdale is the highest settlement in the hierarchy, and it is appropriate to direct development there. (2) Comments noted. Implementing the Lifetime Homes standard at design /build stage requires relatively minor work, and is considered worthwhile, even if not every house is used by an elderly or disabled person. It is agreed that it would be undesirable for an elderly person to under-occupy a 4 or 5 bedroom home. The policy wording can be changed to allow exceptions to the Lifetime Homes Standard if it is clearly demonstrated that it would be inappropriate to meet the Standard. (3) Comments noted.		
Recommendation	Change policy wording to allow exceptions to meeting the Lifetime Homes Standard, provided it is demonstrated that it would clearly be inappropriate to meet the Standard.		

cspo-257	Mr Francis Williams	member Ormskirk Friends of the Earth	
Plan Ref	7.1	Policy Area CS7: Residential Development	Observations
Summary	Priority should be given for affordable homes as it is the greatest need. (S)		
Response	Comments noted. The Council agrees that affordable housing is a priority.		
Recommendation	No change.		
cspo-291	Mr Alexis De Pol		
Plan Ref	7.1	Policy Area CS7: Residential Development	Object
Summary	1. More development should be directed to key and rural sustainable villages. 2. The limit of 10 units on greenfield sites should be removed. 3. The requirement for brownfield sites to be considered before non-allocated greenfield sites should be amended. 4. The policy should clarify what constitutes "major greenfield development". (S)		
Response	1. Comments noted; this issue is being addressed in the overarching sustainable development framework policy. 2. Taking into account latest government policy and statements, it is agreed that within the boundaries of reasonably sustainable settlements, it would be appropriate to allow the development of greenfield sites, provided they are not subject to other policies that would limit development, for example open space designations. 3. It is agreed that the residential development policy should be amended to remove the 'sequential approach' with regard to the development of greenfield sites within sustainable settlements. 4. Rather than defining what constitutes "major" greenfield development, the policy should be amended to remove the word "major".		
Recommendation	1. Amend development targets for settlement areas. 2. Remove the limit of 10 dwellings for development on greenfield sites within Key Service Centres and Key / Rural Sustainable Villages. 3. Amend the policy wording to remove the requirement for a sequent		
cspo-307	Mr John Lloyd		
Plan Ref	7.1	Policy Area CS7: Residential Development	Observations
Summary	Less Green Belt could be released if already committed developments are taken into account. (S)		
Response	Yes, already committed developments have been taken into account, and have been assumed to contribute towards the housing targets for each area. In fact, the number of units with outstanding planning permission is over 1,000, although not all of these units are certain to come forward.		
Recommendation	No change to housing figures in the Plan, but specify in technical paper that commitments have been taken into account.		
cspo-316	IKO Plc		
Plan Ref	7.1	Policy Area CS7: Residential Development	Support with conditions
Summary	Support the prioritisation of development brownfield land for housing, subject to housing numbers being amended as set out under 'spatial strategy'. (S)		
Response	Comments noted. The Council has paid careful attention to the comments made by the various individuals and organisations during the consultation programme, and the target number of dwellings for Skelmersdale is proposed to be reduced from 3,000 to 2,400, whilst the target for villages is to increase from 400 to 650 (of which 100 are for the Eastern Parishes area, which includes Appley Bridge). With regard to housing development on employment sites, the general approach is to protect employment land. The employment land policy should be amended to cover proposals for residential development on employment sites.		
Recommendation	Amend target numbers of dwellings for settlement areas in the Borough. (This will be set out in the Sustainable Development Framework policy, rather than the Residential Development policy.) Amend employment development policy to cover proposals for resid		
cspo-32	Mr Tony McAteer	McAteer Associates Ltd	
Plan Ref	7.1	Policy Area CS7: Residential Development	Object
Summary	It is not accepted that "the Council is unable to influence ... [elderly persons' accommodation] schemes coming forward..." as stated in para 7.1.16. To fall back onto the suggested wording in Policy CS7, and the Lifetime Homes Standard is ignoring the problem in West Lancashire. (S)		
Response	The current evidence base does not cover what percentage of elderly accommodation is necessary and / or viable, otherwise a figure would have been included in the Policy. 2008-based household projections state that 43% of households in West Lancashire could comprise people aged over 65 by 2033. A requirement that 40% of new dwellings be designed for the elderly would almost certainly be undeliverable, but a requirement of 20% is proposed for the next round of consultation.		
Recommendation	Amend residential development policy to include a requirement that 20% of homes in developments of 15 units or more be designed specifically for the elderly.		



cspo-334	Mr Roger Clayton		
Plan Ref	7.1	Policy Area CS7: Residential Development	Object
Summary	1. Object to the total of 3,000 dwellings for Skelmersdale. 2. Firwood Road is in Lathom and should not be part of the Skelmersdale target. 3. Apparent contradictions with regard to the wording for greenfield development within Skelmersdale: clarify. 4. Clarify the wording in the policy with regard to protected open land and Green Belt. Some clarification needed on terminology and references (S)		
Response	Comments noted. 1. Skelmersdale is the top settlement in the hierarchy, with sufficient infrastructure capacity to accommodate more development, and it is therefore considered appropriate to direct most development there. It is accepted that the target of 3,000 is too high and should be reduced. 2. The land at Firwood Road was safeguarded in the Local Plan for development needs beyond 2016. The land is now required to help meet the Borough's development needs to 2027. It is considered appropriate, given its location directly adjacent to Skelmersdale, for this land to contribute towards the Skelmersdale target. 3. The wording of the policy with regard to the development of greenfield sites in Skelmersdale is considered to be unambiguous. The policy is to be re-worded with regard to greenfield development in Skelmersdale, and this section can be clarified if necessary. 4. With regard to protected open land and Green Belt, affordable housing will be allowed, subject to there being no sites in "higher order settlements". The limit is per site, not per settlement. Minor amendments to the wording of the policy will be considered to make this more clear.		
Recommendation	Reduce Skelmersdale's housing target from 3,000 to 2,400 to take account of deliverability concerns expressed during CSPO consultation. Reword the Policy with regard to greenfield development in Skelmersdale. Clarify wording with regard to "very limited"		
cspo-355	Mr Robert W. Pickavance		
Plan Ref	7.1	Policy Area CS7: Residential Development	Observations
Summary	Comments on suitability of New Road site.		
Response	Comments noted. This site is not considered large enough for a specific allocation in the Plan. The Northern Parishes total allows for housing development in Rufford.		
Recommendation	No change required.		
cspo-375	Ms Kathleen M Prince		
Plan Ref	7.1	Policy Area CS7: Residential Development	Observations
Summary	Banks Parish Council, in its submission document assessing housing needs states that account has been taken only of the demand for houses and not the supply of properties which might be empty and available for occupation. This is clearly unsound from the viewpoint of economic analysis and, if other parishes in the Borough have used the same method of calculation will have resulted in a serious overstatement of housing needs. This certainly appears to be the case in Banks, as evidenced by the fact that both the recent Housing Association developments of "affordable housing" are occupied, in the main, by people who were not resident in the village before those developments took place. (F)		
Response	Comments noted. It is correct to take account of empty properties when calculating housing requirements. A small number of empty properties are necessary for the housing market to function efficiently. Overall, West Lancashire's proportion of empty homes is much lower than average (the lowest in the north of England), and the scope for reducing housing requirements as a result of filling empty homes is very limited. Empty homes can be mentioned in the policy justification.		
Recommendation	Mention in the policy justification the bringing back into use of empty properties. See also rep 191.		
cspo-406		Wirral to Wyre Team Natural England	
Plan Ref	7.1	Policy Area CS7: Residential Development	Observations
Summary	Would like to see garden land protected more from development. (s)		
Response	The principle of garden development was considered in spring 2010 when the Interim Housing Policy was being prepared. The amount of garden development in West Lancashire has been relatively low over recent years (contrary to incorrect government statistics released in 2010), and it is not considered to be a significant issue. Thus Policy CS7 allows garden development in principle, subject to various safeguards. If it becomes evident that a significant amount of garden development is taking place, the policy can be reviewed in future. The policy can be amended to require that development of greenfield sites (which include gardens) must be in accordance with other Plan policies (which include policies relating to the natural environment, green infrastructure, climate change, etc.). The justification text could be amended to make reference to some of the points raised by the Objector, although cross-reference to other policies is not considered appropriate.		
Recommendation	Amend policy to require that development of greenfield sites must be in accordance with other Plan policies.		
cspo-428	Ms Judith Nelson	English Heritage	
Plan Ref	7.1	Policy Area CS7: Residential Development	Observations
Summary	CS7: The section of the policy on the development of garden land should also include consideration of impacts on the historic environment, heritage assets and their setting. It is suggested that "heritage biodiversity" is added after "biodiversity".		
Response	Impact on the setting of heritage assets is covered in national policy and does not need to be repeated in the Core Strategy. The phrase in CS7: "including, but not limited to" allows for heritage to be considered.		
Recommendation	No change.		

cspo-436	Mr Andrew Thorley	Strategic Land Manager Taylor Wimpey UK Ltd	
Plan Ref	7.1	Policy Area CS7: Residential Development	Observations
Summary	Taylor Wimpey considers that the restrictions on the delivery of the housing target should be based on a robust and credible evidence base justifying the reduced release over the early years of the plan. (S)		
Response	Comments noted. An evidence base exists relating to the extent of site constraints, but to record all this information in the Core Strategy would make the document over-long. The issues mentioned by the Objector can instead be set out in detail in the Infrastructure Delivery Plan. It is recognised that mechanisms such as attenuating and storing water on site could be used to allow some development in advance of wastewater treatment works upgrades, and the Council will support such works where feasible and appropriate and supported by the Environment Agency and United Utilities in order to deliver the Plan's housing requirement.		
Recommendation	Consider the issues mentioned by the Objector in the Infrastructure Delivery Plan.		
cspo-444	Mr Andrew Thorley	Strategic Land Manager Taylor Wimpey UK Ltd	
Plan Ref	7.1	Policy Area CS7: Residential Development	Object
Summary	High Lane should be identified as a Strategic Site or Area of Search for housing. Objections: 1. Too much housing is assumed for Skelmersdale, which suffers from poor market conditions. 2. More housing should be directed to Ormskirk / Aughton. 3. There is a need to identify the strategy for release of Green Belt and greenfield sites. 4. Object to requirement to meet the Lifetime Homes Standard without sound evidence base. (S)		
Response	Comments noted with regard to High Lane (Grove Farm). With regard to the specific objections: 1. Skelmersdale should be the primary focus for development, although it is agreed that the housing target for Skelmersdale must be achievable over the lifetime of the Plan. 3,000 is likely to be unachievable, and a target of 2,400 is more realistic. 2. It is agreed that Ormskirk is a highly sustainable location. In response to representations received on housing and related matters, the Council will revisit the housing targets for the various settlements. 3. It is agreed that the strategy for releasing Green Belt and greenfield sites needs to be set out. Once the choice of sites has been finalised, and the infrastructure delivery plan completed, such a strategy can be devised. 4. The evidence the Council possessed suggests that the cost of achieving Lifetime Homes standards if incorporated at design stage is relatively low (<£1,500 per dwelling). Also, the population is ageing, and people of retirement age will comprise roughly a third of the population by 2030, and 40% of households in West Lancashire by 2033. It is considered that a robust policy on the Lifetime Homes Standard is prudent at this stage, although it is accepted that it may not always be appropriate to require the Lifetime Homes Standard for every dwelling.		
Recommendation	Mark Grove Farm as a proposed housing allocation. 1. Reduce Skelmersdale's housing target from 3,000 to 2,400 to take account of deliverability concerns expressed through CSPO consultation. 2. Revise Ormskirk /Aughton housing totals. 3. Add more detail to		
cspo-448	Mr Andrew Thorley	Strategic Land Manager Taylor Wimpey UK Ltd	
Plan Ref	7.1	Policy Area CS7: Residential Development	Support
Summary	Taylor Wimpey UK Limited supports the proposed management of the housing land supply in Policy CS7 in order to maintain targets and manage delivery of housing in accordance with national guidance contained in PPS3. (F)		
Response	Comments noted.		
Recommendation	No change.		
cspo-45	Mr Tony McAteer	McAteer Associates Ltd	
Plan Ref	7.1	Policy Area CS7: Residential Development	Object
Summary	The approach to residential development in the Key Sustainable Villages should be different to that in the Rural Sustainable Villages to support the sequential approach set out in Policy CS 1. In Key Sustainable villages the approach should be to permit development of more than 10 units on Brownfield sites and on Greenfield sites not protected by other policies, rather than as stated in the policy. (F)		
Response	Given the relatively small number of greenfield sites not protected by other policies in Key Sustainable Villages in West Lancashire, and the provisions of the emerging National Planning Policy Framework, it is considered acceptable to amend the policy as requested by the Objector.		
Recommendation	Amend residential development policy to allow for the development of greenfield sites of more than 10 units within Key Sustainable Villages, provided these sites are not protected by other policies.		
cspo-55		Church Commissioners For England	
Plan Ref	7.1	Policy Area CS7: Residential Development	Support with conditions
Summary	We would raise concerns over the restrictive level of development within the Rural Service Villages. Flexibility is needed with regard to underused agricultural buildings - see CS1 response also. (S)		
Response	Support for the "Plan B" noted. With regard to development in villages and agricultural building conversions, please see response to the same issue raised in Rep. 52 (Policy CS1). Barn conversions and live-work units are permissible under the Rural Economy policy.		
Recommendation	No change to residential development policy. (But see Rep. 52 regarding conversion of redundant rural buildings.)		

cspo-587	Mrs Margaret Wiltshire	Planning Volunteer, Treasurer CPRE (West Lancs Group)	
Plan Ref	7.1	Policy Area CS7: Residential Development	Observations
Summary	Can assurance be given that any neighbouring borough's housing needs are not going to be met in West Lancashire?		
Response	The housing requirement in the Core Strategy is to meet West Lancashire's housing needs only. If any formal approach were ever made to this Council by a neighbouring Borough to meet part of their housing needs, this would presumably require an alteration to the Core Strategy, and would be subject to full consultation / environmental appraisal, etc. as well as requiring approval by Members.		
Recommendation	No change		
cspo-604	Mr Alan Hubbard	Land Use Planning Adviser The National Trust	
Plan Ref	7.1	Policy Area CS7: Residential Development	Object
Summary	Should include a specific cross-reference to Policy CS1. (S)		
Response	The Core Strategy aims to keep cross-references to specific policies to a minimum. As such, a cross-reference to the provisions of Policy CS1 from Policy CS7 is not considered appropriate, especially given the overarching phrase, "Subject to other relevant policies being satisfied".		
Recommendation	No change.		
cspo-658	Ms Judith Nelson	English Heritage	
Plan Ref	7.1	Policy Area CS7: Residential Development	Observations
Summary	The section of the policy on the development of garden land should also include consideration of impacts on the historic environment, heritage assets and their setting. It is suggested that heritage is added after biodiversity. (S)		
Response	This appears to be a duplicate of Ref 428. Same response: Impact on the setting of heritage assets is covered in national policy and does not need to be repeated in the Core Strategy. The phrase in CS7: "including, but not limited to" allows for heritage to be considered. The word 'Heritage' could be added to the policy justification.		
Recommendation	No change.		
cspo-665	Mr Simon Artiss	Planning Manager Bellway Homes Ltd	
Plan Ref	7.1	Policy Area CS7: Residential Development	Observations
Summary	We consider that Ormskirk, as the second largest town, with a proposed share of just 300 units (just 6% of total supply), must be allocated a greater proportion of total new housing to reflect its status and the fact that it is a sustainable location. Realistically, a reduced level to Skelmersdale Town centre and Burscough Strategic Site will merit an increased need for more housing land in Ormskirk. (s)		
Response	Comments noted. The various targets for the Borough's settlements are to be revised in the light of updated housing land supply figures, and comments received during the Consultation period.		
Recommendation	Revise housing requirements for the Borough's settlement areas.		
cspo-673	Mr C Smith		
Plan Ref	7.1	Policy Area CS7: Residential Development	Support with conditions
Summary	We support Policy CS7 only if it includes a total of not less than 800 dwellings for Burscough and facilitates residential development on Green Belt covered by a Strategic Development Site.		
Response	Comments noted.		
Recommendation	No change.		

cspo-729	Wainhomes Developments		
Plan Ref	7.1	Policy Area CS7: Residential Development	Object
Summary	- All references to Skelmersdale in policies CS1 and CS7 (and throughout the Core Strategy) should be referred to as Skelmersdale (Up Holland). What this means is that Up Holland is part of the Key Service Centre and is not a Key Sustainable Village. - Th		
Response	<p>1. It is agreed that Skelmersdale and Up Holland are to be treated together as a Key Service Centre, rather than Up Holland as a Key Sustainable Village. This should be explicitly stated in the Plan, although not necessarily at every reference to Skelmersdale. 2. Development requirements and housing completions from 2010-2012 (in fact from 2003-2012) are being taken into account in the Core Strategy housing calculations. 3. Currently, it is agreed that the Core Strategy should be in conformity with the RSS. If this is the case at the time of the CS examination, then housing targets would need to be increased. However, if as expected, the RSS has been abolished by the time of the examination, the Council considers it is more appropriate to take account of the most recent evidence available, i.e. the 2008-based household projections, along with the RSS deficit from 2003-2012, as the housing requirement. 4. See above. It may not be feasible to meet the RSS deficit in the shorter term, given infrastructure constraints, and the ability of the market to deliver the required number of dwellings in the current economic situation. It is more realistic to spread the deficit over the Plan period, rather than the short term - an approach agreed by the Inspector at the Central Lancashire Core Strategy examination. 5. The appeal decisions quoted are noted. In the light of the government's new Growth Agenda, the Council will review the section on management of housing land supply (and the related section in Appendix E). This is likely to lead to the section being toned down to say something along the lines of, "The Council may consider restraint...". Given the current housing completions deficit, economic situation, and infrastructure constraints, it is unlikely that the Council is going to be in a position where there is an unacceptable oversupply of deliverable housing land, and where restraint would be necessary, at least not for several years. However, the Core Strategy spans a long period, and it is considered prudent for there to be a "hook" that could be used, if necessary in extreme circumstances, to restrain housing development if circumstances change radically at some point during the Plan period, even if this "hook" turns out never to be needed. Housing targets for the different parts of the Borough are not enough in themselves to restrain development, especially as these totals can be exceeded. When considering supply, it is *deliverable* supply that is assessed (sites with permission are not necessarily deliverable), and thus undeliverable sites, even those with planning permission, should not stifle development as claimed by the objector. 6. Now that the Council is pursuing a Local Plan, sites will be proposed for allocation in a shorter timescale than anticipated for a Site Allocations DPD. Applications submitted before the adoption date of the Plan on sites proposed for allocation will be treated on their merits, taking into account a range of factors including land supply, infrastructure, and current /emerging policy. 7. A requirement of 3,675 dwellings for Skelmersdale /Up Holland is considered undeliverable over the Core Strategy period, given market constraints in particular. Amending Policy CS7 to state that current "Protected" (Policy DS4) land in Skelmersdale /Up Holland can be developed is not considered appropriate. Whatever the merits of the Objector's Client's Chequer Lane site, there is DS4 land adjacent to Dalton that would appear to be inappropriate to develop for a number of reasons. Policy DS4 land is being reviewed as part of the Local Plan preparation process, and it is anticipated that most such land will remain protected from development or safeguarded for development beyond 2027.</p>		
Recommendation	1. Amend CS1 to reflect Skelmersdale / Up Holland being treated as one Key Service Centre. 2. Clarify the Plan's wording to specify that development requirements and performance from 2010-12, as well as the RSS deficit, is being taken into account. 3. Ton		
cspo-462	Mr D Tunstall		
Plan Ref	Policy CS8	Affordable and Specialist Housing	Support
Summary	Housing specially designed for elderly - yes but the term 'some' is a very loose term. Small terrace properties preferably bungalows this would allow pensioners to downsize, freeing up large houses onto the market but would have to be as in 'a' above, ie affordable. (F)		
Response	Comments noted. It is agreed that smaller properties are more suitable for elderly people, especially those living alone. Elderly accommodation should include affordable accommodation. Using Household Projection figures, the Council is considering replacing "an appropriate proportion" with a specific percentage requirement.		
Recommendation	Introduce a requirement for a specific proportion of dwellings to be designed specifically for the elderly (in the residential development policy, rather than the affordable housing policy).		
cspo-235	Mr Shaun Taylor		
Plan Ref	7.2	Policy Area CS8: Affordable & Specialist Housing	Object
Summary	Affordable housing threshold should be set at 15 or more dwellings to ensure viability and therefore deliverability of smaller sites that form an important part of the Borough's housing land supply. (S)		
Response	<p>The Council's evidence on viability concludes that an affordable housing requirement could be applied to developments as small as 3 units whilst maintaining viability. To raise the threshold to 15 would result in the loss of a significant potential number of affordable housing units. The proposed threshold of 8, more than double the minimum viable figure, is considered to strike an appropriate balance between securing as much affordable housing as possible from market schemes, and maximising the provision of housing in general. As the Objector states, the policy allows for lower percentages of affordable housing if it is demonstrated that a scheme would not be viable with the proposed affordable housing policy requirement. Furthermore, the use of the Dynamic Viability model should ensure that only a viable proportion of affordable housing is required for each housing proposal. The Objector has not submitted any evidence to back up his claim that viability information is unlikely to be obtained for developments of under 15 units. It is expected that developers would undertake some sort of viability assessment themselves when deciding whether or not to carry out a particular scheme.</p>		
Recommendation	No change.		

cspo-243	Mr Andrew Taylor	Planning Director David Wilson Homes	
Plan Ref	7.2	Policy Area CS8: Affordable & Specialist Housing	Object
Summary	Threshold too low, percentages too high. (s)		
Response	Comments noted. The Council's evidence on viability concludes that an affordable housing requirement could be applied to developments as small as 3 units whilst maintaining viability. To raise the threshold to 15 would result in the loss of a significant potential number of affordable housing units. The proposed threshold of 8, more than double the minimum viable figure, is considered to strike an appropriate balance between securing as much affordable housing as possible from market schemes, and maximising the provision of housing in general. The affordable housing policy allows for lower percentages of affordable housing if it is demonstrated that a scheme would not be viable with the proposed policy requirement. Furthermore, the use of the Dynamic Viability model should ensure that only a viable proportion of affordable housing is required for each housing proposal.		
Recommendation	No change.		
cspo-252	Mr D Rimmer		
Plan Ref	7.2	Policy Area CS8: Affordable & Specialist Housing	Object
Summary	CS8 - 35% affordable housing provision is too high. This will deter landowners releasing land and affect developers sales rates. (F)		
Response	The evidence base (Viability Study) concludes that 35% is viable. Each case will be treated on its merits, and any robust viability information provided by the applicant that demonstrates that the Core Strategy requirement would make that particular scheme unviable will be taken into account.		
Recommendation	No change.		
cspo-33	Mr Tony McAteer	McAteer Associates Ltd	
Plan Ref	7.2	Policy Area CS8: Affordable & Specialist Housing	Object
Summary	Specific allocation of sites for elderly accommodation is needed (S)		
Response	In writing the policy, the expectation was that accommodation for the elderly would be provided as market conditions dictate. The allocation of sites specifically for affordable and / or old people's housing has been considered, but judged unnecessary. Affordable and older people's accommodation will instead be achieved through the requirements for such accommodation as a percentage of the overall number of units in market housing developments, as set out in the relevant policies, and through schemes specifically for such accommodation being submitted and approved. (100% affordable housing schemes have been delivered in West Lancashire over recent years.) Elderly persons' accommodation and affordable housing schemes would be expected to be within settlements, rather than in the countryside.		
Recommendation	No change required to the affordable housing policy.		
cspo-335	Mr Roger Clayton		
Plan Ref	7.2	Policy Area CS8: Affordable & Specialist Housing	Object
Summary	By planning for so much development in Skelmersdale (with maximum provision of 20% and no provision at all on sites of fewer than 15 units) the 35% target would be very significantly under-achieved across the borough. What's more, the council proposes a "get out" clause for developers to avoid these requirements by saying that their schemes would be unviable if they were to include provision of affordable housing. In our view, it is up to the Council to enforce such requirements, not to provide for developers to drive a coach and horses through the policy. (S)		
Response	Whilst the Housing Needs study suggests an annual need which is 70% of the overall housing requirement, the Viability Study states that 35% is the maximum requirement for which schemes will be viable. PPS3 and subsequent Case Law make clear that affordable housing targets must be demonstrated to be viable / deliverable, hence the overall limit of 35%, the lower requirement in Skelmersdale, and the allowance for viability of individual schemes to be taken into account. Taking account of viability will not usually result in there being no affordable housing, but evidently there will be less than 35% overall.		
Recommendation	No change		
cspo-358	Mr Robert W. Pickavance		
Plan Ref	7.2	Policy Area CS8: Affordable & Specialist Housing	Support with conditions
Summary	Need to review affordable housing policy.		
Response	Comments noted. There are a number of reasons as to why less affordable housing than needed has been built in West Lancashire over recent years. It is not considered necessary to change the paragraphs referred to by the Objector. Policies CS7 and CS8 take into account viability, and allow for schemes comprising a mix of development in settlements such as Rufford. The Core Strategy "leaves the door open" for the allocation of sites for 100% affordable housing (which can be viable, or else can be made deliverable with external funding), but it does not make the decision to do so. This decision will be made as part of the Site Allocations DPD process.		
Recommendation	No change		

cspo-453	Mr Andrew Thorley	Strategic Land Manager Taylor Wimpey UK Ltd	
Plan Ref	7.2	Policy Area CS8: Affordable & Specialist Housing	Object
Summary	Support for a varying target based on development size. Object to the requirement for 35% affordable housing on sites of 15+ units. 30% is a more realistic target in the current economic climate. Support for a tenure split with majority social rented. (S)		
Response	1. Support for graded affordable housing requirement noted. 2. The 35% target is a maximum, and is intended for the plan period as a whole. Market conditions, whilst difficult at present, are likely to improve over coming years, and thus a target of 35% is expected to be viable for the majority of the plan period. Policy CS8 allows for the viability of individual schemes to be taken into account, and thus if 35% is not viable at present, this can be recognised when dealing with planning applications in the near future. It is considered that the more challenging target of 35% is more appropriate, as this is likely to procure more affordable housing units overall. 3. Comments regarding tenure split noted. This may need to be revised in the light of "affordable rent".		
Recommendation	No change with regard to affordable housing requirements. Changes to the policy to reflect the effects of affordable rent will be necessary.		
cspo-461	Mr D Tunstall		
Plan Ref	7.2	Policy Area CS8: Affordable & Specialist Housing	Object
Summary	20-35% affordable housing is too low and should be increased. (S)		
Response	The requirement of up to 35% reflects the findings of the Council's viability study carried out on our behalf by specialists in affordable housing viability. Targets above 35% are likely to be unviable, which could render the Core Strategy unsound. However, if the economy improves, the use of the proposed "Dynamic Viability" model could result in requirements of over 35% for some developments in future.		
Recommendation	No change.		
cspo-56		Church Commissioners For England	
Plan Ref	7.2	Policy Area CS8: Affordable & Specialist Housing	Support with conditions
Summary	1. The threshold should be increased from 8 to 10 units or more, in line with the current interim housing policy. 2. Smaller schemes should not be rendered unviable by tenuous affordable housing thresholds, particularly during current economic times. 3. The flexibility proposed for possible "off-site" provision is supported. 4. 100% affordable housing sites are generally unviable for landowners. We would advise that an element of market housing needs to be introduced into such schemes to ensure their deliverability. (S)		
Response	1. Our evidence base concludes the threshold for requiring affordable housing could go as low as 3. Given the proposed threshold is most than twice this amount already, it is not considered appropriate to raise it further. A higher threshold will result in the opportunity to procure affordable housing being missed in a greater number of housing development schemes. 2. As per the above answer, a threshold of 8 is not considered tenuous. The evidence base study was undertaken during the current difficult economic times. The proposed Dynamic Viability model should help ensure that affordable housing requirements reflect the economic climate at the time, and the viability of each scheme will be taken into account when assessing development proposals. 3. Noted. 4. The majority of affordable housing being granted permission and completed in the Borough in recent years has been through 100% affordable housing schemes. Grant funding can make schemes viable, and the new "affordable rent" tenure should also increase viability and, possibly as a consequence, land values. Allowing market housing as part of affordable housing schemes would be inappropriate in some areas, e.g. Green Belt. It is considered that the residential development policy allows market housing in an appropriately wide range of settlements, and that this range does not need to be expanded.		
Recommendation	No change.		
cspo-588	Mrs Margaret Wiltshire	Planning Volunteer, Treasurer CPRE (West Lancs Group)	
Plan Ref	7.2	Policy Area CS8: Affordable & Specialist Housing	Observations
Summary	Concerned that the policy on affordable housing is not stringent enough and much needed affordable housing will not be delivered. (s)		
Response	The Housing Needs Study sets out numbers of affordable houses per annum necessary to meet newly arising needs, as well as to remove the backlog in affordable housing provision. However, PPS3 and Case Law require that affordable housing targets be viable if the Core Strategy is to be found sound. The Council's Housing Viability Study states that the maximum viable target is 35%, even though the need is for a higher percentage. Consideration has been given to a lower threshold than 8, but taking into account all relevant factors, including the likelihood of developers bringing forward small schemes if an element of affordable housing were required, the threshold of 8 is considered most appropriate. 100% affordable housing schemes are still encouraged and expected during the Plan period. p196 refers to relaxing other requirements for providers of 100% affordable housing (for example the Lifetime Homes requirement) in order to make it easier for them to deliver affordable housing. It is not about relaxing affordable housing requirements.		
Recommendation	No change		

cspo-666	Mr Simon Artiss	Planning Manager Bellway Homes Ltd	
Plan Ref	7.2	Policy Area CS8: Affordable & Specialist Housing	Observations
Summary	Policy CS8 - we welcome the account to be taken to viability which continues to play a significant role in delivering development including affordable homes.		
Response	Comments noted.		
Recommendation	No change required.		
cspo-674	Mr C Smith		
Plan Ref	7.2	Policy Area CS8: Affordable & Specialist Housing	Object
Summary	We object to policy CS8 and its requirement to deliver a minimum proportion of 35% affordable housing. We consider that this is not sufficiently flexible inclusion in the Core Strategy and that is may have a significant impact on the deliverability of housing through the plan period.		
Response	The 35% requirement is based on the findings of the West Lancashire Viability Study. There is flexibility, both on account of the viability of individual schemes being taken into account, and the proposed use of the Dynamic Viability model.		
Recommendation	No change.		
cspo-311	Ms Linda Hill	Ormskirk Community Partnership	
Plan Ref	Policy CS9	Provision of Student Accommodation in Ormskirk and Aughton	Support with conditions
Summary	Support proposals to tighten controls on student HMOs. However would like to see local resident and community groups consulted regarding students HMOs in order to draw from first hand experience. (S)		
Response	Comments noted. The Council is engaging with resident and community groups with regard to the student HMO issue.		
Recommendation	No change.		
cspo-321	Mr Ron Rowles		
Plan Ref	Policy CS9	Provision of Student Accommodation in Ormskirk and Aughton	Support
Summary	I am totally in favour of restricting the student occupancy of housing in the town to a maximum of 15%.		
Response	Comments noted.		
Recommendation	No change.		
cspo-79	Mr Robert Kewley		
Plan Ref	Policy CS9	Provision of Student Accommodation in Ormskirk and Aughton	Object
Summary	1. New student accommodation must not result in increased numbers of students at the University. 2. Greenfield land should not be released for University expansion whilst brownfield sites are available. 3. Tuition fees may have an impact on student numbers in future. (S)		
Response	1. The Council is aware of the possibility of new accommodation meaning that the University can increase the number of first year students, who would subsequently need accommodation in their remaining years, which could exacerbate current problems. The student accommodation policy has a requirement that new on-campus accommodation would only be supported if evidence of the need for increased provision was demonstrated. Accommodation elsewhere must be shown to demonstrably reduce demand for the conversion of existing dwelling houses to HMOs. Wording to the policy justification can be added to the effect that the Council will seek reassurance that any extra student accommodation provided on the campus will not lead to an increase in demand for HMOs in residential areas, for example from students staying in on-campus accommodation in their first year and needing to find off-campus accommodation elsewhere in subsequent years. 2. Only a small number of brownfield sites are available within walking distance of the University, and these tend to be part of the housing land supply. Whilst student accommodation may be acceptable on such sites, losing these sites to student accommodation would result in a need for more housing land, probably on greenfield sites, giving a similar net result. 3. The Council accepts that the increased tuition fees may result in a drop in student numbers, and / or in shorter courses. This situation needs to be closely monitored over the next few years, and policies written at this point in time with respect to Edge Hill University carefully worded so that any greenfield land allocated or safeguarded for University expansion remains undeveloped unless the University robustly demonstrates the need for more land at some point in the future.		
Recommendation	Add the following to the policy justification: The Council will seek reassurance that any extra student accommodation will not lead to an increase in demand for HMOs in residential areas (for example from students staying in on-campus accommodation in the		
cspo-169	Mr Peter Banks		
Plan Ref	7.3	Policy Area CS9: Provision of Student Accommodation in Ormskirk	Observations
Summary	Additional student accommodation should be built on campus to eliminate student occupation of HMOs. (S)		
Response	Comments noted. The Student Accommodation Policy supports the provision of accommodation on campus, although the amount of development land within the campus is limited. The Council has no legal powers to influence the conversion of student HMOs back to residential use.		
Recommendation	No change.		



cspo-258	Mr Francis Williams	member Ormskirk Friends of the Earth	
Plan Ref	7.3	Policy Area CS9: Provision of Student Accommodation in Ormskirk	Object
Summary	Objects to Council's policy to limit student HMOs (S)		
Response	An "outright ban" is not considered appropriate - some student HMOs can be accommodated within residential areas without an unacceptable effect on amenity. There is a need for a limited amount of student accommodation in Ormskirk. The proposed policy sets stringent limits on the number of HMOs that would be allowed in particular streets (in most cases 5%). Many streets already exceed that proportion, and thus in such cases, the policy is tantamount to an "outright ban".		
Recommendation	No change.		
cspo-329	Edge Hill University		
Plan Ref	7.3	Policy Area CS9: Provision of Student Accommodation in Ormskirk	Support
Summary	Overall support for the policy with some recommended changes, in particular: Para. 7.3.5 - reference to "growth" is misleading - the University is concentrating on meeting current un-met needs for existing students - amendment to wording requested. Revised policy wording supplied.		
Response	Comments noted. The clarification on student numbers and the University's approach is welcomed, and appropriate changes will be made to the wording of the paragraphs referred to, in order to reflect this clarification. However, the Council considers it appropriate to retain within the policy the requirement that the need for increased provision of student accommodation associated with Edge Hill University should be demonstrated by evidence.		
Recommendation	Change the "Context" and "Justification" sections of this policy area to reflect the University's clarification regarding current and future student numbers. Replace the word "expansion" with "extension" in the first sentence of the Policy.		
cspo-363	Ms Jane Thompson		
Plan Ref	7.3	Policy Area CS9: Provision of Student Accommodation in Ormskirk	Observations
Summary	When considering %s on certain streets of HMOs, the Council should also take into account the number of students in the HMOs. (S) e.g. an HMO may only have 3 occupants however an HMO may have 24 or more occupants ( I ask you to look at 198 Burscough Street , who firstly wanted 36 students , then 24 students- never mind parking issues ). There are other examples . The number of students in one HMO alone could unbalance a community . (F)		
Response	Comments noted. The term "HMO", as used in the Core Strategy, refers to the central government definition of HMO, which limits numbers to between 3 and 6 students. The proposed accommodation at 198 Burscough Street falls within a different Use Class, and would be assessed differently. It is agreed that an HMO for 6 students would have a greater impact than an HMO for 3 students, and that the potential numbers of students in any proposed HMO would be taken into account when assessing planning applications for HMOs.		
Recommendation	Amend wording of policy justification to highlight that HMOs or purpose-built student accommodation of differing sizes have differing impact on their surroundings.		
cspo-464	Mr D Tunstall		
Plan Ref	7.3	Policy Area CS9: Provision of Student Accommodation in Ormskirk	Object
Summary	Unsatisfactory to have poorly maintained student housing in Ormskirk (S)		
Response	Comments noted. This is one reason why the proportion of dwellings allowed to convert to HMOs is set relatively low.		
Recommendation	No change.		
cspo-507	New Way Tenants Residents		
Plan Ref	7.3	Policy Area CS9: Provision of Student Accommodation in Ormskirk	Observations
Summary	Better control over student accommodation is required. More family and affordable housing is urgently required in Ormskirk. (s)		
Response	Comments noted. With regard to specific points raised: 1. A small percentage of students is considered appropriate within residential areas, to achieve mixed communities, but it is agreed that the number should be limited. 2. The Council agrees that the most appropriate place for purpose-built student accommodation is on the University Campus, but may not go as far as restricting development on any campus extension solely to student accommodation. 3. The Council does not have the legal powers to reduce the numbers of HMOs, only to limit their increase. If the "other authorities' policies" are available, this Council would be interested to see them. An amendment to the student accommodation policy to discourage clustering would be appropriate. 4. Similarly, it is beyond planning powers to require HMO owners to apply to the Council to continue use of a building as an HMO if it changes hands. 5. Comment noted - the Council agrees that there is a need for affordable housing. Loss of cheaper properties to HMOs exacerbates this problem.		
Recommendation	Amend Student Accommodation Policy to presume against "clustering", even within the percentage limits.		

cspo-30	Mrs Alice de la Rue	NFGLG	
Plan Ref	Policy CS10 Provision for Gypsies & Travellers and Travelling Showpeople		Object
Summary	Object to setting limits on number of pitches and number of sites, which should be determined by need and considered against criteria set out in a policy in the Core Strategy not the Development Management DPD. Concerned over restricting sites to 'broad locations', especially if this applies to planning applications, but if there is need arising in these areas it is acceptable to prioritise search for allocations in those areas.		
Response	Although the Core Strategy provides a maximum number of pitches the policy also states that sites should be able to accommodate a compound increase of 3% between 2016 and 2027. The targets set are based on locally determined targets based upon local evidence including local need. West Lancashire currently has no authorised sites for gypsies and travellers and has not decided to expand the existing unauthorised sites. The Core Strategy is a strategic document and does not allow for individual sites to be identified. Although Circulars 01/2006 and 04/2007 do say that the Core Strategy should set out criteria for the location of sites the Council believe that a criteria based policy would be more appropriate in the Development Management DPD. Instead the broad locations identified are based upon established need within the Borough.		
Recommendation	Criteria for Gypsy and Traveller and Travelling Showpeople Sites will be added to the Core Strategy Policy in accordance with the advice contained within Circulars 01/2006 and 04/2007. This guidance will incorporate advice contained within the Government		
cspo-590	Mrs Margaret Wiltshire	Planning Volunteer, Treasurer CPRE (West Lancs Group)	
Plan Ref	7.4	Policy Area CS10: Provision for Gypsies & Travellers and Travelling Showpeople	Observations
Summary	If your implicit intention is to retain the existing long-term sites (7.4.2), authorize them and be able to exercise some control over conditions when required, it should not cause undue alarm or problems to nearby residents. We note that the two gypsy sites are in the Green Belt.		
Response	Comments Noted.		
Recommendation	No Further Action Required.		
cspo-607	Mr Alan Hubbard	Land Use Planning Adviser The National Trust	
Plan Ref	7.4	Policy Area CS10: Provision for Gypsies & Travellers and Travelling Showpeople	Observations
Summary	The intended approach as set out here is noted and appears appropriate subject to subsequent detailed consideration of criteria as part of the Development Management DPD. (F)		
Response	Comments Noted		
Recommendation	No Further Action Required		
cspo-758	Paul Cotterill		
Plan Ref	7.4	Policy Area CS10: Provision for Gypsies & Travellers and Travelling Showpeople	Object
Summary	Object to location of Gypsy site at White Moss simply because it is an unauthorised site.		
Response	The Core Strategy does not allocate any specific sites in order to provide for Gypsies and Travellers and Travelling Showpeople. It simply identifies broad areas of search based on evidence base which suggests that the areas identified are either known through routes used by Gypsies, Travellers or Travelling Showpeople or where there is an established or settled family or group within the area.		
Recommendation	No action required		
cspo-253	Mr D Rimmer		
Plan Ref	Policy CS11 Maintaining Vibrant Town and Village Centres		Support
Summary	CS11 - Support to promote development in Banks Village Centre, Currently the village has suffered massive decline and dispersment of services away from the village centre. If increased residential land is released in this area it would increase the viability and therefore vitality of the village centre. (F)		
Response	Comments noted. It is important to ensure that residents of new housing provided are encouraged to integrate with the existing community, for example by using local services. An improved Centre should help this cause.		
Recommendation	No change.		

cspo-706	Ms Rose Freeman	Planning Assistant The Theatres Trust	
Plan Ref	Policy CS11 Maintaining Vibrant Town and Village Centres		Object
Summary	This policy focuses on retail matters and does not provide guidance for other town centre uses that contribute to vibrant town centres reflecting PPS4. (F)		
Response	Policy CS11 states that "Retail and other appropriate town centre uses will be encouraged..." Thus the policy guidance amounts to a presumption in favour of appropriate town centre uses. The Policy does not imply or assume that only the provision of shops can provide vibrancy for a town or village. The Core Strategy should not repeat national policy (PPS4), so it is not considered necessary for Policy CS11 to contain more detail on other town centre uses. Consideration will be given to amending the policy justification to make clear that other appropriate uses in addition to retail can provide vibrancy for a town or village centre.		
Recommendation	Amend policy justification to state that uses other than retail can contribute towards a town, local or village centre's vitality / viability.		
cspo-721	Crompton property developments		
Plan Ref	David Crompton Maintaining Vibrant Town and Village Centres		Support
Summary	Policy CS11 is generally supported. (s)		
Response	Comments Noted		
Recommendation	No Action Required		
cspo-756	Paul Cotterill		
Plan Ref	Policy CS11 Maintaining Vibrant Town and Village Centres		Observations
Summary	1. Housing should be supported in Ormskirk Town Centre. 2. The Council should consider partial de-pedestrianisation in order to alleviate traffic congestion.		
Response	1. It is agreed that residential development in the town centre (in particular above shops) should be encouraged. A more detailed policy on town centre development is being prepared, and this will support a diversity of uses, including residential, in town centres. 2. In terms of de-pedestrianising Ormskirk Town Centre, It would appear contrary to national transport guidance to do this given paragraph 6.8 states that local authorities should "give priority to people over ease of traffic movement and plan to provide more road space to pedestrians, cyclists and public transport in town centres".		
Recommendation	Amend town centres policy to provide support for residential and other uses above shops and in other appropriate locations in town centres.		
cspo-592	Mrs Margaret Wiltshire	Planning Volunteer, Treasurer CPRE (West Lancs Group)	
Plan Ref	8.1 Policy Area CS11: Maintaining Vibrant Town and Local Centres		Observations
Summary	8.1.1 We would support West Lancs in its caution over allowing change-of-use from retail to non-retail uses.		
Response	Comments noted		
Recommendation	No action required		
cspo-174	Mr Martyn Coy	Planner British Waterways	
Plan Ref	Policy CS12 Enabling Sustainable Transport Choice		Object
Summary	Specific reference should be made in Policy CS12 to the use of towpaths in providing alternative means of walking and cycling facilities. Suggested wording provided. (S)		
Response	Comments regarding footpaths noted; consideration will be given to amending the policy wording and Fig 8.1 as suggested.		
Recommendation	Policy wording to be amended to include reference to canals and the towpath network. Fig 8.1 to be amended to include reference to canal network 'Improve community health and well-being by providing alternative means of transport such as walking and cycling		
cspo-209		Escalibur Ltd	
Plan Ref	Policy CS12 Enabling Sustainable Transport Choice		Support with conditions
Summary	Policy CS12 is supported but should acknowledge the potential for Appley Bridge railway station to be the focal point for the provision of sustainable growth based upon sustainable transport. (F)		
Response	Comments noted however the purpose of the policy is to shape transport choices through development. It is not entirely necessary to note the function of all existing transport modes within the Core Strategy, this level of detail and summary is more appropriate in the evidence base documents such as the infrastructure delivery plan.		
Recommendation	No action required.		

cspo-255	Mr D Rimmer		
Plan Ref	Policy CS12 Enabling Sustainable Transport Choice		Observations
Summary	Applauds the aims but is concerned about execution and funding. To realistically suggest places like Skelmersdale should have massive growth before regenerating the town centre and providing a railway station is unlikely to happen and therefore opportunities for development elsewhere in the Borough will be missed. (F)		
Response	Comments noted however the aim of this policy is to shape transport choices through development. It is not entirely necessary to note the function of all existing transport modes within the Core Strategy, this level of detail and summary is more appropriate in the evidence base documents such as the infrastructure delivery plan.		
Recommendation	No Further Action Required		
cspo-605	Mr Keith Keeley		
Plan Ref	Policy CS12 Enabling Sustainable Transport Choice		Observations
Summary	There is no reference to IDP/CIL or Policy CS3 or how proposed infrastructure will be delivered. There is no mention of a Burscough By-Pass. (s)		
Response	Policy CS12 makes it clear that the Council supports any proposals to improve rail infrastructure serving Burscough. However, the Council cannot guarantee its delivery, nor can it say that such improvements will be essential to accommodate new development until a final decision has been made on how much development will be promoted in Burscough or whether such rail improvements will actually create a benefit in relation to highways traffic. Should these improvements be feasible or required, more detail will be provided in the IDP. A Burscough by-pass is not being promoted by the Council at this time.		
Recommendation	No Action		
cspo-722	Crompton property developments		
Plan Ref	David Crompton Enabling Sustainable Transport Choice		Support
Summary	Policy CS12 is generally supported. (s)		
Response	Comments noted		
Recommendation	No action required		
cspo-92	Mr David W Cheetham		
Plan Ref	Policy CS12 Enabling Sustainable Transport Choice		Support with conditions
Summary	I support this policy and in particular improvements to the rail linkages across the Borough and the proposed branch line to Skelmersdale Town Centre. 1. Improvements to park and ride facilities supported. 2. Consideration should be given to providing park and ride facilities for people commuting out of Skelmersdale. 3. Any rail route to Skelmersdale should be accompanied by electrification of the Kirkby - Wigan railway. 4. The Burscough Curves reinstatement and electrification of the two Burscough lines is supported. (S)		
Response	Comments noted. Improvements to transport infrastructure are supported by the Council; the main issue is funding. Re. park and ride: Policy CS12 says that the Council will support 'Any potential park and ride schemes associated with public transport connections'. This may include extensions and improvements to existing as well as new park and ride at facilities at train stations.		
Recommendation	No Further Action Required		
cspo-204	Mrs Anne-Sophie Bonton	Planning Officer	
Plan Ref	8.2	Policy Area CS12: Enabling Sustainable Transport Choice	Observations
Summary	References to LTP should be updated as LTP3 (2011-2021) was adopted by the Full Council on Thursday 28th May 2011. It probably ought to state that funding for local major transport schemes is currently limited, and that DfT expects future priorities for investment to be strongly influenced by Local Enterprise Partnerships. (S)		
Response	Comments Noted regarding LTP3 and future funding sources		
Recommendation	Suggested changes will be included including updating to document to include the now adopted LTP3 and also mention of funding sources.		
cspo-259	Mr Francis Williams	member Ormskirk Friends of the Earth	
Plan Ref	8.2	Policy Area CS12: Enabling Sustainable Transport Choice	Observations
Summary	We welcome this policy with the exception of the need for an Ormskirk bypass. We believe need for a railway station in Skelmersdale is urgent. (S)		
Response	Comments noted		
Recommendation	No action required		

cspo-267	Town Planning Team LNW	Network Rail	
Plan Ref	8.2	Policy Area CS12: Enabling Sustainable Transport Choice	Observations
Summary	WLBC should have regard to the RUS when formulating the Core Strategy.		
Response	Comments Noted. However consideration was given to the RUS when formulating this Policy. Schemes for the reinstatement of the Burscough Curves and an appropriate link to Skelmersdale were taken from the Merseyside and Lancashire and Cumbria RUS 2009 and 2008 respectively.		
Recommendation	No Further Action Required		
cspo-337	Mr Roger Clayton	South Lathom Parish Council	
Plan Ref	8.2	Policy Area CS12: Enabling Sustainable Transport Choice	Support with conditions
Summary	Object to an Ormskirk bypass. Amend the Lathom boundary on fig 8.1. (S)		
Response	The Ormskirk bypass is a longstanding aspiration for the Council and although there may not currently be available funding this is a strategic plan lasting for up to 15 years when funding may be available. Fig 8.1 does not specifically mention Skelmersdale or Lathom instead both are included within the eastern parishes. Only the built up areas are shaded on the map and as Lathom is located on the boundary of Skelmersdale they appear as one area (along with Up Holland)		
Recommendation	No Further action Required		
cspo-407		Wirral to Wyre Team Natural England	
Plan Ref	8.2	Policy Area CS12: Enabling Sustainable Transport Choice	Support
Summary	We welcome inclusion of a sustainable transport policy to enhance and presser ve sustainable transport in the borough to give travellers a range of sustainable transport options. We also welcomethe list of specific delivery priorities to give the Borough a locally meaningful policy direction to deliver on the ground and in turn be monitored.		
Response	Comments noted		
Recommendation	No further action required		
cspo-412	C Clex		
Plan Ref	8.2	Policy Area CS12: Enabling Sustainable Transport Choice	Observations
Summary	Support and implement Burscough curves and have more frequent rail services (S)		
Response	Comments Noted.		
Recommendation	No further action required		
cspo-445	Mr Roger Bell		
Plan Ref	8.2	Policy Area CS12: Enabling Sustainable Transport Choice	Observations
Summary	It is clear that the major commuting routes are to Liverpool, Sefton and Greater Manchester. Currently rail provides good service from Ormskirk to Liverpool, and from Burscough to Southport and Greater Manchester. This leaves some significant gaps. It is suggested that a Community Infrastructure Levy (CIL) has the potential to assist in delivering at least part of these new rail connections. (S)		
Response	comments noted With regards to 2.1.20 regarding patterns of movement for travel to work the Council have classed Wigan as seperate to the rest of Greater Manchester as Wigan is particularly close to West Lancashire being a neighbouring authority and has an important role to play in its own right. This is a consistent approach the Council have taken with Sefton and St Helens also being classed seperately from the Liverpool City Region and also Central Lancashire being classed seperately from the rest of Lancashire. Comments regarding costing of schemes noted.		
Recommendation	No further action		
cspo-451	Mr Roger Bell		
Plan Ref	8.2	Policy Area CS12: Enabling Sustainable Transport Choice	Observations
Summary	In terms of Skelmersdale, a number of options are being examined by the rail industry. We strongly believe that a central station, as near to the town centre as possible, is by far the preferred option. For the Burscough option, it is clear that extension of the electric train service from Liverpool to Ormskirk into Burscough would provide a strong solution. While improved rail service is vital in connecting communities in West Lancashire with opportunities for employment, shopping and leisure, it is equally important that for shorter distance travel within communities that an adequate bus service is provided.		
Response	Comments Noted		
Recommendation	No Further Action Required		

cspo-458	Mr Andrew Thorley	Strategic Land Manager Taylor Wimpey UK Ltd	
Plan Ref	8.2	Policy Area CS12: Enabling Sustainable Transport Choice	Observations
Summary	Support sustainable modes of transport but Policy CS12 requires a long list of infrastructure and delivery is unclear. Infrastructure Delivery Plan required. (S)		
Response	As identified the Infrastructure delivery plan will help identify which schemes are deliverable in the short to medium term, however, the CS document is a strategic document with a 15 year life span and during the life of the CS funding for these schemes may become available.		
Recommendation	No further action required		
cspo-463	Mr D Tunstall		
Plan Ref	8.2	Policy Area CS12: Enabling Sustainable Transport Choice	Observations
Summary	Edge Hill University, this facility is not provided with adequate public transport from Tarleton and Hesketh Bank for students hence more young people will use cars. (F)		
Response	The CS proposes to limit use by car to Edge Hill and encourage sustainable forms of transport. Policy CS12 contains a number of proposals which may help improve transport in the northern parishes including supporting public transport in rural parts of the Borough and preparing and actively promoting travel plans for new developments which would be required for any large development at Edge Hill. However as the Core Strategy is a strategic document there are no specific references to schemes linking the northern parishes to Edge Hill		
Recommendation	No further action required		
cspo-593	Mrs Margaret Wiltshire	Planning Volunteer, Treasurer CPRE (West Lancs Group)	
Plan Ref	8.2	Policy Area CS12: Enabling Sustainable Transport Choice	Observations
Summary	8.2.1 LTP3 is now up and running. Please update paragraph.		
Response	At the time of publication the Lancashire LTP3 had not been published		
Recommendation	Paragraph relating to LTP2 to be updated to include LTP3		
cspo-612	Mr Alan Hubbard	Land Use Planning Adviser The National Trust	
Plan Ref	8.2	Policy Area CS12: Enabling Sustainable Transport Choice	Support
Summary	The stance set out in Policy CS12 is supported by National Trust having regard to its previous submissions and especially the need to address climate change issues by reducing the need to travel and encouraging more sustainable modes of transport where practicable. (F)		
Response	Comments noted		
Recommendation	no further action required		
cspo-759	Paul Cotterill		
Plan Ref	8.2	Policy Area CS12: Enabling Sustainable Transport Choice	Object
Summary	Ormskirk bus station should not be considered unsuitable because of overgrown pathways which could be cleared by the Council. Provision should be made for Simonswood Ind Estate to accommodate a rail station in keeping with the Merseytravel plan, in case it not feasible to build one on the other side of the Kirkby/Simonswood border		
Response	Consideration given to changing wording in Paragraph 8.27		
Recommendation	Reword paragraph 8.2.7		
cspo-109	Mrs Jackie Liptrott		
Plan Ref	Policy CS13 Accessibility and Provision of Local Services and Infrastructure		Observations
Summary	The Ormskirk Bypass should be identified within the Core Strategy to support the objectives of the strategy (S)		
Response	As funding for this scheme is not guaranteed the Core Strategy cannot commit to its delivery. However, the Ormskirk bypass is the first scheme within the list of schemes in Policy CS12 that is supported by the Council (should funding become available).		
Recommendation	No action required		
cspo-153	Mr Philip Carter	Planning Liaison Officer Environment Agency	
Plan Ref	Policy CS13 Accessibility and Provision of Local Services and Infrastructure		Support
Summary	Policy CS13 is supported as it will ensure the sewerage capacity issue at New Lane, Burscough is resolved in line with new development (S).		
Response	Comments Noted		
Recommendation	No action required		

cspo-176	Mr Martyn Coy	Planner British Waterways	
Plan Ref	Policy CS13 Accessibility and Provision of Local Services and Infrastructure		Support with conditions
Summary	Policy CS13 will support protection and enhancement of inland waterways. Additional information is available to assist with decision making and planning conditions. (S)		
Response	Comments noted		
Recommendation	Distribute information to planning teams to raise awareness of wider guidance.		
cspo-210	Escalibur Ltd		
Plan Ref	Policy CS13 Accessibility and Provision of Local Services and Infrastructure		Support with conditions
Summary	CS13 should acknowledge the benefits of developing other sustainable settlements such as Appley Bridge which have spare capacity. (S)		
Response	The Councils current evidence base work suggests that whilst Appley Bridge benefits from reasonable proximity to Wigan, service infrastructure in general is not the most sustainable. Furthermore, the draft Green Belt study did not identify any parcels of land which do not fulfil at least one purpose of the Green Belt as set out in PPG2.		
Recommendation	Further infrastructure work still being carried out along with refining work to the Green Belt Study.		
cspo-606	Mr Keith Keeley		
Plan Ref	Policy CS13 Accessibility and Provision of Local Services and Infrastructure		Object
Summary	The policy is toothless unless it is backed up by a Infrastructure Delivery Plan. Major development should not be allowed to proceed in phases unless the total infrastructure requirements are known.		
Response	The Council's Infrastructure Delivery Plan first draft should be completed by the end of the summer and will be shared with all infrastructure providers to ensure it is accurate and realistic. The document will then be made publicly available during the next round of consultation alongside the Publication Core Strategy. It is intended that this document will be a living tool to assist in the future delivery of infrastructure and directing revenue that is received through the Community Infrastructure Levy. It will be an important component to the Local Development Framework and will assist in guiding development. The time taken now to establish a robust and maintainable process for infrastructure planning will result in greater longevity of the process throughout the life of the plan.		
Recommendation	No action required in relation to Core Strategy. Infrastructure Delivery Plan first draft to be finalised.		
cspo-723	Crompton property developments		
Plan Ref	David Crompton Accessibility and Provision of Local Services and Infrastructure		Observations
Summary	United Utilities have a statutory duty to deliver appropriate waste water capacity and the Council should work within the context of this. (s)		
Response	Comments noted		
Recommendation	No action required		
cspo-154	Mr Philip Carter	Planning Liaison Officer Environment Agency	
Plan Ref	8.3 Policy Area CS13: Accessibility and Provision of Local Services and Infrastructure		Observations
Summary	Support for this part of the policy		
Response	Noted		
Recommendation	No action required		
cspo-370	Ms Kathleen M Prince		
Plan Ref	8.3 Policy Area CS13: Accessibility and Provision of Local Services and Infrastructure		Observations
Summary	Certain key aspects of the infrastructure, notably sewerage and electricity, which are now completely inadequate and failing to meet the demands of existing properties in Banks, remains a serious public health issue and ANY extra development will cause additional problems. (s)		
Response	Upgrade and improvement of utility infrastructure is the responsibility of the utility providers such as United Utilities and Electricity North West. This is largely out of the Councils hands and when granting planning permission it is difficult for planners to refuse permission for development on the grounds of utility infrastructure deficiencies as other legislation governs the delivery of such requirements. However, the Council is aware of the pressure on this fundamental infrastructure and through the Infrastructure Delivery plan process is engaging with all utility providers. This information is helping to direct development to places where infrastructure capacity exists and in instances where capacity is limited it sets out what improvements are required and how they will be delivered.		
Recommendation	No action required.		



cspo-394	Mr Alex Naughton	Merseytravel	
Plan Ref	8.3	Policy Area CS13: Accessibility and Provision of Local Services and Infrastructure	Support with conditions
Summary	Support the general strategic direction of the Core Strategy subject to the following: 1. Reference to reinstatement of the Burscough Curves 2. Reference to the electrification extension from Ormskirk to Burscough 3. Reference and support for a rail link to Skelmersdale 4. Support for new real time information system - working together though may not need specific reference? (S)		
Response	Comments noted. All of the noted schemes are identified within Policy CS12 Enabling Sustainable Transport Choice.		
Recommendation	No action required		
cspo-408		Wirral to Wyre Team Natural England	
Plan Ref	8.3	Policy Area CS13: Accessibility and Provision of Local Services and Infrastructure	Observations
Summary	We would welcome additional text to give more clarity on definition of infrastructure and services and provision / access to green infrastructure. We are disappointed that the policy wording makes it generic and has little meaningful delivery for West Lancs. (s)		
Response	The Council's Infrastructure Delivery Plan first draft should be completed by the end of the summer and will be shared with all infrastructure providers to ensure it is accurate and realistic. The document will then be made publicly available during the next round of consultation alongside the Publication Core Strategy. Given the amount of varying pieces of infrastructure that can be considered within each of the infrastructure typologies, it is intended to place the detail within the IDP and make broad reference to infrastructure types within the policy. This will ensure what is considered infrastructure is not limited, thus reducing the flexibility of the policy which must last 15 years.		
Recommendation	No action required		
cspo-443	Mr Roger Bell		
Plan Ref	8.3	Policy Area CS13: Accessibility and Provision of Local Services and Infrastructure	Observations
Summary	In meetings with United Utilities, it has been stated that a housing development of sufficient size could generate a sound business case for a substantial investment in the type of improvements that would go a long way to resolving this issue. Either the Burscough or Ormskirk options appear to satisfy this need " but not the Dispersed Option. (S)		
Response	Comments noted		
Recommendation	No action required		
cspo-486	Mr Damien Holdstock	Consultant for National Grid National Grid	
Plan Ref	8.3	Policy Area CS13: Accessibility and Provision of Local Services and Infrastructure	Observations
Summary	The Preferred Options document identifies the potential to remodel the Simonswood Industrial Estate, to provide an additional 5 hectares of employment land. National Grid's ZU line crosses through the south eastern corner of the industrial estate. National Grid requests that consideration be given to these assets through planning and that they are consulted on any future DPDs and planning applications which may impact on their infrastructure.		
Response	Comments noted		
Recommendation	no action required		
cspo-594	Mrs Margaret Wiltshire	Planning Volunteer, Treasurer CPRE (West Lancs Group)	
Plan Ref	8.3	Policy Area CS13: Accessibility and Provision of Local Services and Infrastructure	Support
Summary	8.3.6 We are pleased to see Green Infrastructure featuring explicitly in the strategy.		
Response	Comments noted		
Recommendation	no action required		
cspo-626	Mrs Joanna Eley		
Plan Ref	8.3	Policy Area CS13: Accessibility and Provision of Local Services and Infrastructure	Support
Summary	Support for any plans to look at public transport routes around the region, in particular the joining of the railway lines between Southport and Burscough (The Burscough Curves). (S)		
Response	Comments noted		
Recommendation	No action required		

cspo-707	Ms Rose Freeman	Planning Assistant The Theatres Trust	
Plan Ref	8.3	Policy Area CS13: Accessibility and Provision of Local Services and Infrastructure	Support with conditions
Summary	we would suggest that an additional paragraph be inserted to read The loss of an existing facility will be resisted unless it can be demonstrated that the facility is no longer needed, or it can be established that the services provided by the facility can be served in an alternative location or manner that is equally accessible by the community.		
Response	Comments noted		
Recommendation	Include the protection of community facilities which may be at risk through change of use.		
cspo-718	Jillian Walker	United Utilities	
Plan Ref	8.3	Policy Area CS13: Accessibility and Provision of Local Services and Infrastructure	Observations
Summary	Thank you for your Core Strategy Options Paper. We can look at each application on an individual basis as they are submitted. In relation to the Skelmersdale area we would not be able to supply additional waters into the area until our proposed Royal Oak WTW is constructed. We do have areas of low pressure but within standards of service around the Tarleton area due to the late spring/summer draw offs for the local market gardens. With regards to Edge Hill University we do have several trunk mains in the vicinity of the site which proposed development may impact on our easements. Again we would look at this on an individual basis through the consultation process.(F)		
Response	comments noted		
Recommendation	no action required		
cspo-750	David Sherratt	Local Development Framework Lead United Utilities	
Plan Ref	8.3	Policy Area CS13: Accessibility and Provision of Local Services and Infrastructure	Observations
Summary	Water Resource Planning is carried out by United Utilities and the plan was published 2009. Early consultation for development is encouraged amongst developers and planners. Increasing the capacity of sewers comes at a cost to developers up to the point of treatment. Local capacity information is available for planners and developers to review but this is only available on a case by case basis.		
Response	Comments noted. However, the fact that detailed capacity information is only available on a case by case basis limits the information available in shaping the LDF.		
Recommendation	No action required		
cspo-752	David Sherratt	Local Development Framework Lead United Utilities	
Plan Ref	8.3	Policy Area CS13: Accessibility and Provision of Local Services and Infrastructure	Observations
Summary	UUW cannot confirm if capacity is available until the connection point[s] and flows are confirmed, therefore the LPA should work closely with UUW and other utility providers to ensure funding and infrastructure plans are secured with their Regulators before granting planning approval. There are a number of waste water capacity issues in West Lancashire which require comprehensive planning. Surface water requires sustainable solutions and on previously developed land, a reduction of at least 30% will be sought, rising to a minimum of 50% in critical drainage areas. Development adjacent to or impacting infrastructure assets should be discouraged.		
Response	The LPA have built up a strong working relationship with United Utilities and intends to progress this continually alongside the LDF process. Development of a joint partnership agreement is designed to assist with delivering a comprehensive approach to the infrastructure difficulties associated with waste water treatment in and around the Ormskirk and Burscough settlement areas. It is disappointing that UUW cannot give greater detail regarding capacity as this would assist with the infrastructure planning process and support the evidence for delivery of the Core Strategy.		
Recommendation	Continue to work closely with United Utilities in the production of the Infrastructure Delivery Plan.		
cspo-110	Mrs Jackie Liptrott		
Plan Ref	Policy CS14	Developer Contributions	Object
Summary	Developers who propose to enhance employment opportunities in the borough should not pay developer contributions. In order to encourage potential developers/employers to choose this area there should not be a financial penalty for bringing jobs. (F)		
Response	A full viability assessment will be carried out in order to inform the CIL charging schedule, this will ensure that rates set for each type of development and geographical area are realistic and affordable and will not stifle the delivery of development.		
Recommendation	No action required		
cspo-155	Mr Philip Carter	Planning Liaison Officer Environment Agency	
Plan Ref	Policy CS14	Developer Contributions	Support
Summary	We support the use of developer contributions for flood prevention and sustainable drainage measures. (F)		
Response	Comments Noted		
Recommendation	No action required		

cspo-197	Mr Brian Sheasby	Principal Planning Review and Planning Contributions Officer Lancashire County	
Plan Ref	Policy CS14 Developer Contributions		Observations
Summary	The County Council raises concerns as to the significant impact upon its library service of the planned residential expansion of Burscough and the need to explicitly acknowledge this by reference to its policies CS3 and CS14. (S)		
Response	Specific facility requirements will be picked up within the Infrastructure Delivery plan and in particular the Infrastructure Delivery Schedule. This will be used to inform the expenditure of S106 and CIL monies. From liaison with the County Council we understand that Skelmersdale library has recently been improved but requires accessible public toilets. This will also be identified within the IDP. In terms of its inclusion within the Skelmersdale Town Centre Regeneration, this will be explored further through the master planning of the town centre which will take place separately to the Core Strategy.		
Recommendation	No action required		
cspo-214	Mr Martyn Coy	Planner British Waterways	
Plan Ref	Policy CS14 Developer Contributions		Support with conditions
Summary	Suggest modification to Policy CS14 to fully acknowledge the inland waterway and canal network. (S)		
Response	Comments noted		
Recommendation	Text to be amended to include "canal" in the description of transport infrastructure.		
cspo-236	Mr Shaun Taylor	Planning Associate Director G L Hearn Property Consultants	
Plan Ref	Policy CS14 Developer Contributions		Observations
Summary	Contributions should relate to the impact of development in question and should not be of detriment to viability and deliverability. (S)		
Response	Greater clarification on CIL is now available and will allow us to refine the wording of the policy in line with the broader developer contributions framework. Furthermore, a full viability assessment will be carried out in order to inform the CIL charging schedule. This will ensure that rates set for each type of development and geographical area are affordable and do not stifle the delivery of development.		
Recommendation	Review the wording of Policy CS14 in line with the latest emerging guidance on S106 and CIL regulations.		
cspo-724	Crompton property developments		
Plan Ref	David Crompton Developer Contributions		Observations
Summary	CIL cannot be implemented through an SPD. (s)		
Response	Greater clarification on CIL is now available and the Council is aware that and SPD will not be appropriate to set out the requirements of CIL. This will be achieved through a CIL Charging Schedule.		
Recommendation	Remove reference to a CIL SPD		
cspo-338	Mr Roger Clayton		
Plan Ref	8.4 Policy Area CS14: Developer Contributions		Object
Summary	We support the principle of developer contributions but object to the proposal that Skelmersdale Town Centre could have a lower standard applied. We object generally to financial contributions being provided instead of meeting the standard on, or close to, the particular development site concerned. (s)		
Response	A full viability assessment will be carried out in order to inform the CIL charging schedule. This will ensure that rates set for each type of development and geographical area are affordable and do not stifle the delivery of development. In terms of the expenditure of CIL, although a formal process for this is yet to be established, it is likely that revenue generated through CIL receipts will be spent on infrastructure within the area that has received the development.		
Recommendation	No action required		
cspo-413		Wirral to Wyre Team Natural England	
Plan Ref	8.4 Policy Area CS14: Developer Contributions		Observations
Summary	We note the list of matters for which contributions would be requested. We ask that you consider the inclusion of conserving and enhancing biodiversity; landscape (including townscape) character and quality; and public realm in the list.		
Response	How CIL contributions are spent will be subject to regulations which control the CIL and what the Council sets out within its list of infrastructure to be funded. Green Infrastructure is included within the the infrastructure list which will assist in supporting the conservation and enhancement of biodiversity. The expenditure of CIL must be on infrastructure, it is difficult to make direct links between the definition of infrastructure and landscape quality. However, other policies in the Core Strategy are capable of protecting and enhancing landscape quality.		
Recommendation	Include public realm in the list of infrastructure.		

cspo-429	Ms Judith Nelson	English Heritage	
Plan Ref	8.4	Policy Area CS14: Developer Contributions	Observations
Summary	CS14 The policy should include a bullet point covering developer contributions relating to the conservation and enhancement of the historic environment, for example mitigating adverse impacts on the historic environment or enhancing the public realm. It is also important that the definition of green infrastructure acknowledges the important contribution of the historic environment, through, for example, registered parks and garden, the grounds of listed buildings or green spaces in conservation areas. (f)		
Response	Given the amount of varying pieces of infrastructure that can be considered within each of the infrastructure typologies, it is intended to place the detail within the IDP and make broad reference to infrastructure types within the policy. This will ensure what is considered infrastructure is not limited, thus reducing the flexibility of the policy which must last 15 years.		
Recommendation	No action required		
cspo-460	Mr Andrew Thorley	Strategic Land Manager Taylor Wimpey UK Ltd	
Plan Ref	8.4	Policy Area CS14: Developer Contributions	Observations
Summary	Taylor Wimpey UK Limited considers that any requirement for financial contributions must be fully justified and based on a credible and robust evidence base which identifies actual need for the facilities. (S)		
Response	A full viability assessment will be carried out in order to inform the CIL charging schedule. This will ensure that rates set for each type of development and geographical area are affordable and do not stifle the delivery of development.		
Recommendation	No action required		
cspo-492	Mr B Howard	Clerk of the Council Newburgh Parish Council	
Plan Ref	8.4	Policy Area CS14: Developer Contributions	Observations
Summary	We assume that an appropriate infrastructure for basic water, waste treatment, energy and heat supply would be a pre-requisite. Beyond the essentials, it is important that any funding of non-essentials is spread across the Borough as a whole, including the rural areas. Provision of, and access to, facilities for children and young people is particularly important.		
Response	The requirement for all infrastructure including that listed as "basic" here, is set out within Policy CS13. How CIL contributions are spent will be subject to regulations which control the CIL and what the Council sets out within its list of infrastructure to be funded. However, due consideration will be given to the points made in terms of spreading the funds across the Borough.		
Recommendation	No action required.		
cspo-57		Church Commissioners For England	
Plan Ref	8.4	Policy Area CS14: Developer Contributions	Support with conditions
Summary	Flexibility is therefore required with regard to developer contributions to ensure that the scheme is still viable following potential Section 106 agreements or CIL requirements. Gaining planning consent for a proposed development is one thing; however, delivering the actual scheme is another. The Council must assess each scheme of their individual merits to ensure development can and will take place. (S)		
Response	A full viability assessment will be carried out in order to inform the CIL charging schedule; this will ensure that rates set for each type of development and geographical area do not stifle the delivery of development. Policy CS14 includes flexibility for developers to deliver infrastructure themselves rather than financial contributions, it also makes provision for reduced contributions in order to support development within Skelmersdale. Viability is a key issue with all S.106 obligations and all policy areas requiring obligations are caveated with the ability to take account of development viability.		
Recommendation	No Action required		
cspo-608	Mr Keith Keeley		
Plan Ref	8.4	Policy Area CS14: Developer Contributions	Observations
Summary	The Core Strategy should not be directing development to areas with known infrastructure constraints unless an accompanying infrastructure delivery plan explains what these constraints are. The Council should prepare a Community Infrastructure Levy document. (s)		
Response	Wider sustainability benefits can include the need to support and create a sustainable local economy or housing supply in areas where existing infrastructure capacity may require some upgrades. Greater clarification on CIL is now available and will allow us to refine the wording of the policy in line with the broader developer contributions framework. Several references to the IDP are already made within the justification for Policy CS14 and Policy CS13. Furthermore, Paragraph 8.4.7 makes direct cross linkages with other policies in the Core Strategy for which, Policy CS14, will be a delivery mechanism. Now that Central Government have confirmed their support for CIL, the Council are exploring the preparation of a CIL Charging Schedule and will either submit it for consideration by the Planning Inspectorate alongside the Core Strategy or as soon as is practicable afterwards. It is not mandatory that the two documents must be examined at the same time.		
Recommendation	Include wording "and inform the core strategy" in relation to the role of the IDP.		

cspo-660	Ms Judith Nelson	English Heritage	
Plan Ref	8.4	Policy Area CS14: Developer Contributions	Observations
Summary	This policy should include a bullet point covering developer contributions relating to the conservation and enhancement of the historic environment. is also important that the definition of green infrastructure acknowledges the important contribution of the historic environment. (S)		
Response	Given the amount of varying pieces of infrastructure that can be considered within each of the infrastructure typologies, it is intended to place the detail within the IDP and make broad reference to infrastructure types within the policy. This will ensure what is considered infrastructure is not limited, thus reducing the flexibility of the policy which must last 15 years.		
Recommendation	No action required to Core Strategy, expand IDP		
cspo-667	Mr Simon Artiss	Planning Manager Bellway Homes Ltd	
Plan Ref	8.4	Policy Area CS14: Developer Contributions	Observations
Summary	Policy CS14 - we refer you to recent appeals in respect of policies that pursue a tariff, where Inspectors conclude that CIL is the appropriate mechanism. As for the scope and amount of developer contributions, this needs to accord with national advice on proportionality and relevance, etc, as well as needing to respect viability considerations in order to deliver new homes, especially in the Borough's priority locations.		
Response	A full viability assessment will be carried out in order to inform the CIL charging schedule. This will ensure that rates set for each type of development and geographical area are affordable and do not stifle the delivery of development.		
Recommendation	No action required		
cspo-708	Ms Rose Freeman	Planning Assistant The Theatres Trust	
Plan Ref	8.4	Policy Area CS14: Developer Contributions	Object
Summary	Please include leisure facilities in the brackets for Community Infrastructure which will be essential for Skelmersdale.		
Response	Given the amount of varying pieces of infrastructure that can be considered within each of the infrastructure typologies, it is intended to place the detail within the IDP and make broad reference to infrastructure types within the policy. This will ensure what is considered infrastructure is not limited, thus reducing the flexibility of the policy which must last 15 years.		
Recommendation	no action required		
cspo-399		Wirral to Wyre Team Natural England	
Plan Ref	Chapter 9	Core Strategy Preferred Options: Sustaining the Borough's Environment and Addressing Climate Change	Support
Summary	We are pleased to see one of the five broad topic areas include "Sustaining the Borough's Environment and Addressing Climate Change".		
Response	Comments noted		
Recommendation	No action required		
cspo-619	Mr Alan Hubbard	Land Use Planning Adviser The National Trust	
Plan Ref	Chapter 9	Core Strategy Preferred Options: Sustaining the Borough's Environment and Addressing Climate Change	Support
Summary	The decision not to adopt alternative approach 1 is fully supported. (S)		
Response	Comments Noted		
Recommendation	No action required		
cspo-260	Mr Francis Williams	member Ormskirk Friends of the Earth	
Plan Ref	Policy CS15	Renewable Energy Development	Support
Summary	We welcome this policy, but believe that there should be a presumption in favour of renewable energy projects, whether they be in the Green Belt or not. (F)		
Response	Comments noted		
Recommendation	No action required		

cspo-725 Plan Ref	Crompton property developments David Cromp Renewable Energy Development	Object
Summary	Concerns over duplication of national policy and the use of an SPD to provide detail on policy. (s)	
Response	The Council accepts that it is the governments intention for CSH and BREEAM to be driven through the changes to building regulations. However, the changes to the building regulations only go so far in acheiving the various levels of the CSH and BREEAM and it is vital that planning policy goes that step further to create a supportive framework for the delivery of low carbon development. The Policy builds in a certain degree of flexibility in that it requires the latest up to date national standards in the event the current standards are superceded. The Council also considers it appropriate to deal with a policy area that is so fluid and changeable within a SPD as this has often been the case for other policy areas and is indeed supported by Central Government. The SPD is likely to be used to draw out the threads from the Core Strategy and set out how low carbon design may be achieved locally and in accordance with any up to date national development policies. It will not replace or re-write the existing Core Strategy Policy. All other comments noted	
Recommendation	The list of requirements set out in paragraph 9.1.6 has been removed and reference is now made to the validation checklist for planning applications.	
cspo-185 Plan Ref	Joanna Thompson 9.1	Development Manager - North of England RWE Npower Renewables Ltd Policy Area CS15: Low Carbon Development and Energy Infrastructure Observations
Summary	We feel that there are a number of discrepancies within the chapter wording and that Policy CS15 is not sufficiently robust to deliver the scale of renewable energy generation targets specified in the regional and city regional evidence bases. A number of discrepancies need to be resolved (S).	
Response	Comments noted. There will be a further review of the renewable energy evidence base which has developed further since the drafting of this document. Also, at this stage, the most up to date evidence is still being devised and therefore it would be inappropriate to include areas least constraint most suitable for wind development. The Council does not consider that this will disadvantage developers seeking spatial direction as the process used to identify constraints is one which is widely used by many renewable technology developers when scoping areas of search for possible developments. Targets will als be removed from the justification, pending the most up to date evidence base work currently being produced by SQW which will set out the amount of deployable renewable energy in the Borough. The policy justification will make reference to the reliance upon evidence base studies in assisting the decision making process. . Comment regarding viability noted.	
Recommendation	Relate the policy to national targets for renewable energy. Remove the targets in the policy justification, pending the results of the most up to date evidence base work currently being produced by SQW which will set out the amount of deployable renewable	
cspo-186 Plan Ref	Joanna Thompson 9.1	Development Manager - North of England RWE Npower Renewables Ltd Policy Area CS15: Low Carbon Development and Energy Infrastructure Support with conditions
Summary	Support for Policy CS15. However, additional information should be supplied within the justification to demonstrate how the local targets set out relate to national targets and how they will be delivered. Information relating to wind turbine types, scale and output within the justification is factually incorrect. The Policy should be clear that targets are a minimum and exceeding them should not be discouraged. A more comprehensive criteria-based policy would therefore be supported. Financial viability is a matter of consideration for developers and not planning. The wording of the policy should be changed as detailed above.	
Response	Duplication of CSPO-185	
Recommendation	Duplication of CSPO-185	
cspo-237 Plan Ref	Mr Shaun Taylor 9.1	Planning Associate Director G L Hearn Property Consultants Policy Area CS15: Low Carbon Development and Energy Infrastructure Object
Summary	Renewable Energy targets are not realistic for housebuilders and will impact on delivery. (S)	
Response	The Government intends to drive low carbon development and design through scheduled changes to the building regulations. However, these amendments do not go far enough in order to meet the targets for zero carbon by 2016 (2019 for non-domestic). Furthermore, it could be problematic to simply grant planning permissions for development without any real understanding of its carbon footprint, thus leading to a difficulty in achieving the required building regulation standards. Therefore, the Core Strategy must create a supportive framework which will assist in the delivery of the building regulation requirements in relation to carbon and add to the building regulations to ensure the gap between regulation requirements and zero carbon may be achieved.	
Recommendation	No action required	
cspo-339 Plan Ref	Mr Roger Clayton 9.1	Policy Area CS15: Low Carbon Development and Energy Infrastructure Support with conditions
Summary	If, as stated, "compliance with the energy hierarchy is essential" the policy should not include an escape clause which allows developers to claim that it is not viable. We suggest "that it would be prohibitively expensive" would be a better form of wording (F)	
Response	Comments noted although the outcome would not be entirley different and the evidence required to support both statements would be the same.	
Recommendation	No action required	

cspo-414	Wirral to Wyre Team Natural England		
Plan Ref	9.1	Policy Area CS15: Low Carbon Development and Energy Infrastructure	Observations
Summary	Natural England welcomes policy support for renewable energy, but would want to see a commitment to developing an evidence base to understand the landscape and environmental capacity of the district to accept such development. (s)		
Response	Some evidence base constraint work has already been carried out within the Liverpool City Region Renewable Energy Capacity Study. This and other more up to date evidence will be reviewed in order to ascertain the appropriate targets and capacity for renewable and low carbon development in the Borough and to identify the areas of least constraint. The Council currently utilises evidence from the Natural Areas and Areas of Landscape History Importance SPG. This will be referenced in the justification to the policy. Comments regarding PPS9 noted.		
Recommendation	Make reference in the justification to the use of Natural Areas and Areas of Landscape History Importance SPG in assessing acceptability of renewable energy proposals. Amend the wording of the policy so that proposals must demonstrate that they will not r		
cspo-455	Mr Andrew Thorley Strategic Land Manager Taylor Wimpey UK Ltd		
Plan Ref	9.1	Policy Area CS15: Low Carbon Development and Energy Infrastructure	Observations
Summary	More evidence is required to justify current policy approach. (S)		
Response	Contrary to the submission, Policy CS15 was informed by the evidence base document "Liverpool City Region Renewable Energy Capacity Study" which is available for viewing on the website and referenced within the justification for the policy. Additional evidence has since been produced and a review of both of these will be carried out in order to inform the future iterations of this policy. Comments regarding the financial burden of renewable technologies noted.		
Recommendation	The latest evidence base documents are referenced within the policy justification		
cspo-457	Mr Andrew Thorley Strategic Land Manager Taylor Wimpey UK Ltd		
Plan Ref	9.1	Policy Area CS15: Low Carbon Development and Energy Infrastructure	Object
Summary	Taylor Wimpey UK Limited objects to Policy CS15 as the inclusion of low carbon development requirements such as the Code for Sustainable Homes Standards and BREEAM are outside planning control and this overall approach and policy is flawed. (S)		
Response	The Government intends to drive low carbon development and design through scheduled changes to the building regulations. However, these amendments do not go far enough in order to meet the targets for zero carbon by 2016 (2019 for non-domestic). Furthermore, it could be problematic to simply grant planning permissions for development without any real understanding of its carbon footprint, thus leading to a difficulty in achieving the required building regulation standards. Therefore, the Core Strategy must create a supportive framework which will assist in the delivery of the building regulation requirements in relation to carbon and build on the building regulations to ensure the gap between regulation requirements and zero carbon may be achieved. The purpose of an SPG would be to give greater detail and clarity to developers and to provide guidance rather than set new policy. This approach is supported by Government and is in line with national policy. Comments regarding viability are noted.		
Recommendation	Review the policy in relation to viability and contribution to ensure it fits with the latest national guidance on Allowable Solutions and Zero Carbon.		
cspo-46	Mr Tony McAteer McAteer Associates Ltd		
Plan Ref	9.1	Policy Area CS15: Low Carbon Development and Energy Infrastructure	Object
Summary	The Council should not seek to impose a higher requirement than nationally without evidence to support such an approach. Higher requirements could compromise development targets being achieved. (S) than that set out in national policy without having any evidence base to support it. (S)		
Response	Comments noted		
Recommendation	Set standards for low carbon development in line with national guidance until more localised guidance provides evidence to allow and improvement on these standards.		
cspo-564	Mrs Cath Ibbotson		
Plan Ref	9.1	Policy Area CS15: Low Carbon Development and Energy Infrastructure	Support with conditions
Summary	The Policy wording is too stringent and not in accordance with PPS22. The targets set should be a minimum and this should be written within the text. There is no link between the targets within the document and national targets. there are no maps relating to the Renewable Energy Study showing the constraints considered when considering delivery of onshore wind. These should be available for transparency. Areas of least constraint for wind energy should be set out in order to provide direction and guidance for developers.		
Response	1) Comments noted and consideration to be given to the wording including the need to balance harm with benefits. 2) Comments noted. Reference to targets as a minimum will be considered. 3) Comments noted. Targets require reviewing to ensure they are in keeping with the existing and latest evidence which has been developed since the drafting of this policy. 4) Maps illustrating constraints and supporting the Arup study are available on the Council website in the LDF evidence base and identified as Appendix G to the Stage 2 report. 5) Comments regarding spatial policies are noted but may be reviewed in line with the latest evidence.		
Recommendation	Amend wording of policy from "mitigation" to "addressed". Remove the targets in the policy justification, pending the results of the most up to date evidence base work currently being produced by SQW which will set out the amount of deployable renewable e		



cspo-596	Mrs Margaret Wiltshire	Planning Volunteer, Treasurer CPRE (West Lancs Group)	
Plan Ref	9.1	Policy Area CS15: Low Carbon Development and Energy Infrastructure	Observations
Summary	9.1.3 It is good to read of "the Council's commitment in delivering energy security and climate change initiatives" and their aim to seek "to create a proactive and supportive environment" in these matters. We hope that this attitude may extend to overcome the extreme caution evident in other parts of the local planning system.		
Response	Comments noted		
Recommendation	No action required		
cspo-668	Mr Simon Artiss	Planning Manager Bellway Homes Ltd	
Plan Ref	9.1	Policy Area CS15: Low Carbon Development and Energy Infrastructure	Observations
Summary	Policy CS14 - we refer you to recent appeals in respect of policies that pursue a tariff, where Inspectors conclude that CIL is the appropriate mechanism. As for the scope and amount of developer contributions, this needs to accord with national advice on proportionality and relevance, etc, as well as needing to respect viability considerations in order to deliver new homes, especially in the Borough's priority locations.		
Response	Comments noted		
Recommendation	No action required		
cspo-119		Charnwick Ltd	
Plan Ref	Policy CS16	Preserving and enhancing green infrastructure and biodiversity	Support with conditions
Summary	The policy should reflect the fact that there may be situations where a loss or partial loss of biodiversity or nature conservation sites could be regarded as appropriate. (S)		
Response	Comments noted. The Policy changes suggested may be more suitable to consider in the Development Management Policies DPD		
Recommendation	No further action required		
cspo-157	Mr Philip Carter	Planning Liaison Officer Environment Agency	
Plan Ref	Policy CS16	Preserving and enhancing green infrastructure and biodiversity	Support with conditions
Summary	Although we support Policy CS16 in principle, we would recommend expanding the support for strategic green links and wildlife corridors to include the retention of river and wetland habitat corridors alongside associated bankside habitats. (S)		
Response	Comments noted.		
Recommendation	Additional text will be included to include making reference to river and wetland habitat corridors alongside associated bank side habitats.		
cspo-216	Mr Martyn Coy	Planner British Waterways	
Plan Ref	Policy CS16	Preserving and enhancing green infrastructure and biodiversity	Support with conditions
Summary	Suggest an amendment to paragraph 9.2.1 to identify the role of the inland waterway network in providing open spaces and natural assets. (S)		
Response	Comments noted		
Recommendation	Additional wording will be added to include inland waterways and canal network		
cspo-262	Mr Nick Sandford	The Woodland Trust	
Plan Ref	Policy CS16	Preserving and enhancing green infrastructure and biodiversity	Object
Summary	The policy on ancient woodland protection which is currently in the West Lancashire Local Plan, should be carried forward into the Core Strategy. The Core Strategy should refer to the specific benefits provided by trees and woodland as a key component of green infrastructure. It is imperative that the Core Strategy makes a commitment to significant new tree planting and creation of new woodland. (S)		
Response	Comments noted regarding strengthening wording. However some of the comments are too detailed for the Core Strategy which is a strategic document. Some of the comments may be more appropriate a development management dpd		
Recommendation	Additional wording will be added to strengthen the policy 'Development will not be permitted that would directly or indirectly damage existing mature or ancient woodland, veteran trees or species-rich hedgerows.'		
cspo-117		Skelmersdale College	
Plan Ref	9.2	Policy Area CS16: Preserving and Enhancing Green Infrastructure and Biodiversity	Support with conditions
Summary	The policy does not recognise there may be situations where a loss of green space is appropriate in terms of development proposals. The policy and justification wording should be altered to reflect situations where loss of green space can be regarded as acceptable subject to suitable safeguards.		
Response	The Policy makes reference to the delivery of a Green Infrastructure and Open Space Strategy. It is within this document that the relevant deficiencies and surpluses in green space will be identified. The role of the policy would then be to manage development in consultation with this strategy so the appropriate outcomes are delivered in all spatial areas.		
Recommendation	No action required		

cspo-261	Mr Francis Williams	member Ormskirk Friends of the Earth	
Plan Ref	9.2	Policy Area CS16: Preserving and Enhancing Green Infrastructure and Biodiversity	Support with conditions
Summary	A range of policies should be adopted to promote a more diverse flora and fauna across West Lancashire as a whole, both in urban and rural areas, rather than just in isolated pockets - a more holistic approach (S)		
Response	Policy CS16 seeks to provide a network of green corridors that will provide habitats to support biodiversity and prevent fragmentation and prevent fragmentation of the natural environment. The Core Strategy is a strategic document and as such provides overarching policies. Although the comment has been noted this level of detail is not appropriate in the Core Strategy.		
Recommendation	No action required.		
cspo-340	Mr Roger Clayton		
Plan Ref	9.2	Policy Area CS16: Preserving and Enhancing Green Infrastructure and Biodiversity	Support with conditions
Summary	We support the policy but wish to have our network of public footpaths given due recognition and support through the inclusion of an appropriate statement (F)		
Response	Comments noted		
Recommendation	Include footpaths as Green Infrastructure		
cspo-415		Wirral to Wyre Team Natural England	
Plan Ref	9.2	Policy Area CS16: Preserving and Enhancing Green Infrastructure and Biodiversity	Observations
Summary	Natural England believes that Green Infrastructure policies in Core Strategies should commit to developing a delivery framework for an integrated network of multi-functional green infrastructure, with specific sites identified for conservation, enhancement or inclusion in the network. Policies should also seek to realise the potential of greenspace for multi-functional use and benefits.		
Response	Comments noted with reference to biodiversity and geodiversity. Additional wording to be included including including SAC's		
Recommendation	Additional comments regarding biodiversity/geodiversity and SAC's will be added to the Policy.		
cspo-430	Ms Judith Nelson	English Heritage	
Plan Ref	9.2	Policy Area CS16: Preserving and Enhancing Green Infrastructure and Biodiversity	Observations
Summary	CS16 The section of the policy on GI should include a bullet point on the contribution of the historic environment as set out above.		
Response	Contribution of the historic environment is set out in Policy CS17		
Recommendation	No action required		
cspo-613	Mr Alan Hubbard	Land Use Planning Adviser The National Trust	
Plan Ref	9.2	Policy Area CS16: Preserving and Enhancing Green Infrastructure and Biodiversity	Observations
Summary	Policy should be amended to make reference to 'enhancement', in addition to 'protect' and 'safeguard'. (S)		
Response	Comments noted		
Recommendation	Policy is amended to make reference to 'enhancement', in addition to 'protect' and 'safeguard'		
cspo-661	Ms Judith Nelson	English Heritage	
Plan Ref	9.2	Policy Area CS16: Preserving and Enhancing Green Infrastructure and Biodiversity	Observations
Summary	The section of the policy on GI should include a bullet point on the contribution of the historic environment as set out above. (F)		
Response	Comment noted		
Recommendation	We will include include a reference to the historic environment and its contribution to GI.		
cspo-726	Crompton property developments		
Plan Ref	David Crompton	Enhancing West Lancashire's Distinctive Character and Ensuring Quality Design	Observations
Summary	Land at Ormskirk Strategic Development Site (non-preferred option) has a strong countryside character whereas Burscough Strategic Development Site (Yew Tree Farm) is of an urban fringe character. (s)		
Response	Comments noted		
Recommendation	No action required		

cspo-342	Mr Roger Clayton		
Plan Ref	9.3	Policy Area CS17: Enhancing West Lancashire's Distinctive Character and Ensuring Sustainable Design	Support with conditions
Summary	Recommendations for re-wording. (S)		
Response	Comments noted and changes will be considered.		
Recommendation	Change text to accord with above suggestion and ensure positive contribution to landscapes.		
cspo-416	Wirral to Wyre Team	Natural England	
Plan Ref	9.3	Policy Area CS17: Enhancing West Lancashire's Distinctive Character and Ensuring Sustainable Design	Observations
Summary	Natural England welcomes specific Core Strategy policies for conservation and enhancement of landscape character and quality in general for all landscapes in support of the European Landscapes Convention (ELC), along with specific features and character areas identified as particularly sensitive to development. Detailed policies that are informed by locally specific evidence through a Landscape Character Assessment. Unfortunately we do not consider that the policy does any of this. The policy is weak, and unspecific. We would welcome further research into baseline information and a re-write of the policy.		
Response	Comments noted		
Recommendation	All policies in Chapter 9 will be reviewed to ensure they are in line with PPS7, PPS9, PPG17 and locally specific.		
cspo-431	Ms Judith Nelson	English Heritage	
Plan Ref	9.3	Policy Area CS17: Enhancing West Lancashire's Distinctive Character and Ensuring Sustainable Design	Observations
Summary	Policy CS17 is supported however it is suggested that it could benefit from being more place specific and proactive. (s)		
Response	Comments noted . Consideration given to including a statement explaining how the local authority will respond to English Heritage Building's at Risk register		
Recommendation	Include in the justification of this policy that the Council maintains an "At Risk Register" which it will continue to monitor and keep up to date.		
cspo-617	Mr Alan Hubbard	Land Use Planning Adviser The National Trust	
Plan Ref	9.3	Policy Area CS17: Enhancing West Lancashire's Distinctive Character and Ensuring Sustainable Design	Support
Summary	Support the encouragement of good quality design. Support the section of policy relating to recognising heritage assets. Support promotion of the active use of the Borough's landscapes. (S)		
Response	comments noted		
Recommendation	Registered Historic Parks and Gardens is included in the list in the first bullet point under Cultural and Heritage Assets.		
cspo-662	Ms Judith Nelson	English Heritage	
Plan Ref	9.3	Policy Area CS17: Enhancing West Lancashire's Distinctive Character and Ensuring Sustainable Design	Observations
Summary	The policy is supported however it is suggested that it could benefit from being more place specific and proactive. Consideration needs to be given to existing heritage strategies and area appraisals (S)		
Response	Comments noted Consideration given to including a statement explaining how the local authority will respond to English Heritage Building's at Risk register.		
Recommendation	It is stated within the justification that the Council's At Risk Register will be maintained up to date.		
cspo-751	David Sherratt	Local Development Framework Lead United Utilities	
Plan Ref	9.3	Policy Area CS17: Enhancing West Lancashire's Distinctive Character and Ensuring Sustainable Design	Observations
Summary	United Utilities encourages the use of water efficient designs and development wherever this is possible. LPA and developers should consider the total carbon impact of future developments; not only the footprint of the development but also the carbon impact for additional infrastructure assets; their associated treatment processes and their future maintenance and operation requirements.		
Response	Comments noted		
Recommendation	No action required		

cspo-77	The Coal Authority		
Plan Ref	9.3	Policy Area CS17: Enhancing West Lancashire's Distinctive Character and Ensuring Sustainable Design	Support with conditions
Summary	The Coal Authority would suggest that the 6th bullet point in the policy should be amended to read: "minimise the risk from all forms of pollution and contamination and land instability" Reason "In order to comply with the national policy advice in PPG14 in relation to development on unstable land this requires both a strategic and development management policy framework. (S)		
Response	Change of wording request noted		
Recommendation	Amend the 6th bullet point to include land instability.		
cspo-211	Escalibur Ltd		
Plan Ref	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"	Object
Summary	Plan B should identify that Appley Bridge is capable of delivering sustainable residential development without harm to the overall purposes and openness of the green belt.		
Response	The Council's current evidence base work suggests that, whilst Appley Bridge may benefit from reasonable proximity to Wigan, service infrastructure in general is not the most sustainable within Appley Bridge. Furthermore, the draft Green Belt study did not identify any parcels which do not fulfill at least one purpose of the Green Belt as set out within PPG2.		
Recommendation	No Action Required		
cspo-244	Mr Andrew Taylor Planning Director David Wilson Homes		
Plan Ref	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"	Object
Summary	Plan B needs to be part of the main residential strategy, as it will definitely be required. It should be considered on a wider basis than currently proposed. (S)		
Response	Comments noted		
Recommendation	Housing targets for Skelmersdale to be reduced to a more deliverable level. A more robust and detailed "Plan B" to be set out to ensure flexibility.		
cspo-300	Mr Alexis De Pol		
Plan Ref	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"	Object
Summary	Plan B is not the most appropriate or sustainable as it relies on further Green Belt release. Alternative non-Green Belt opportunities should be explored, including the development of land on the urban fringe of the Key/Rural Sustainable Villages.		
Response	Comments noted		
Recommendation	A more robust and detailed "Plan B" to be set out to ensure flexibility.		
cspo-47	Mr Tony McAteer McAteer Associates Ltd		
Plan Ref	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"	Object
Summary	The Council's approach is contrary to national planning policy by having a 'Plan B' from the outset. The Northern Parishes, especially Banks, can take more development than suggested in the draft Plan. The plan should recognise that the Northern Parishes and Banks in particular can play an important role in delivering the Council's objectives. (S)		
Response	The Council considers that it is appropriate to include within the Core Strategy a variation in the course of action, should the original preferred course of action prove impossible to deliver within the plan's timescales. Although labelled 'Plan B', it is not a completely different plan, but a variation of the strategy. Building such flexibility into the plan would avoid the need for "frequent updating", contrary to the claims of the Objector. The approach set out in the Core Strategy is considered to be in line with paragraphs 4.14 and 4.15 of PPS12. However, the Council agrees with the Objector that, as far as is possible at present, any doubts should be resolved in the Core Strategy whilst it is being prepared. With regard to the Northern Parishes, the Core Strategy recognises the potential for development in this area. If the Dispersal option were chosen, Banks would have an extra 100 dwellings. However, given infrastructure constraints, the settlement of Banks is not appropriate for significant amounts of development, certainly not enough to deliver the equivalent of a 'Plan B'. Northern Parishes residents have tended to express the view that significant amounts of development should not be directed to this area.		
Recommendation	A more robust and detailed "Plan B" should be proposed within the Core Strategy, including in what circumstances the "Plan B" may be triggered.		
cspo-533	Hesketh Estate		
Plan Ref	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"	Object
Summary	Plan B is not sound enough as the option has not been tested.		
Response	Comments noted.		
Recommendation	A more robust and detailed "Plan B" to be set out to ensure flexibility.		

cspo-58	Church Commissioners For England			
Plan Ref	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"		Observations
Summary	Flexibility is important (S)			
Response	Comments noted. It is considered that the Core Strategy has scope for flexibility, as suggested.			
Recommendation	No action required			
cspo-614	Mr Keith Keeley			
Plan Ref	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"		Observations
Summary	Generally this section is difficult to understand and may be improved by addition of flow diagram/s			
Response	Comments Noted			
Recommendation	A more robust and detailed "Plan B" to be set out to ensure flexibility.			
cspo-669	Mr Simon Artiss Planning Manager Bellway Homes Ltd			
Plan Ref	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"		Observations
Summary	Chapter 10 (Plan B) - in our experience Inspectors seek greater detail on alternative delivery scenarios than you provide here, and we hope that the above comments assist in this.			
Response	Comments Noted			
Recommendation	A more robust and detailed "Plan B" to be set out to ensure flexibility.			
cspo-727	Crompton property developments David Crompton			
Plan Ref		Delivery and Risk in the Core Strategy - a "Plan B"		Support
Summary	Generally supports need for a fall-back position for development. (s)			
Response	Comments Noted			
Recommendation	No Action Required			
cspo-734	Bickerstaffe Trust			
Plan Ref	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"		Object
Summary	The Council should revise its fall-back policy in order to provide sufficient flexibility and ensure delivery of housing. If not chosen as the strategic development site, Alty's Farm should be included in a formal policy which deals with 'Plan B'. (S)			
Response	Once a preferred location(s) for Green Belt release have been selected for the Core Strategy, the Council will be reviewing its "Plan B" for the Core Strategy and ensuring that it is consistent with the latest Government policy and advice. The Alty's Farm site, along with all other sites previously considered or put forward through representations to the CSPO consultation, will be considered for inclusion in an improved "Plan B".			
Recommendation	A more robust and detailed "Plan B" to be set out to ensure flexibility.			
cspo-158	Mr Philip Carter Planning Liaison Officer Environment Agency			
Plan Ref	10.1	Maintaining Flexibility in the Core Strategy		Observations
Summary	Plans A and B are equally constrained by sewage capacity issues at New Lane. Widespread use of private treatment plants, septic tanks, etc is not supported in a sewered area. If considering any growth at Banks, a Level 2 SFRA would first be required. (S)			
Response	Comments noted. It is agreed that failure to secure the upgrading of the New Lane WWTW (or to secure increases in capacity elsewhere) needs to be taken into consideration when considering a 'Plan B'.			
Recommendation	The "Plan B" should incorporate sites that are not affected by the constraint issue at New Lane WWTW, to generate flexibility if infrastructure improvements are delayed.			
cspo-238	Mr Shaun Taylor Planning Associate Director G L Hearn Property Consultants			
Plan Ref	10.1	Maintaining Flexibility in the Core Strategy		Object
Summary	Plan B should be fully integrated into the Core Strategy to ensure delivery of core objectives, it should not be a back up plan. (S)			
Response	Comments noted			
Recommendation	Housing targets for Skelmersdale to be reduced to a more deliverable level. A more robust and detailed "Plan B" to be set out to ensure flexibility.			

cspo-615	Mr Keith Keeley		
Plan Ref	Chapter 11	Next Steps in the Local Development Framework	Observations
Summary	No mention of Community Infrastructure Levy DPD?		
Response	At the time of going to press the Council had not taken any formal decision to prepare a Community Infrastructure Levy (CIL) charging schedule. Since then, the Government have lent their support to CIL and so the Council have now begun exploring the preparation of a CIL Charging Schedule. The CIL Charging Schedule is not itself a Development Plan Document (DPD) but will be informed by other DPD's and evidence with the LDF.		
Recommendation	No Action Required		
cspo-597	Mrs Margaret Wiltshire	Planning Volunteer, Treasurer CPRE (West Lancs Group)	
Plan Ref	Glossary		Observations
Summary	Glossary should include L.E.P and update the entry on RSS (also perhaps on 4NW and GONW).		
Response	At the time of publication the Council had not formally entered into a L.E.P. The RSS is still formally in place and must be referred to in this context. The exact situation regarding the RSS was explained at the time of publication in Appendix C . The references to 4NW and GONW are accurate as they they were in place in when the evidence base was being formed.		
Recommendation	Include and update references to LEP, RSS, 4NW and GONW in Glossary		
cspo-616	Mr Keith Keeley		
Plan Ref	Glossary		Observations
Summary	There is no explanation of Infrastructure Delivery Plan or Community Infrastructure Levy (CIL)		
Response	Comments noted		
Recommendation	Add definitions of IDP and CIL into Glossary		
cspo-598	Mrs Margaret Wiltshire	Planning Volunteer, Treasurer CPRE (West Lancs Group)	
Plan Ref	Appendix B: The Spatial & Strategic Objectives		Observations
Summary	Various comments about correcting or removing certain areas of Appendix B.		
Response	Comments noted. 1. The "Building for Life" standard is different from the Lifetime Homes standard, although its purposes overlap. The 10 unit threshold is not a threshold below which the standard does not apply, but has been chosen to make monitoring easier. There is no policy requirement in the Core Strategy to meet the BfL standard, but as achievement of this standard is measured anyway, it makes sense for the Core Strategy to "piggyback" on this current monitoring. 2. It is considered that the suggested wording has a different meaning from that in Objective 6. Objective 6 is alluding to links between settlements and all parts of neighbouring areas, not just city centres. So for example, in terms of the Central Lancashire City Region, links are encouraged between Tarleton and Longton /Leyland /Chorley, not just the centre of Preston. 3. NVQ levels are used to monitor educational attainment levels, but do not refer solely to NVQ qualifications themselves. Rather, they refer to equivalent levels of attainment - eg a Degree is equivalent to an NVQ level 4 or above. Subsequently, they provide a good way of monitoring education across all qualification types and levels.		
Recommendation	No change.		
cspo-206	Mrs Anne-Sophie Bonton	Planning Officer	
Plan Ref	Appendix C: Planning Policy Background		Observations
Summary	References to LTP should be updated as LTP3 (2011-2021) was adopted by the Full Council Thursday 28th May 2011. (S)		
Response	Comments noted		
Recommendation	LTP3 and other emerging policy background documents will be reviewed and included within the next stage of the Core Strategy.		
cspo-601	Mrs Margaret Wiltshire	Planning Volunteer, Treasurer CPRE (West Lancs Group)	
Plan Ref	Appendix C: Planning Policy Background		Observations
Summary	p.168 Revise, replace or remove the section on Regional Plans. p.170 Revise, now LTP3 is out.		
Response	Comments noted		
Recommendation	The Planning Policy Background section will be revised and updated through the next stage of the Core Strategy. This will reflect the most up to date planning policy background and in particular the status of Regional Planning.		

cspo-245	Mrs EA Broad	Parish Clerk Lathom South Parish Council	
Plan Ref	Appendix D: Setting Locally-determined Targets		Observations
Summary	Query as to allocated land on Cobbs Clough Road (S)		
Response	Under the Preferred Options Cobbs Clough is being considered as a non employment area i.e an area for housing. Despite marketing, Cobbs Clough has failed to deliver as an employment site and the Council beleive that an employment site adjacent to the M58 would be more attractive to developers given its improved transport connections to the motorway network. Regardless of this fact if Cobbs Clough was maintained as an empyoment area Green Belt release would still be required in skelmersdale for housing.		
Recommen- dation	No action required.		
cspo-343	Mr Roger Clayton		
Plan Ref	Appendix D: Setting Locally-determined Targets		Object
Summary	More explanation and justification required for supporting evidence. (S)		
Response	Acknowledged.		
Recommen- dation	Evidence explained in detail throughout the various supporting studies (eg JELPS & SHLAA). No action required.		
cspo-345	Mr Roger Clayton		
Plan Ref	Appendix D: Setting Locally-determined Targets		Object
Summary	Target should be reduced. (S)		
Response	Comments acknowledged.		
Recommen- dation	Target reviewed but proposed level of housing is required. Selection of sites to minimise loss of agricultural land and impact on rural character.		
cspo-603	Mrs Margaret Wiltshire	Planning Volunteer, Treasurer CPRE (West Lancs Group)	
Plan Ref	Appendix D: Setting Locally-determined Targets		Observations
Summary	p.177 How/why/when did Conbbs Clough employment area (DE5.1.18) become "non-employment"? Is it now considered a nice place to live? If these 9.82 ha were still employment land, maybe the 8ha of green belt release south of the M58 would not be needed. p.182 What is meant by "the derived energy trajectory for the Borough?"		
Response	Under the Preferred Options Cobbs Clough is being considered as a non employment area i.e an area for housing. Despite marketing, Cobbs Clough has failed to deliver as an employment site and the Council beleive that an employment site adjacent to the M58 would be more attractive to developers given its improved transport connections to the motorway network. Regardless of this fact if Cobbs Clough was maintained as an empyoment area Green Belt release would still be required in skelmersdale for housing.		
Recommen- dation	No Action Required		
cspo-301	Mr Alexis De Pol		
Plan Ref	Appendix E: Delivery & Risk in the Core Strategy		Object
Summary	It is inappropriate for Appendix E to impose a presumption against the further granting of permission for market housing within the Key Sustainable Villages, Rural Sustainable Villages and Smaller Rural Villages if housing permissions or completions exceed the targets for these areas set out in Policy CS1. This aspect of Appendix E should be deleted. (S)		
Response	Comments noted. The possibility of, and mechanism for, restraint will be revisited. It is considered prudent to have some means whereby restraint can be applied at a future point in the Core Strategy period, should a genuine need for restraint arise, therefore Appendix E should not be deleted altogether. However, the Council accepts that restraint is unlikely to be required for the foreseeable future in terms of housing land supply, especially given the current government "growth agenda". In terms of rural settlements, the possibility of restraint may be more real, given that settlements tend to have an "environmental capacity" which, if exceeded, could result in harm to the settlement, its function, amenity and environment, contrary to the principles of sustainable development. This is especially the case given infrastructure (utilities /roads, etc.) constraints in a number of the rural settlements in West Lancashire. Therefore, it is considered appropriate for there to be some means by which restraint could be justified, if necessary, at some point in the future. However, the wording of Appendix E will be amended, so that restraint 'may be considered' rather than automatically applied, and that it will only be considered if the targets are exceeded by a significant amount, and if there is robust evidence that more housing would cause demonstrable harm. (Please note that settlement targets are not minima.)		
Recommen- dation	Tone down the section of the residential development policy regarding the possibility of restraint once settlement (or spatial area) development targets are exceeded by a significant amount. Remove the section on the mechanism for restraint in Appendix E.		



cspo-347	Mr Roger Clayton		
Plan Ref	Appendix E: Delivery & Risk in the Core Strategy	Observations	
Summary	Recommendations for re-wording (S).		
Response	Comments Noted. The reference about low demand is referring to developer interest as Appendix E is about deliverability and this is dependent upon developers bringing land forward. The Council is maintaining a focus on Skelmersdale throughout the document in order to facilitate much needed regeneration by creating a supportive framework for actions which may well be driven by processes outside of planning.		
Recommendation	No Action Required		
cspo-602	Mrs Margaret Wiltshire	Planning Volunteer, Treasurer CPRE (West Lancs Group)	
Plan Ref	Appendix E: Delivery & Risk in the Core Strategy	Observations	
Summary	p.199 Enabling sustainable transport choice Why not enlist the help of Parish Councils to elicit what transport the rural community needs (rather than would like occasionally)? In some cases a local minibus service would fit the bill on, if more people can be persuaded out of their cars onto buses, the LCC subsidy and hence the rural bus services would be less at risk.		
Response	The Borough Council have consulted Parish Council's as part of this consultation process and are happy to continue to work with parish Council's. However the Core Strategy is a strategic document and cannot address individual local schemes. It should also be noted that Lancashire County Council are the transport authority for West Lancashire who implement individual scheme and these comments may be more relevant aimed at Lancashire County Council.		
Recommendation	No Further Action Required		
cspo-618	Mr Keith Keeley		
Plan Ref	Appendix E: Delivery & Risk in the Core Strategy	Observations	
Summary	The delivery strategy is inadequate and does not meet the minimum soundness requirements as set out in PPS12. (s)		
Response	comments noted		
Recommendation	Review Appendix E and ensure it is consistent with the latest advice on the Delivery Strategy.		