

DECLARATION OF INTEREST - CHECKLIST FOR ASSISTANCE OF MEMBERS – 2007 OVERVIEW AND SCRUTINY

Name: Councillor

Overview and Scrutiny Committee:

Date:

Item No: Item Title:

Nature of Interest:

A Member with a personal interest in any business of the Council must disclose the existence and nature of that interest at commencement or when interest apparent except:

- Where it relates to or is likely to affect a person described in 8(1)(a)(i) or 8(1)(a)(ii)(aa), you need only disclose the existence and nature when you address the meeting on that business.
- Where it is a personal interest of the type mentioned in 8(1)(a)(viii), you need not disclose the nature or existence of that interest to the meeting if the interest was registered more than three years before the date of the meeting.
- Where sensitive information relating to it is not registered in the register, you must indicate that you have a personal interest, but need not disclose the sensitive information.

A Member with a prejudicial interest must withdraw, **either** immediately after making representations, answering questions or giving evidence where 4 or 6 below applies **or** when business is considered and must not exercise executive functions in relation to that business and must not seek to improperly influence a decision.

Please tick relevant boxes

Notes

	Overview and Scrutiny only		Notes
1.	I have a personal interest* but it is not prejudicial.	<input type="checkbox"/>	<i>You may speak and vote</i>
2.	I have a personal interest* but do <u>not</u> have a prejudicial interest in the business as it relates to the functions of my Council in respect of:		
(i)	Housing where I am a tenant of the Council, and those functions do not relate particularly to my tenancy or lease.	<input type="checkbox"/>	<i>You may speak and vote</i>
(ii)	school meals, or school transport and travelling expenses where I am a parent or guardian of a child in full time education, or are a parent governor of a school, and it does not relate particularly to the school which the child attends.	<input type="checkbox"/>	<i>You may speak and vote</i>
(iii)	Statutory sick pay where I am in receipt or entitled to receipt of such pay.	<input type="checkbox"/>	<i>You may speak and vote</i>
(iv)	An allowance, payment or indemnity given to Members	<input type="checkbox"/>	<i>You may speak and vote</i>
(v)	Any ceremonial honour given to Members	<input type="checkbox"/>	<i>You may speak and vote</i>
(vi)	Setting Council tax or a precept under the LGFA 1992	<input type="checkbox"/>	<i>You may speak and vote</i>
3.	I have a personal interest* and it is prejudicial because it affects my financial position or the financial position of a person or body described in 8 overleaf and the interest is one which a member of the public with knowledge of the relevant facts, would reasonably regard as so significant that it is likely to prejudice my judgement of the public interest or it relates to the determining of any approval consent, licence, permission or registration in relation to me or any person or body described in 8 overleaf and the interest is one which a member of the public with knowledge of the relevant facts, would reasonably regard as so significant that it is likely to prejudice my judgement of the public interest	<input type="checkbox"/>	<i>You cannot speak or vote and must withdraw unless you have also ticked 4 or 7 below</i> <i>You cannot speak or vote and must withdraw unless you have also ticked 4 or 7 below</i>
4.	I have a personal and prejudicial interest in the business but I can attend to make representations, answer questions or give evidence as the public are also allowed to attend the meeting for the same purpose	<input type="checkbox"/>	<i>You may speak but must leave the room once you have finished and cannot vote</i>
5.	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	<input type="checkbox"/>	<i>You cannot speak or vote and must withdraw unless you are a Cabinet member attending under section 21(13) of the LGA 2000 when you may speak to answer questions</i>

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, however 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	□	<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.	□	<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.

EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEE

AGENDA ITEM: 6

29 MARCH 2012

Start: 7.30pm

Finish:9.40pm

PRESENT

Councillor Greenall (In the Chair)

Councillors	Baldock	Griffiths
	Mrs Blake	G Jones
	Blane	Mee
	Cheetham	Moran
	Cropper	Nolan
	Davis	R A Pendleton
	Deaney	Pope
	Furey	Sudworth
	Gagen	

Also in attendance: Councillor M Forshaw Portfolio Holder: Planning and Technical Services

Officers: Assistant Director Housing and Regeneration (Mr R Livermore)
Shaun Walsh (Transformation Manager)
Deputy Borough Planner (Mr I Gill)
Deputy Borough Treasurer (Mr M Kostrzewski)
Performance Officer (Ms A Grimes)
Assistant Member Services Manager (Mrs J Denning)

88. APOLOGIES

There were no apologies for absence.

89. MEMBERSHIP OF THE COMMITTEE

In accordance with Council Procedure Rule 4, Members noted the termination of Councillors Grice, Fillis, Gibson, Hennessy, Kay and O'Toole and the appointment of Councillors Griffiths, Deaneay, R A Pendleton, Davis, Mee and Cheetham for this meeting only, thereby giving effect to the wishes of the Political Group.

90. URGENT BUSINESS, IF ANY, INTRODUCED BY THE CHAIRMAN

There were no items of urgent business.

91. DECLARATIONS OF INTEREST

There were no declarations.

92. DECLARATIONS OF PARTY WHIP

There were no declarations.

93. MINUTES

A question was raised in respect of Minute 78 'Call In Item – Ormskirk Motor Festival' in relation to the sponsorship.

RESOLVED: That the minutes of the meeting held on 2 February 2012 be received as a correct record and signed by the Chairman.

94. PETITION REVIEW - PROPOSED DEVELOPMENTS 'OPTION 1' AND 'OPTION 2' (LOCAL DEVELOPMENT FRAMEWORK /LOCAL PLAN)

Consideration was given the report of the Borough Solicitor, as contained on pages 797 to 812 of the Book of Reports, which set a request to review the steps that the Council had taken in response to a petition received in respect of proposed developments 'option 1' and 'option 2' (Local Development Framework/Local Plan).

The Petition Organiser, Mrs Bjork, addressed the Committee and put forward why she felt the Council had not dealt with the petition adequately and circulated her supporting evidence, which is contained on pages 812a to 812v v, of the Book of Reports.

Comments and questions were raised in respect of the following:

- The Consultation process and procedures
- The inadequacy of the water infrastructure in Burscough – flooding issues
- The potential number of houses on the land at Yew tree farm land and the need to include other amenities, such as a primary school, should this development go ahead
- The Council's statutory responsibility to prepare the Plan
- Housing need in the Borough and affordable housing

RESOLVED: That the steps taken by the Council in response to the petition are adequate.

95. KEY DECISION FORWARD PLANS - 1 MARCH 2012 TO 31 JULY 2012

There were no items under this heading.

96. MINUTES OF THE SPECIAL MEETING OF THE CABINET HELD ON WEDNESDAY 29 FEBRUARY 2012.

RESOLVED: That the minutes be noted.

97. MINUTES OF THE CABINET MEETING HELD ON TUESDAY 13 MARCH 2012.

Consideration was given to the minutes of the meeting of Cabinet held on 13 March 2012. Questions and comments were raised in respect of the following items:

Minute 134 (Selective HMO Licensing) – in respect of the launch and how many landlords had signed up.

Minute 143 (Meeting of the Funding of Voluntary Organisations Working Group held on 29 February 2012) – in respect of the Citizens Advice Bureaux.

Minute 149 (Human Resources and Payroll Partnership Arrangements with Lancashire County Council/One Connect Ltd.) – the advantages and disadvantages.

Minute 150 (Skelmersdale Vision: Proposed Purchase of College Land, Skelmersdale) – potential problems in relation to vandalism and graffiti.

RESOLVED: That the minutes of the meeting of Cabinet held on 13 March 2012, be noted.

98. CALLED IN ITEM

Consideration was given to the following item, as circulated and contained on pages 827 to 836 of the Book of Reports:

99. PUBLIC LAND AUCTION PILOT

Consideration was given to the report of the Borough Solicitor which advised that a decision of Cabinet in relation to the above item (minute 142 refers) had received a call in requisition signed by five members of the Committee. The report set out the reason given for the call in, together with a different decision put forward by the five Members concerned on the requisition notice.

RESOLVED: A. That the Committee does not wish to ask for a different decision.

B. That Cabinet be asked that when the report, “providing details of the pilot and a detailed costed programme for progressing the pilot forward” is submitted to Cabinet that it be referred to the next available Executive Overview and Scrutiny Committee for comment.

100. PERFORMANCE MANAGEMENT FRAMEWORK

Consideration was given to the report of the Transformation Manager which set out the Suite of Performance Indicators, at Appendix A, to be adopted as the Council’s Corporate Performance Indicators Suite 2012/13.

RESOLVED: That the report be noted.

101. REVENUE BUDGET MONITORING

Consideration was given to the report of the Borough Treasurer, as contained on pages 849 to 856 of the Book of Reports, which provided a projection of the financial position on the General and Housing Revenue Accounts to the end of the financial year.

Concerns were expressed in relation to Council House Right to Buy sales and the potential increase in discount and changes to housing benefits.

RESOLVED: That the financial position of the Revenue Accounts be noted.

102. CAPITAL PROGRAMME MONITORING

Consideration was given to the report of the Borough Treasurer, as contained on pages 857 to 866 of the Book of Reports, which provided an update on the current position in respect of the 2011/2012 Capital Programme.

RESOLVED: That the current position in respect of the 2011/2012 Capital Programme be noted.

THE CHAIRMAN



AGENDA ITEM: 7

**EXECUTIVE OVERVIEW &
SCRUTINY COMMITTEE:
28 June 2012**

Report of: Borough Solicitor

Relevant Head of Service: Managing Director (Transformation)

**Contact for further information: Mrs J Denning (Extn. 5384)
(E-mail: jacky.denning@westlancs.gov.uk)**

SUBJECT: PETITION REVIEW REQUEST – SOCIAL INCLUSION OF DISABLED RESIDENTS

Wards affected: Borough Wide

1.0 PURPOSE OF THE REPORT

1.1 To consider a request to review the steps that the Council has taken in response to a petition received in respect of the above.

2.0 RECOMMENDATIONS

2.1 That the Committee determines whether it considers the steps taken by the Council in response to the petition are adequate.

2.2 That if the Committee does not consider the steps taken to be adequate, consideration be given as to what action to pursue within existing terms of reference.

3.0 BACKGROUND

3.1 The Council has adopted a 'Petition Scheme' that sets out how it will handle petitions. In accordance with the procedure if a 'petition organiser' does not feel that the Council has dealt with the petition adequately, he/she can request the Executive Overview and Scrutiny Committee to review the steps taken to respond.

4.0 STEPS TAKEN TO RESPOND TO THE PETITION

4.1 A petition was received on Wednesday, 22 February 2012 containing 35 signatures, details are attached at Appendix A.

4.2 An acknowledgement was sent to the 'petition organiser' on 1 March 2012 which advised that a formal response would be sent to him within 15 working days and detailed what steps the Council may take to deal with the petition i.e.:

- Take the action requested
- Give a written response setting out the Council's views about the request
- Refer to the relevant overview and scrutiny committee
- Refer to Cabinet (executive functions)
- Consider at a meeting of the Council
- Hold an inquiry
- Undertake research
- Hold a public meeting
- Hold a consultation
- Hold a meeting with petitioners
- Call a referendum

4.3 On 13 March 2012 a response was sent to the 'petition organiser', advising that the Transformation Manager, in consultation with the Leader, would provide a written response setting out the Council's views about the request, within 10 working days. A copy of the letter from the Transformation Manager dated 28 March is attached at Appendix B.

5.0 REVIEW REQUEST

5.1 A request to review the steps taken was received, within the deadline, (4 April 2012). A copy of the request is attached at Appendix C.

6.0 COMMENTS OF THE TRANSFORMATION MANAGER

6.1 The Council considers that the steps previously taken in respect of consultation with residents and stakeholders around the impact of withdrawing Concessionary Travel within the district were robust. Full account was taken of the social inclusion impacts, and costs and benefits in making decisions at this time. Furthermore, the decision to cease involvement with discretionary travel concessions was also taken at a time when Government funding within this area was withdrawn and any funding for this was passed to Lancashire County Council with effect from April 2011.

7.0 PROCEDURE FOR DEALING WITH REVIEW REQUESTS

7.1 The 'petition organiser', Mr Lenton, has been notified of the time, date and place of the this meeting and has also been asked if he would like to speak at that meeting on why he considers that the authority's decision on the petition is inadequate, subject to the permission of the Chairman.

7.2 At the meeting

- Should the 'petition organiser' wish to speak, with the permission of the Chairman, he will be able to address the Committee in accordance with Overview and Scrutiny procedure rules.
[Note: The Chairman will normally allow the 'petition organiser' to address the Committee at the beginning of the item, for a maximum of three minutes.]
- Members of the Committee will be able to ask officers questions, through the Chairman.
- With the agreement of the 'petition organiser', Members of the Committee may be able to ask him questions through the Chairman

7.3 Following consideration of the steps taken, the review request and the comments of the relevant officer, the Committee should decide if it considers the petition was dealt with adequately or it may use any of its powers under the Local Government Act 2000 to deal with the matter.

7.4 If the Committee considers that the petition was not dealt with adequately it can:

- Request the relevant officer to bring back a more detailed report on the issue.
- Make a recommendation to Cabinet / Council as appropriate
- Request the Corporate and Environmental Overview & Scrutiny Committee to undertake a Review on the subject matter (subject to current work programmes and resources).
- Set up a Working Group to look at the issue in more detail (subject to the Committees work programme and resources).

7.4 Once the 'review request' has been considered the 'petition organiser' will be informed of the results within 5 working days. The results of the 'review request' will also be published on the website.

8.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY

8.1 Petitions are another method to enable local people to raise concerns with the Council providing a feedback mechanism for the community and improving access for all.

9.0 FINANCIAL AND RESOURCE IMPLICATIONS

9.1 There are no significant financial or resource implications other than officer and Member time in dealing with this request.

10.0 RISK ASSESSMENT

10.1 The Council must follow the procedure it has previously adopted under the Local Democracy, Economic Development and Construction Act 2009.

Background Documents

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

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 Appendix 4 to this report, the results of which have been taken into account in the Recommendations contained within this report.

Appendices

- A. Copy of petition details – 22 February 2012
- B. Letter to Mr Lenton – 28 March 2012
- C. Review request from Mr Lenton – Received 4 April 2012.
- D. Equality Impact Assessment

PETITION FOR THE SOCIAL INCLUSION OF DISABLED RESIDENTS

We, the undersigned residents of West Lancashire, draw the attention of West Lancashire Borough Council (WLBC) to the plight of disabled residents of the Borough whose rights to be socially included in the life of the Borough on the same terms as able bodied residents have been denied them. The withdrawal of local travel concessions to all elderly residents in 2011, a decision that we consider to have been discriminatory and unlawful, led to disabled residents and particularly Dial-A-Ride clients relying on the English National Bus Pass. The result is that some disabled residents of the Borough have been excluded from Council's stated vision that *"We've made a promise to put services first and to build a borough second to none. Our aim is to make the best use of resources to deliver the best possible services. And our values, that we will deliver our vision by continuing to be an innovative organisation that puts residents and "frontline services first", frontline meaning council services that customers come into contact with.*

Council's withdrawal of the local travel concession flew in the face of advice from the Department for Transport (DfT) which stated "that if there are changes in discretionary schemes that could affect the travel of disabled people and their helpers, **they would expect local authorities to assess the benefits and costs of discretionary concessionary travel schemes and other transport policies for their impact on the welfare of disabled people**". In respect of what they call "Rural Proofing" the DfT stated they "do not expect any direct impact of the proposals on rural areas. A number of rural areas have discretionary travel schemes to reflect particular travel needs. **The DfT would expect local authorities to assess the benefits and costs of discretionary concessionary travel schemes and other transport policies for their impact on access in rural areas**". And the DfT stated "they would expect local authorities to assess the benefits and costs of discretionary concessionary travel schemes and other transport policies **for their impact on health**".

Referring to these three DfT impacts, there is no evidence of any consideration of them by WLBC. By comparison we draw Council's attention to its policies that 7 Council employees paid in excess of £61,500 annually then receive annual benefits in kind that in total exceed Council's annual small subsidy to Dial-A-Ride and its 1,000+ disabled clients. Free parking all paid for with council tax is given to all Council staff. To balance such largesse we call on Councillor Westley and his Cabinet colleagues this year, and every year thereafter, to allocate just 0.3% of our useable reserves, currently £18,200,000, for the benefit of our most vulnerable residents. Otherwise we ask if it will still be Council's policy to say to disabled residents "here's your bus pass, now find a bus with wheelchair lifts, handrails and lowered steps to use it on". As a nation we donate a ring fenced 0.7% of our national wealth to overseas development aid. Is it too much to ask that we in this Borough should prioritise and take care of our most vulnerable disabled residents in a similar humane manner?

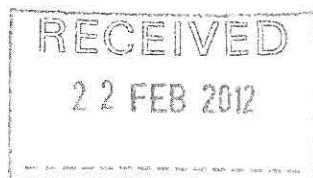
We therefore **PETITION** WLBC to apply the powers of well being provided by the Local Government Act 2000, to restore travel concessions that were callously denied to all disabled residents, particularly those who were reliant on Dial-A-Ride in 2011, and to mandate social inclusion of disabled residents by the implementation of the policy we outline above.

Lead petitioner Alan Lenton [REDACTED] Ormskirk West Lancashire L39 [REDACTED]
alan@thelentonoffice.com

Signed; [REDACTED]

Date; 21st February 2012

We the undersigned formally request WLBC to consider this **PETITION**





**Directorate of Transformation
Corporate Services
Shaun Walsh MBA
Transformation Manager
PO Box 16 . 52 Derby Street
Ormskirk .West Lancashire L39 2DF**

Telephone: 01695 577177
Website: www.westlancs.gov.uk
E-mail: shaun.walsh@westlancs.gov.uk

To: Mr Lenton
(Sent by e-mail)

Date: 28 March 2012
Your ref:
Our ref: LG1/467
Please ask for: Mr Shaun Walsh
Direct Dial no: 01695 585262
Extension: 5262

Dear Mr Lenton,

PETITION REFERRING TO THE SOCIAL INCLUSION OF DISABLED RESIDENTS

I refer to your petition received on 22nd February 2012 regarding the above and to Mrs Denning's letter to you of 13th March 2012.

Having considered the detail within your petition I'm afraid I cannot recommend that the Council reviews it's decision to reinstate Concessionary Travel within the borough. In arriving at this decision, may I draw your attention to the following points that I have considered in reaching this conclusion:-

- The Borough Council previously debated the issue of Concessionary Travel in great detail during the course of 2010/11, at which time it also undertook a detailed consultation exercise before reaching it's decision to cease funding beyond 31st March 2011;
- As I'm sure you are aware, local authorities currently find themselves operating within a very challenging financial environment, whereby extremely difficult decisions have to be made around service delivery. Indeed this is very much the position within West Lancashire and I have to say that these hard choices concerning spending priorities, with ever decreasing resources, are set to continue for the foreseeable future;
- The Council does in fact fund the 'Dial-a-Ride' organisation you mention and this amounts to an annual sum of £28,575 in respect of the current financial year, with a further proposal to commit the same level of funding for 2012/13.

I would confirm that the content of your petition has been noted and shared with senior Cabinet Members, including the Leader of the Council.

Yours sincerely,

**Shaun Walsh
Transformation Manager**

**Gill Rowe LL.B. (Hons) Solicitor
Managing Director (People and Places)**

**Kim Webber B.Sc., M.Sc.
Managing Director (Transformation)**

From: Alan Lenton
Sent: 04 April 2012 13:45
To: Rowe, Gill
Cc: Webber, Kim; Councillor Grant (CR); Walsh, Shaun; Fillis, Councillor
Subject: Petition for the Social Inclusion of Disabled Residents

Dear Director

Why do residents of a Council that asks “What is Discrimination?” and answers its own question by stating “*The Equality Act 2010 aims to protect individuals whether as an employee or as a user of services. The purpose is to ensure that everyone has a right to be treated fairly at work and when receiving services. It protects people from discrimination on the basis of the 9 protected characteristics detailed above and the protection provided varies slightly dependent upon whether the person is at work or using a service”*, need to petition West Lancashire Borough Council (WLBC) to try to avoid such discrimination?

Why does the same Council similarly state it is *committed to a policy of promoting equality of opportunity in recruitment, selection, training, promotion and other conditions of employment, based upon its opposition to any form of discrimination irrespective of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation*, without applying such equality of opportunity to residents who are immobile and disabled? Perhaps it is because these statements form part of the WLBC Equality in Employment Policy document that has trade union approval whereas immobile disabled residents don't have such support?

WLBC has in the recent past committed itself to finding out people's views and attitudes, in that it *wished to provide opportunities wherever possible for people to play an active role in influencing decisions, to enhance people's involvement with the authority, and to extend community engagement*. Council stated this “**was central to achieving social inclusion**”, to enhancing the well-being of the district and to encouraging involvement in local democracy. It stated a community development approach can assist in making community engagement successful. **Unfortunately that commitment to achieving social inclusion has not been applied to many older, immobile, disabled residents of the Borough, who instead appear to have faced positive discrimination by Council's recent policies.**

Council has not dealt properly with the Petition that called for the restoration of travel concessions to disabled residents and to mandate social inclusion of disabled residents. Council's decision to reject the Petition conflicts with that Council policy on social inclusion and its duty to consult on barriers to services. For the avoidance of doubt the barrier to service I refer to is that which bars some immobile disabled holders of the English National Bus Pass from a service enjoyed by able bodied holders of the English National Bus Pass and that Council hasn't in this instance paid due regard to the need to eliminate discrimination and promote and advance equality with regard to disability when it ought to. Council is required to ensure that no service user is discriminated against.

As you know I wrote to object to Council's rejection of the Petition. In doing so I referred specifically to the Council Constitution 17.1 Officers Code of Conduct 8.1 *All employees should ensure that policies relating to equality issues as agreed by the Council are complied with in addition to the requirements of the law. All members of the local community, customers and other employees have a right to be treated with fairness and equity.*

So the Petition submitted by members of the local community asked in effect for what had already been agreed by Council between 2007 and 2010 but refused us and NOT complied with in 2011, the social inclusion of disabled residents. Council is committed to the achievement of the objectives of the Sustainable Community Strategy, including *to build on the solid foundations of a strong voluntary and community sector and to develop community participation and pride in our neighbourhoods, and also to*

improve health outcomes, promote social wellbeing for communities and reduce health inequalities for everyone.

Council agreed to participation by providing opportunities for local people to get involved in influencing decisions and developing plans that affect their communities. An example included running a focus group of disabled service users to discuss with Council staff how leisure facilities could be improved to meet their needs. Council established in its first Consultation and Community Engagement strategy a set of principles to which it would work. These have been updated “to take account of new requirements, and now underpin the new strategy, to reach out to and involve all sections of the community including groups that are sometimes regarded as hard to reach, and the ‘quiet voices’, to help people to take part, to be clear about the extent of influence being offered in any consultation and how the results will be used, and that ***fairness, equality and inclusion must underpin all aspects of community engagement, which should have clear and agreed purposes, accurate and timely information, and appropriate methods***”. At this stage I ask why local disabled people have not been invited to a focus group to discuss with Council staff how they can afford to pay for community travel when the English National Bus Pass cannot be used freely where they reside.

Since 2007 Council has accepted the fact that legislation places important responsibilities on local authorities in relation to disability and equality. Changes to the Disability Discrimination Act, which came into force on 1 October 2004, placed a duty on the Council to remove barriers that prevent disabled people from accessing Council services. In response to the legislation, Council prepared an Equality and Community Cohesion Policy Statement and Strategy, and a Race Equality Scheme, covering race, gender and disability, and ultimately implemented a Comprehensive Equality Plan which set out practical steps to be taken to overcome barriers to equality of opportunity across all council services. In its policies Council committed to ensuring that no service user or employee is discriminated against, and to improving equality practice with regard to disability, gender and race. This includes a commitment to consultation and means that the Council must consult people who are disabled, from ethnic minorities, and from all age groups. As community leader as well as service provider the Council had a duty to consult in two areas, the strategic direction the Council was taking in terms of implementing equality legislation and issues about barriers to services.

As I stated, Council’s reply was based solely on another, previous, Council total refusal of concessionary travel and does not address the Petition. Council considered concessionary travel in March 2011 in its entirety, that of a travel concession for every eligible elderly and disabled resident of West Lancashire and the ensuing high costs of it. In its commitment to undertake equality impact assessments Council states its duties to be “*to eliminate discrimination, harassment and victimisation, advance equality of opportunity (removing or minimising disadvantage, meeting the needs of people)*” and I ask Council to accept now that there was, and is, an adverse impact on equality in relation to the equality target group of immobile disabled residents referred to by Dial-A-Ride as “*1,000+ residents who cannot access public transport and do not use a car. 97% of journeys are provided under the scheme (i.e. free or 50p) and without the concession, a significant number of residents would be unable to pay the fares. Dial-a-Ride would not be able to absorb the loss of revenue and the service would terminate; without inclusion in the NowCard scheme it would be unable to provide any services*”.

I wrote “It is acknowledged the English National Bus Pass took its place and many able bodied holders can use it and are not socially excluded. The Petition asked Council to consider the remaining residents who are discriminated against by their immobility, their inability to reach buses or to board them. It will have been clear to any Cabinet Member, if not yourself, that asking for a limited 0.3% of our useable reserves, (currently £18,820,000), is not asking for concessionary travel for all eligible residents but merely for what the Petition stated “**We therefore PETITION WLBC to apply the powers of well being provided by the Local Government Act 2000, to restore travel concessions that were callously denied to all disabled residents, particularly those who were reliant on Dial-A-Ride in 2011, and to mandate social inclusion of disabled residents by the implementation of the policy we outline above**”.

“Your (Council’s) reply does not indicate options open to Petitioners following dismissal of the

Petition, but the subject, to mandate social inclusion of disabled residents, is worthy of Council undertaking serious research, holding an inquiry, holding a public meeting and if necessary calling for a Borough referendum so the public will choose whether or not disabled and immobile residents will be helped by Council and council tax support to be socially included in the life of the Borough”.

As prescribed in The Statement of Accounts “*Council is committed to consulting local people and is dedicated to engaging the public and a Consultation Action Plan is in place in line with the ‘Duty to Involve’ and Equality legislation. A corporate Equality and Diversity steering group is in place to ensure the Council complies with its duties under Equality legislation*”. It is these commitments that ought now to be exercised and will be drawn to the attention of the Audit Commission.

Council states in public "The Council has set a revenue budget of £14.277m for the financial year. In total current projections forecast that net expenditure will be around £460,000 below this target, which represents a small variance of around 3.2%". I asked how is that a description of what Council described as "ever decreasing resources"? I ask it again.

Petitioners feel it is entirely proper to question an officer’s statement that council has hard choices concerning spending priorities that affect disabled residents while council staff continues to receive free parking that costs council tax payers the equivalent of £100,000 annually.

Petitioners feel it is entirely proper to question the proportion of useable reserves that exceed £18.8million to the 0.3% asked for, and to ask precisely what those reserves are retained for if not to benefit those who contributed to them.

Petitioners also feel it is entirely proper to ask Council to complete a discrete Equality Impact Assessment to determine the level of disadvantage and proportionate negative effect on members of Dial-A-Ride and residents of such sheltered housing as at Stockley Crescent in Bickerstaffe.

As for Council funding ‘Dial-a-Ride’ and this amounts to an annual sum of £28,575 in respect of the current financial year, with a further proposal to commit the same level of funding for 2012/13, this award is in itself discriminatory in that it helps residents who CAN afford to use Dial-A-Ride but does not directly assist individuals who rely on but cannot use the Nowcard on Dial-A-Ride and is in effect irrelevant to our petition.

Council states “The Council’s advertising and publicity materials will promote positive images of all groups within the community” and I ask what image has Council prepared and published of the residents of Stockley Crescent, Bickerstaffe as they try to attend surgeries and shops with their Nowcards in their hands?

I formally request a review of Council’s rejection of the Petition.

Yours sincerely

Alan Lenton

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: <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; 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.	<p>What sources of information have you used to come to this decision?</p>	<p>There is no adverse impact on equality in relation to the equality target groups as the rules on petitions are intended to enable public access to the decision-making process of the authority and as such contribute towards open and inclusive governance.</p>
3.	<p>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)?</p>	<p>Consultation with residents and stakeholders was previously undertaken around the impact of withdrawing Concessionary Travel within the district. The Petition Organiser will be in attendance at the meeting.</p>
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:- <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>	<p>The decision taken is to review the adequacy of the steps taken in response to the Petition The Council considers that the steps previously taken in respect of consultation with residents and stakeholders around the impact of withdrawing Concessionary Travel within the district were robust. Full account was taken of the social inclusion impacts, and costs and benefits in making decisions at this time. Furthermore, the decision to cease involvement with discretionary travel concessions was also taken at a time when Government funding within this area was withdrawn and any funding for this was passed to Lancashire County Council with effect from April 2011.</p>
5.	<p>What actions will you take to address any issues raised in your answers above</p>	<p>No issues raised.</p>



AGENDA ITEM: 8

**PLANNING COMMITTEE:
21 June 2012**

**EXECUTIVE OVERVIEW &
SCRUTINY COMMITTEE:
28 June 2012**

CABINET: 18 July 2012

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)**

**SUBJECT: LOCAL PLAN PREFERRED OPTIONS (LPPO) – FEEDBACK REPORT
AND CONSULTATION RESPONSES**

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 Local Plan Preferred Options (LPPO) consultation period in January / February 2012 for approval by Cabinet.

2.0 RECOMMENDATIONS TO PLANNING 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 EXECUTIVE OVERVIEW & SCRUTINY
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 LPPO consultation in January / February 2012 and the Summary Feedback Report from that consultation (see Appendix 1) and, subject to consideration of the minutes of the LDF Cabinet Working Group on 23 May 2012, Planning Committee and Executive Overview & Scrutiny Committee (Appendix 4-6), approve the proposed response of the Council to each representation received as set out in Appendix 2 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 28 June 2012.
-

5.0 BACKGROUND

- 5.1 The LPPO was consulted upon for a period of 6 weeks from the 5th January to the 17th February 2012. 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, there were forums with housing developers and local businesses.
- 5.2 It was important that a wide catchment of opinions and comments were received in order to inform preparation of the Local Plan and the engagement methods used through the LPPO consultation were designed to maximise interest and involvement.

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 (see Appendix 1). This feedback will influence the changes to policy to be incorporated in the preparation of the Local Plan Publication document and will form part of the evidence base for the Local Plan. A very brief summary of the key issues raised from this feedback is provided below in section 7.0.
- 6.2 The Feedback Report also highlights any changes to the Local Plan that will be necessary as a result of the final National Planning Policy Framework (NPPF), which was published at the end of March 2012. However, such changes are limited given that the preparation of the LPPO took into account the draft NPPF.
- 6.3 Given the number of representations received, the Feedback Report is designed to summarise comments and provide an overview against each policy. The full range of comments can be viewed through the Council's website portal (<http://westlancs.limehouse.co.uk/portal/planning/>).
- 6.4 A formal Council response to each individual representation has been prepared and, where required, a recommendation proposes actual changes to policy that will be reflected in the Local Plan Publication document. The proposed Council

response and recommendation to each individual representation can be seen in Appendix 2.

7.0 RESULTS OF THE CONSULTATION

7.1 1355 written representations were received from 844 respondents, as well as 2 petitions. A further 95 general surveys were completed.

7.2 Analysis of the comments received make it clear that:

- There is general opposition to some proposed residential developments, including the land allocated at Chequer Lane, Up Holland, Firwood Road, Skelmersdale and Yew Tree Farm, Burscough, as well as the Plan B land at Mill Lane, Up Holland.
- There is a significant amount of concern in relation to traffic and utility infrastructure (eg drainage) and the abilities of the Local Plan to make improvements.
- There is support for the flexibility of the Local Plan although concerns have been raised in relation to whether developers will just refrain from building on available sites so that more attractive Plan B sites will be released.
- The development industry generally objects to the housing target (which they regard as too low) and its distribution around the Borough (too much of a bias in Skelmersdale).
- Very few objections were received in relation to other policies in the document.

8.0 NEXT STEPS

8.1 The results of the LPPO consultation have been used to refine the policies that now form part of the Local Plan Publication document. The Council's formal response to each individual representation received during the LPPO 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 2 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 LPPO 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 Local Plan. The SA was published at the same time as the LPPO 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 LPPO will be acknowledged and taken into account when making the final refinement of policies for the Local Plan. A

final SA report will be prepared alongside the Local Plan Publication document to ensure that changes made to the document do not have any adverse impacts on sustainability and this will be made available for representation alongside the Local Plan Publication document.

- 9.3 Progressing the Local Plan should, in turn, help progress the implementation of key aspects of the Sustainable Community Strategy (SCS), such as creating sustainable communities and reducing deprivation.

10.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 10.1 The volume of response has resulted in significant staff resources being required to analyse and respond to each comment. This has been accommodated within existing staff resource but has impacted upon other planning projects.

11.0 RISK ASSESSMENT

- 11.1 The NPPF requires that the Local Plan be based on a “proportionate” evidence base, which should include 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.

A wide range of background, evidence base documents have been utilised in preparing the Local Plan Publication 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

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. Local Plan Preferred Options Consultation – Summary Feedback Report
2. The Local Plan Preferred Options Consultation Responses
3. Equality Impact Assessment
4. Minute of LDF Cabinet Working Group – 23 May 2012 (Planning Committee, Executive Overview & Scrutiny Committee and Cabinet)
5. Minute of Planning Committee – 21 June 2012 (Executive Overview & Scrutiny Committee and Cabinet only)
6. Minute of Executive Overview & Scrutiny Committee – 28 June 2012 (Cabinet only)

Appendix 1

Local Plan Preferred Options Consultation – Summary Feedback Report

Provided separately

Appendix 2

The Local Plan Preferred Options Consultation Responses

Given the number of representations received during the LPPO consultation period, this appendix has been provided separately. It is available on the Council's website (COINS) and a paper copy will be made available in the Members' Library.

For each representation received by the Council, Appendix 2 sets out a summary of the representation, the officer response to the representation and the officer recommendation for any action proposed in response to the representation.

The full representation received can be viewed on the Council's online consultation portal for the Local Plan, at:

http://westlancs.limehouse.co.uk/portal/planning/cssa/local_plan_preferred_options?tab=list

Appendix 3

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.	<p>What sources of information have you used to come to this decision?</p>	<p>The Local Development Framework Evidence Base</p>
3.	<p>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)?</p>	<p>Decision is directly related to a consultation exercise and the methods used in for this exercise are described in the report</p>
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>	<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</p>
5.	<p>What actions will you take to address any issues raised in your answers above</p>	N/A

Local Plan Preferred Options

Feedback Report

May 2012



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Chapter 1 Executive Summary

1.1 This document has been produced to report the results of the consultation on the Local Plan Preferred Options paper, published in January 2012. Consultation was undertaken through a series of forums, exhibitions, surveys, meetings and the invitation to submit written representations.

1.2 1355 written representations were received from 844 respondents, as well as 2 petitions. A further 95 general surveys were completed and many more attended the forums and exhibitions.

1.3 This Feedback Report provides a summary of the views put forward and, alongside the Local Plan evidence base and other consultation exercises, will form part of the evidence for preparing the Publication Local Plan document.

1.4 Analysis of the comments received make it clear that:

- There is general opposition to proposed residential developments, particularly the land allocated at Chequer Lane, Up Holland; Firwood Road, Skelmersdale and Yew Tree Farm, Burscough as well as the Plan B land at Mill Lane, Up Holland.

There is a significant amount of concern in relation to traffic and utility infrastructure (eg drainage) and the ability of the Local Plan to make improvements

There is support for the flexibility of the Local Plan although concerns have been raised in relation to whether developers will just refrain from building on more difficult sites (such as those in Skelmersdale) so that more attractive Plan B sites will be released

The development industry generally object to the housing target (too low) and its distribution around the Borough (too much of a bias in Skelmersdale)

Very few objections were received in relation to all other policies in the document.

Chapter 2 Introduction

2.1 The Government require the Council to involve the community throughout the preparation of the Local Plan, in order to ensure that the community can have their say. The Council has set out how it will do this in the Statement of Community Involvement.

Consultation on the Local Plan Preferred Options

2.2 In January/February 2012, consultation was undertaken on the Local Plan Preferred Options paper through a variety of methods - including written representations, surveys, exhibitions and forums. Events were well publicised through a cover 'wrap' on the Champion newspaper (or a leaflet for all rural homes that do not receive the paper) which was delivered to all households in the Borough. Promotion also involved a press notice, press releases, information on the Council website, Facebook, Twitter, business cards, posters and electronic and postal mail-outs to those registered on the Local Plan consultation database.

2.3 Local Plan officers also met separately with housing developers and local businesses.

2.4 It was important that a wide catchment of opinions and comments were received in order to inform the preparation of the Local Plan and the engagement methods used were designed to maximise interest and involvement.

2.5 The views received through this consultation exercise will be acknowledged, considered and used in the preparation of the next stages of the Local Plan. This report will summarise the representations received, summarise the Council's response to them and detail those actions taken (ie what we have changed in the Local Plan document as a result). Those wishing to view the individual representations received, and the Council's response to them, in full can do so through the Council's website portal. This document cannot report every comment individually, although Appendix A provides the summary of each representation and the Council's response to each representation.

Points to note

2.6 A criticism directed at the Council throughout this consultation was a failure by the Council to listen to objections. The Council can assure people that their views are listened to, but the comments of one area have to be balanced with the comments from the rest of the Borough and other respondents, as well as planning guidance and gathered evidence, to make decisions on the most appropriate site locations and uses. Decisions on planning policies cannot be made on popularity (or lack of it) but have to be based on planning grounds. Therefore, it is not appropriate to say that 'this option received the most votes against and



Chapter 2 Introduction

should therefore be discounted'. It is not the quantity of the comments received, but the validity and quality of the planning arguments contained within them that is important. For example, concerns about property devaluation or loss of a private view cannot be taken into account as they are not considerations for planning.

2.7 The Council consults with a wide variety of individuals and groups, and anyone is able to make representations on the Plan, and all representations need to be considered. The views of the development industry need to be taken into account, as they are instrumental in delivering the housing that is required. For example, during the last consultation, they expressed concern that delivery of 200 dwellings per annum in a challenging housing market area like Skelmersdale would be extremely difficult, and could be found unsound by a Government Inspector. Likewise, the views of local people and environmental groups are also important and taken into consideration.



2.8 Finally, it should be remembered 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. Hence, it is important for the Council to take a balanced view based on all representations and all available evidence.

Exhibitions

2.9 A series of exhibitions were held in different locations of the Borough to illustrate and explain the Preferred Options and answer any questions from members of the public. Exhibitions were held at weekends and in evenings and proved to be popular and well attended. Exhibitions were held at:

- Booths supermarket, Hesketh Bank - Wednesday 11th January 2012 (2-7pm)
Burscough Wharf - Saturday 21st January (10am-4pm)
Skelmersdale Concourse - Saturday 28th January (10am-4pm)
Ormskirk Civic Hall - Saturday 4th February (10am-4pm)

Forums

2.10 Five spatial forum events were held across the Borough in order to facilitate discussion and further ascertain local residents' views on the Preferred Options. Over 200 people attended the forums and included a mix of local residents, landowners, businesses, voluntary organisations, community groups, developers and Councillors. Forums were held at:

- Burscough Stanley Club - Tuesday 10th January (7-9pm)
- Tarleton High School - Thursday 19th January (7-9pm)
- Ormskirk Civic Hall - Tuesday 24th January (7-9pm)
- Skelmersdale Ecumenical Centre - Wednesday 25th January (7-9pm)
- Council Offices, Ormskirk (extra date to meet demand) - Friday 3rd February (2-4pm)

2.11 During the consultation, a few individuals expressed concern that they could not get a place on the Burscough forum because the event was at capacity. Capacity at the forums is not based on the capacity of the room but by the numbers of people that can be accommodated in the break-out workshops. Too many in one group and the facilitator would be unable to manage discussions and hear contributing views.

2.12 Of all these individuals the Council were aware of who could not get a place on the Burscough forum, all were offered places at alternative forum events. This included the addition of the extra forum at the Council offices. Furthermore, people were able to submit their comments through a variety of other methods. Forums were not the only way for people to voice their views.

2.13 Of those who registered onto the forums, many did not turn up to the events. Whilst it is recognised that problems in attending cannot always be helped, it does mean that their places could have been filled by others wishing to attend.



2.14 A consistent approach was taken at each Spatial Forum to ensure that those attending were given equal opportunities to put their views forward, and also to ensure that the results from the discussions could easily be correlated. Each forum began with the same presentation, followed by individual workshop groups to discuss the Local Plan, following which attendees responded to an electronic voting exercise on a series of multiple choice questions. Each forum was designed to last 2 hours with the workshop discussions taking up over half of this allocated time.

2.15 It is important to note that the electronic voting was intended to summarise the main consensus of opinion at each of the forums and provide a rough indication of feeling at each forum. It was not intended to be a precise reflection or representation of the views in each area. The only people not allowed to vote were any Councillors in attendance (as they are able to cast their opinion through Council meetings) and any landowners or their representatives that the Council were aware of. Consultation is open to everyone, and just as we allow members of the public to cast their opinion, we also allow representatives of other organisations to do the same.

2.16 All attendees were also asked to submit formal comments through the written representation exercises.

Written Representations

2.17 The Local Plan Preferred Options paper was available to view on the Council's website, in the Council offices and contact centres and in most libraries and post offices across the Borough. 1355 written representations were received, from comments submitted online

through the website portal, via email, letter or form. Responses came from a wide range of sectors including voluntary and community groups and organisations, businesses and residents and members of the public.

Surveys

2.18 A general survey was also produced and available on the Council's website or to collect at the exhibitions, forums, Council offices, public libraries and post offices. It contained 10 multiple choice questions to quickly ascertain general views on locations for Green Belt release and the policies of the Preferred Options paper. 95 surveys were completed and submitted.

Business breakfasts

2.19 A business breakfast meeting was held at the Council offices, Ormskirk to enable local businesses and employers to find out more about the Local Plan and how it may affect them in the future.

Housing developer forum

2.20 Representatives from housing developers were once again invited to attend a forum at the Council offices, Ormskirk to specifically discuss the Preferred Options and policies in relation to housing. The event lasted two hours and was formed of a series of question and answer led discussions.

2.21 The results of all the events are discussed over the following chapters.

2.1 National Planning Policy Framework

2.22 The National Planning Policy Framework (NPPF) came into effect in March 2012. This Feedback Report also details a number of changes required to the Local Plan as a result of the introduction of the NPPF.

Chapter 3 Written Representations on the Local Plan Preferred Options

3.1 This chapter summarises the written representations received through the consultation, and summarises the council's response to the comments, including highlighting those changes made to the Local Plan as a result.

3.1 Chapter 1: Introduction

Chapter 1: Introduction

Numbers of responses received

Objections	Support	Support with conditions	Observations	Other	Total
6	4	0	15	3	28

What you said

3.2 Many of the comments in this section repeat those received against the individual policies, and so will be detailed as this section progresses.

3.3 There was a criticism that larger proposal maps should have been supplied in this document as the individual plans are too small in scale and provide no details of the rural areas. There was a further criticism that the website does not display all evidence and informing documents in one page to enable easy identification.

3.4 Views were also expressed that the Local Plan should be amended to incorporate the recommendations of the Habitats Regulation Assessment in the policy wording.

3.5 There were further concerns over consultation methods.

3.6 Support was received in relation to policy on minerals and waste developments.

Council response

3.7 Larger proposal maps will be prepared, included and made available at later stages of the Local Plan's production. As the plan is currently in draft stages, large proposals maps are too costly and inappropriate to produce.

3.8 Supporting evidence and background documents for the Local Plan are available on the Council's website. However, the preparation of the Local Plan is a complex process and involves many stages and many forms of reports. For this reason, information is displayed in relation to topics and stages, as this is considered to be the most logical presentation method. However, the Council will review its web pages and try to present the studies more clearly.

Chapter 3 Written Representations on the Local Plan Preferred Options

3.9 The technical assessments, including the SA and HRA, run parallel to the preparation of the Local Plan and are updated as each stage progresses. Recommendations of the current assessments will be reflected within the Publication version of the Local Plan .

3.10 The Council's response to criticism over consultation methods can be found in Chapter 2 (Introduction) of this Feedback Report and through the analysis of specific policies as this section continues. Nevertheless, it is felt that the Council have used sufficient methods with which to promote the consultation process.

Recommendations for change as a result of consultation

- Principle added to para 1.3 - Preserving and enhancing the natural and built environment
- HRA recommendations reviewed and will be implemented as the Local Plan is refined.
- Drafting errors / typing errors to be corrected

Recommendations for change as a result of the NPPF / other policies

- None

3.2 Chapter 2: Spatial Portrait

Chapter 2: Spatial Portrait

Objections	Support	Support with conditions	Observations	Total
8	3	5	13	29

What you said

3.11 Again, many of the comments in this section repeat those received against the individual policies, and so will be detailed as this section progresses.

3.12 There was some questioning of figures and/or their use in justifying development. There was also criticism that the portrait of Skelmersdale portrays the town with a negative bias. There were further complaints that Lathom South Parish is not dealt with in its own right and as separate to Skelmersdale.

3.13 Changes made as a result of the last consultation exercise were acknowledged and supported.

3.14 There was a suggestion that environmental issues should feature more prominently, along with transport improvements. There was also a suggestion that 'Housing' should be identified as a specific key issue for the Borough.

Council response

3.15 The figures are used to provide a summary of the Borough's Profile with more detailed analysis and information provided through the supporting evidence papers. The justification of development, including distribution and types of housing, are explained through the Local Plan policies, most notably SP1.

3.16 It is not the Council's intention to portray Skelmersdale negatively but the portrait does have to describe all areas of the Borough using accurate evidence, and unfortunately the data for Skelmersdale does identify a number of issues in the town, such as high deprivation, low value property, poor health and poor education levels. These are issues that the Local Plan seeks to remedy through the regeneration and development of the town.

3.17 Parishes, such as Lathom South, are acknowledged in the spatial portrait as a geographical reference only. Planning is not determined by administrative boundaries but by functional spatial areas. However, the Council will reference South Lathom alongside Lathom and the other Eastern Parishes in the Spatial Portrait.

Recommendations for change as a result of consultation

- Inclusion of Rufford Old Hall in the spatial portrait for Rufford as a heritage asset and tourist attraction
- South Lathom to be included in para 2.41
- Para 2.21 - change 'weakening' (agricultural sector) to 'vulnerable'
- Re-wording of Skelmersdale Town Centre key issue

Recommendations for change as a result of the NPPF / other policies

- None

3.3 Chapter 3:A Vision for West Lancashire 2027

Chapter 3: A Vision for West Lancashire 2027

Objections	Support	Support with conditions	Observations	Total
13	8	8	8	37

What you said

3.18 Once again, many of the comments received against the Vision reiterate comments made against the policies, and so will be discussed as this chapter of the Feedback Report progresses. There were other calls for amendments to wording, clarifications and greater justifications and explanations.

3.19 There was a suggestion that the tourism role in the northern parishes should be acknowledged and promoted in the Vision. A reference to the inclusion of a statement on the development of the green economy and the creation of jobs through renewable energy deployment, as well as the securing of electricity supply was also suggested. There was an objection to Objective 8 and the requirement that all development should be required to use carbon neutral technology as it was considered this could render developments unviable.

3.20 There were further comments about the accuracy of the housing targets, and Objective 5.

Council response

3.21 The Vision provides a summary of how West Lancashire should be in 2027. The Local Plan provides the strategy and policies with which to deliver this Vision.

3.22 Comments on renewable energy were noted, and energy is included in Objective 8. Renewable energy issues, such as viability, are detailed in Policy EN1. Sustainable development is recurrent through all objectives and the Local Plan policies.

3.23 Whilst it is accepted that the RSS requirement currently stands, it is expected that this will soon be revoked. In the light of the most recent information on population, the housing target of 310 dwellings per annum is considered most appropriate for the Borough. The reasoning behind the housing target is set out in the Technical Paper 2: Housing.

Recommendations for change as a result of consultation

- Under Objective 5, housing figure changed from 300 to 310 new homes a year
- Amend wording of Objective 7

Recommendations for change as a result of the NPPF / other policies

- None

3.4 Chapter 4: Strategic Policies

Policy SP1: Sustainable Development

Objections	Support	Support with conditions	Observations	Total
56	11	15	15	97

What you said

3.24 Support was received in relation to the settlement hierarchy and distribution of development. This included focusing the majority of development on Key Service Centres and allocating over half of all proposed new development within Skelmersdale. It was emphasised that development should only be permitted in locations easily accessible to good public transport services. The creation of an Ormskirk bypass was supported.

3.25 There were questions raised as to how the figures for housing had been derived. Some felt the figures were too high and fewer sites are needed, whilst others felt that the housing figures should be increased and more sites identified for housing. There were concerns, mainly by developers, that the numbers of housing allocated to Skelmersdale place an over-reliance on delivery in the town which cannot be achieved. There were also calls, again from developers, that the current housing delivery deficit should not be spread out over the whole plan period as proposed, but rather front-loaded as an urgent objective to recoup the shortfall through the release of sites.

3.26 A few respondents considered that the Local Plan fails to do enough to prioritise housing development on brownfield sites. Other criticisms were received in relation to whether the Local Plan does enough to deliver employment development or plan for infrastructure. It was suggested that the Local Plan should set out realistic delivery targets for development detailing how and when they will be progressed.

3.27 Concerns were raised about the difficulty of delivering housing given the infrastructure constraints in Burscough and Ormskirk and the ongoing weak market problems of Skelmersdale. It was suggested that development in Skelmersdale should be linked with the regeneration and town centre redevelopment timescales. It was also suggested that if the Council were to release safeguarded land now, with a greater certainty of development occurring on those sites, then the housing targets could be more easily met.

3.28 There were some respondents that felt that Ormskirk should still be considered for greater levels of development, as well as the smaller rural settlements such as Halsall and Haskayne. A few felt that the benefits and disadvantages of development in Ormskirk had never been properly set out and fully available for the public to comment on. However,

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others felt that the rejection of the Ormskirk strategic site was the right decision and enables a fair balance for development across West Lancashire whilst focusing development in the most sustainable areas, prioritising brownfield land development and releasing only the most appropriate Green Belt sites.

3.29 There were concerns that needs of rural communities, such as affordable and elderly accommodation, would not be met under the current proposals. There were also concerns that Burscough is taking the largest amount of Green Belt release and the second highest housing delivery targets, despite it being a lower order settlement than Ormskirk and some representations considering it has the same issues that justified the deletion of Ormskirk as a strategic option for development.

3.30 Criticisms were received that the Local Plan fails to identify Southport as a regional town and, in doing so, fails to illustrate the sustainability of linking areas of West Lancashire to this settlement. It should be noted that this comment was submitted in direct support of development at Fine Janes Farm, Halsall.

3.31 There were requests that the former School site at Hoole Lane, Banks is allocated for development to prevent it from becoming an eyesore within the village. Other sites suggested included sites in Rufford, Banks, Aughton and Appley Bridge.

3.32 Development of Green Belt land was not supported by many respondents because of the loss of agricultural land. It was felt that this land should be protected to secure food production.

3.33 Some felt that there should be a presumption in favour of renewable energy developments, even in the Green Belt, and that they should only be prevented if it can be demonstrated that significant negative factors outweigh that presumption.

3.34 There were some concerns that the Local Plan does not contain contingency plans for the potential of flooding in relation to the Lower Alt. A further request was received for a minor change of wording to flood risk.

3.35 The Coal Authority submitted a request for the Council to ensure mineral reserves are protected and issues as a result of Skelmersdale's mining legacy considered.

3.36 There were several objections concerning the whole document that Lathom South was not being considered as an independent settlement.

Council response

3.37 The Local Plan needs to be compliant and consistent with national planning policy in order to be found "sound". Therefore, the Local Plan needs to ensure it delivers sufficient housing to be considered consistent with national planning policy and household projections.

3.38 The housing target is based on the latest evidence in the CLG Household Projections and is a minimum target. Figures on housing are explained in more detail in the supporting Housing Technical Paper whilst Infrastructure Delivery is discussed in the Infrastructure Delivery Plan.

3.39 The Council reviewed the proportion of housing that could be delivered in Skelmersdale following comments made at the last stage of consultation. As a result, it was decided that the Skelmersdale targets were too high to be deliverable and figures in the town were reduced, with the resultant effect of needing to place those residential units in other areas of the Borough.

3.40 The Council are confident that new targets in locations such as Skelmersdale with Up Holland and on the larger strategic sites can be delivered in a timely manner over the Local Plan period and have based this on historic delivery rates and anticipated site-based annual delivery rates in different locations across the Borough. With regard to the emerging National Planning Policy Framework, the 20% extra applies only to the 5-year housing land supply, and latest guidance from CLG has made it explicitly clear that this 20% does not apply to the full 15-year target, nor should it mean that said target should increase.

3.41 The Local Plan Preferred Options proposes a distinction between its preferred development strategy / allocations and its "Plan B" to limit the amount of Green Belt land to be developed and encourage the development of brownfield sites in the urban areas and existing villages. If there was no distinction between the preferred strategy and "Plan B", more Green Belt land would be lost to development than may be needed to satisfy local housing targets, possibly instead of brownfield sites in urban areas.

3.42 The Local Plan does include all brownfield sites within existing towns and villages, but even taking these into account, a small amount of Green Belt is still required to meet the housing targets for the Local Plan period. In arriving at the preferred strategy, the desire to minimise release of Green Belt was a key consideration, but it was not the only consideration. Sustainability, infrastructure provision and the environment were key factors, as was preserving and enhancing the Borough's rural character wherever possible. Therefore, the preferred strategy does maximise opportunities to use non-Green Belt land first, but only where good planning in terms of sustainability, infrastructure, the environment and maintaining the character of the Borough allow.

3.43 The land to be released from Green Belt is less than 1% of the Borough's total and the remainder will remain protected from development for the Local Plan period. Over 90% of the Borough will remain Green Belt and agricultural land - the highest proportion in the country.

3.44 SP1 does not prioritise brownfield land because it is not necessary, as all brownfield land will be required to deliver the Local Plan.

3.45 The Local Plan Preferred Options would see 86% of residential development located in the three Key Service Centres of the Borough. This is considered appropriate and sustainable given that it locates new housing nearer to key services. The size of an existing settlement cannot be the main determining factor in where development should go. While Ormskirk is a sustainable settlement and a Key Service Centre, so is Burscough. Both Ormskirk and Burscough are sustainable settlements and Key Service Centres, although both are affected by infrastructure constraints (waste water treatment and, especially Ormskirk, traffic issues). Given that both Burscough and Ormskirk are sustainable locations for new development, the selection of sites for Green Belt release was determined on site-specific assessments, including the results of the Sustainability Appraisal.

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3.46 The Local Plan has been prepared with full knowledge that Southport (along with other parts of Sefton) is a significant provider of services for the western parts of West Lancashire. However, despite their proximity to Southport, the western parishes are still rural in nature and so development must be carefully planned and limited to protect the rural character of the area. The Local Plan does enable development within existing villages (including Halsall and Haskayne) but does restrict development in the least sustainable villages. Expansion of these areas is resisted to retain the rural character of those villages and ensure Green Belt is lost only in the most sustainable locations. Policies EC1-3 do encourage employment developments in rural areas.

3.47 It is recognised that there are potential benefits of the development of other sites, such as Station Road in Banks and Parrs Lane, Aughton. However, these are not considered to be as sustainable as other sites, due to issues including services, infrastructure, the availability of other more suitable sites and the protection of Green Belt. Some sites, such as the former school site in Hoole Lane, Banks, are within the existing village boundary and therefore redevelopment of the sites would be permissible in principle.

3.48 Lathom South Parish is not a settlement, but an administrative area. Settlements listed in the Table in SP1 were limited to those not washed over by the Green Belt. The only area of land not washed over by the Green Belt in Lathom and Lathom South is the land directly adjacent to the western edge of Skelmersdale bounded by Spa Lane, Firswood Road and Ormskirk Road (A577), including those properties on the south side of Ormskirk Road. This land is contiguous with the Skelmersdale urban area and includes XL Business Park (a functioning part of the wider Stanley Industrial Estate in Skelmersdale), the land proposed to be allocated between Firswood Road and Neverstitch Road for housing (and which may well have its primary access onto Neverstitch Road in Skelmersdale) and the existing residential properties on Ormskirk Road and Firswood Road. Therefore, while virtually all this land may, administratively, be within Lathom South, functionally and spatially it is a part of the Skelmersdale urban area and not an independent settlement.

3.49 The Council recognise that, ideally, the start date of the Local Plan should coincide with the adoption of the document. However, due to a slippage in timescales for preparation due to the need to reconsult on strategic changes to the proposed policies this will not happen for the Local Plan DPD. To alter the Plan period (and so add to the housing and employment land targets and therefore increase the release of Green Belt for new development) would constitute yet another strategic change, resulting in an other delay to the preparation of the Local Plan DPD. It is anticipated that housing delivery will remain slow over the early part of the Local Plan and gradually rise over the Plan period. Therefore, the Council proposes a lower annual target initially that then rises to an above average annual target in the latter part of the Plan period. This gradual rise in housing targets also allows for the time needed to rectify the key infrastructure issues in the Borough, such as the waste water treatment issue which precludes development on large greenfield sites in the Ormskirk and Burscough areas.

Recommendations for change as a result of consultation

- Policy SP1 to be simplified. Much of latter part removed to avoid duplication with later policies or moved to Policy GN3.
- Re-label Ormskirk with Aughton and Burscough as 'Key Service Centres' only within the settlement hierarchy

Recommendations for change as a result of the NPPF / other policies

- 'Model' policy wording on NPPF and Presumption in favour of sustainable development inserted

Policy SP2: Skelmersdale

Objections	Support	Support with conditions	Observations	Total
10	7	1	8	26

What you said

3.50 The majority of comments received were in support of the regeneration of Skelmersdale town centre, particularly to accommodate new retail, office, leisure uses and a night-time economy as well as affordable housing.

3.51 However, there were calls that the viability of the Concourse should be protected amidst the plans for the town centre development through appropriate integration. There were also calls that the civic buildings (library, pool, police station) should be appropriately located so as to integrate with the town centre and its functions.

3.52 It was highlighted that consideration needs to be given to promoting sustainable travel methods such as walking and cycling in Skelmersdale given the current design of the roads. This could include improving the underpasses. Rail links, a rail station and improvements to bus services were also supported.

3.53 Representations with regard to the proposed new supermarket were mixed, with some respondents stating that it should be resisted as out of town retail, while others supported a new supermarket.

3.54 It was recommended that the Tawd Valley should be incorporated into the layout of new residential developments as a feature. Town centre development should also be connected to a strategic green infrastructure and residential areas.

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3.55 It was reiterated that the Council should carefully consider reliance on Skelmersdale to deliver its housing targets due to the weak housing market in the town. Some representations felt that the figure of 10% affordable housing seems particularly low whilst other representations supported it.

3.56 There were some suggestions for the re-wording of the policy to support the redevelopment proposals and remove the prescription of floorspace targets.

Council response

3.57 The Council support the provision of cycling and walking facilities in Skelmersdale and they are a priority within the Local Plan and Local Transport Plan 3 (LCC). The Council also supports the delivery of a rail link into Skelmersdale and is assisting the responsible authorities with their investigations into the feasibility and delivery of such a scheme.

3.58 The Council's retail studies indicate that there is capacity for an additional food store in Skelmersdale but Policy SP2 clearly states it should be integrated with the town centre proposals as part of an integrated regeneration scheme.

3.59 To ensure Policy SP2 remains flexible, the Council will remove specific retail floorspace figures and the justification will require proposals to accord with the latest available evidence.



3.60 As a result of comments made in the last consultation (2011), the target for Skelmersdale was reviewed and reduced by 20% from 200 dwellings a year to 160 dwellings. Whilst the Council recognises that this is still a relatively high figure in terms

of past delivery rates, the Council are confident that the quality of the housing land supply, coupled with the town centre improvements, will assist in achieving this target.

3.61 The Council recognises the need for affordable housing, and an increased housing offer in general, and has therefore designated land around the town centre area positioned close to existing residential areas where there is the potential to develop links through these currently open areas into the town centre.

Recommendations for change as a result of consultation

- Remove reference in SP2 (2.i) to quantity of floorspace and reword justification to require proposals to accord with the latest available evidence
- Remove reference in SP2 (2.i) to a new high street
- Amend figure 4.2 to remove retail figures
- Add reference to latest Retail Study Update evidence, including indicative floorspace, to justification

Recommendations for change as a result of the NPPF / other policies

- None

Policy SP3: Yew Tree Farm, Burscough

Objections	Support	Support with conditions	Observations	Total
473	12	2	6	493

Of those 473 objections, 376 were the same standard letters from a template, individually signed by Burscough residents. In addition, a 1643 signature petition was received, which has been previously considered by the Council.

What you said

3.62 Of the objections there were many points raised and criticisms directed at the Council, including the following:

- Loss of Green Belt
- Loss of agricultural land
- Loss of farming jobs
- Loss of open views
- Loss of wildlife, trees and hedgerows
- Loss of village character
- Loss of private view
- Devaluation of property
- Scale of development
- Loss of safety buffer between residential and employment uses.

- Health implications (such as cancer and industrial accidents) caused by development being built too close to the employment area
Flooding and poor drainage problems, which will be exacerbated by the addition of more impermeable surfaces by the development
The need for infrastructure improvements
Utility improvements in relation to waste water should be provided by the Council irrespective of development
Congestion and traffic problems which would be exacerbated by the development
Traffic problems degrading the quality of Burscough town centre commerce and the usability of the industrial estate
Increased pollution
Insufficient car parking in the retail centre of Burscough
Impacts of traffic from Burscough on Newburgh (A5209)
Failure to create a bypass to deal with the traffic
GPs, schools, policing and other services will be unable to cope with increased numbers
Burscough is a rural area and should not have development
Failure to use all available brownfield sites in West Lancashire first
Infill development according to need would be more suitable
The availability of alternative options (such as an Ormskirk strategic site)
Vacant properties should be taken into account and deducted from the housing targets
Unsustainable development
Lack of confidence in the actual delivery of new services and improvements
Object to the provision of affordable / council houses

3.63 Some raised objections that they did not think the consultation was carried out in a fair way. They felt that the previous objections from Burscough residents had been ignored, particularly given the feedback illustrated that the Burscough option had the highest number of objections received out of all the options initially put forward. There were also complaints that the Council are listening to the views of people outside of Burscough to gain support for Yew Tree Farm development.

3.64 Some support was also received for the proposals. It was acknowledged that the proposals would deliver new residential, employment, economic and community benefits to Burscough. This would include new amenities, a school and a park. Many recognised that new housing is needed, including affordable and specialised housing as well as market housing, and that Burscough is an appropriate and sustainable location. Proposed housing will be close to the local centre, and to the industrial estate, making it easy to access retail, services, transport and employment. There was a further suggestion to build houses near Higgins Lane to help regenerate the southern part of Burscough.

3.65 Furthermore, whilst the need to resolve problems with infrastructure are essential before any development can commence, it was recognised that this is specified within Policy SP3. Any development will therefore only serve to improve the infrastructure in the area which can only be a further advantage. Without this strategic site, no improvements could be made and the problems could potentially continue to increase.

3.66 It was felt that businesses and employment would be attracted to the area and the local economy would be improved as a result of increased commerce and expenditure in the local businesses. Some pointed out that Burscough is a key service centre, and supports other local and more rural areas with fewer services available to them rather than just Burscough itself.

3.67 Some stated that Burscough traffic, by comparison, is less problematic than other areas such as Ormskirk. Indeed, traffic in Ormskirk is often exacerbated by people travelling to Southport causing gridlock through the town. Some raised concerns that if development cannot be placed by a major road (A59) then that should limit the suitability of other areas that are not within easy access of a main road. Much of the support recognised that the traffic and transport issues could be addressed prior to, or through, the development taking place.

3.68 It was highlighted that the land identified for release is surrounded by development on three sides, does not fulfil the current purposes of Green Belt and is of lower grade agricultural land than other sites considered. Subsequently, some respondents deemed it to be of lesser importance to the Borough. It was considered that releasing Green Belt land elsewhere in Burscough would extend development into the open countryside. It was stated that the current proposals will provide the opportunity to infill the current settlement layout, linking the straggle of ribbon development at the south of the Burscough into a coherent whole. Some felt that those options presented in earlier stages of the Local Plan (Dispersal and Ormskirk), would not provide the benefits of the scale of services, infrastructure and development opportunities as those proposed for Burscough through this Plan.

3.69 There was confirmation by the landowners that the land is available for delivery and that they support the creation of a decentralised energy network.

Council response

3.70 Firstly, in response to the criticism directed at the Council in relation to consultation and ignoring representations and public opinion, the Council can assure all concerned that all views are listened to, but the comments of one group have to be balanced with the comments from other respondents, as well as planning guidance and gathered evidence, to make decisions on the most appropriate site locations and uses. Decisions on planning policies cannot be made on popularity (or lack of it) but have to be based on valid and sound planning grounds. Therefore, it is not enough to say that 'this option received the most votes against and should therefore be discounted'. Nor can comments about property devaluation or loss of a private view be considered.

3.71 In relation to the planning grounds raised, the Council can respond as follows:

3.72 Existing homes in the Borough cannot count towards the housing targets in the Local Plan. A 3% vacancy rate is typical in any housing market and is required to ensure a necessary level of 'churn' in the market. Indeed, West Lancashire's level is lower than the national average of 5%.

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3.73 All brownfield sites in West Lancashire have been identified and assessed for the suitability of their development. The vast majority will be used for development and have been included in the calculations of land requirements, however, there is still an insufficient supply with which to meet need. Subsequently, Green Belt release has had to be considered.

3.74 The release of Green Belt for development is a last resort for the Council to meet housing and employment needs over the next 15 years. The total area proposed for release is only 0.4% of the Borough's total Green Belt land. This small quantity of land, not all used for agriculture, represents a small proportion of agricultural land and will have little effect on the agricultural economy in the Borough.

3.75 Spreading Green Belt release through smaller sites was considered early in the preparation of the Local Plan but was rejected because it would impact on more areas of Green Belt (many of which actually fulfil the purposes of Green Belt), it would spread the impact on infrastructure around the Borough without being able to address any resolutions, and would reduce the levels of viability in delivering affordable homes.

3.76 The Yew Tree Farm site is bounded by existing development on three and a half sides, with only small gaps along the built boundary lines. The Green Belt study found this site no longer fulfils any of the purposes of the Green Belt and therefore should no longer be designated as Green Belt, making it suitable for release. The agricultural land quality of the Yew Tree Farm site was assessed by professional consultants and was only one factor used in assessing the potential sites for Green Belt release. In comparison to the other sites assessed, the Yew Tree Farm site generally did not have as high quality agricultural land.

3.77 The amount of housing proposed forms part of a borough-wide target for housing which is needed to meet the projected growth of the West Lancashire population. The role of the Local Plan is to direct development proportionally to areas and settlements within the Borough based on infrastructure and environmental capacity to ensure the development is delivered as sustainably as possible.

3.78 Skelmersdale is accommodating over half the new housing in the Borough over the 15 year period. The market cannot deliver any greater than this in any one area and the needs of the entire Borough must be met by spreading the development across other main settlements. Ormskirk suffers from similar infrastructure constraints to Burscough however its levels of traffic congestion are far greater and it has more limited scope for improvements to remedy its problems.

3.79 Burscough is the third largest settlement in the Borough and is considered a Key Service Centre that residents from a wide surrounding area use for services and amenities and is a far more sustainable settlement than the next largest settlement in the Borough (Tarleton) with comparably better infrastructure than the rural areas of the Borough. The settlement is allocated 18% of the overall development needs of West Lancashire, and the Council considers this to be appropriate. The housing figure for the Yew Tree Farm site has been reduced from 600 dwellings to 500 to account for feedback received in the last consultation exercise (2011) regarding delivery within the plan period.

3.80 Whilst it is understandable that residents do not wish to see the local area change, planning for large scale development through the Local Plan process is considered to be appropriate to the Burscough settlement, the wider Borough and in tune with the guidance

of the NPPF (para 52). The Yew Tree Farm development site is located between existing developed areas which reduce the likely impact development would have on the rural nature of the Borough, and in particular the impact the development would have if it was located in proximity to some of the smaller villages that do not have the scale of urban area or local services that Burscough has.

3.81 The Council understands the concerns that residents have in terms of the need for detail within these proposals, however as the Local Plan process requires a variety of options to be considered, it would not be practical to establish the finer details regarding all of the possible proposals for future development. However, the proposals presented within the Local Plan Preferred Options have all been assessed to some degree and evidence confirms they are all fundamentally deliverable. Details will be produced through the later masterplanning stages, in consultation with the local community.

3.82 The Local Plan allows for masterplanning principles, such as the need for community facilities within large scale developments, to be engrained within the Plan and subsequently enables a firm requirement of development assessed against the Plan.

3.83 Any development would be required to meet standard planning and building regulations in relation to a buffer zone between employment and residential uses. The current buffer is far larger than is required to maintain safety.

3.84 The resolution of waste water treatment infrastructure requires partnership working between the Council and United Utilities (UU). It is UU that have the duty to upgrade and improve the waste water treatment network. Whilst the Council understands residents feel these improvements should be made regardless of new development, both UU and the Environment Agency confirm the treatment works is currently operating to an acceptable standard. The Council are working with both UU and the Environment Agency to support and deliver improvements that will facilitate future growth and development. It is anticipated that these will not be delivered prior to 2020, and the policy clearly specifies that no development will be allowed until these issues have been resolved.

3.85 The responsibility for the resolution of surface water flooding lies with UU and landowners. New development provides a potential opportunity to address some of these issues through engineering works on the development site. Again, these improvements must be made before any development is delivered, and they may benefit the wider town.

3.86 In relation to traffic, the Council (with Lancashire County Council) have undertaken analysis of the potential increase in traffic in Burscough and all other proposed new development areas. While new development in Burscough will add more vehicles to the road network, it is considered that the capacity of the road network, in conjunction with improvement to junctions and traffic management, can adequately support the increased number of vehicles

3.87 The Council are working closely with transport providers to encourage improvements to rail and bus services. However, as the responsibility for implementing public transport or highways improvements does not lie with the Council, all the Local Plan can do is support proposals the Council believe would be beneficial and cost-effective and encourage those organisations responsible to deliver improvements.

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3.88 Detailed junction improvements directly associated with the site would be assessed and identified through the master-planning exercise for the site in the future, in close consultation with the local community. A new bypass would not be cost-effective or necessary and is highly unlikely to come forward.

3.89 Partnership working has been undertaken with the local health service (Lancashire Primary Care Trust) and education authorities. They state that schools and health services can cope with current levels, but if extra capacity was needed as a result of development, these services would be provided. However, there would be no need to deliver an additional secondary school in Burscough, or indeed the Borough, based on forecasts.

3.90 The Habitat Regulation Assessment, undertaken independently by planning consultants, found that the Local Plan did not have any negative effects on international sites of nature importance (such as Martin Mere) that could not be mitigated for. To the best of the Council's knowledge, the Yew Tree Farm site does not hold any significant habitat or wildlife value. However, if protected species and their habitats were identified on the site, these would need to be accommodated before development took place. Where appropriate, all development will be subject to full ecological assessment and must mitigate against any possible impacts on wildlife.

Recommendations for change as a result of consultation

- Amendment to SP3 to include reference for development to consider impact on heritage assets and implement appropriate mitigation measures

Recommendations for change as a result of the NPPF / other policies

- None

3.5 Chapter 5: General Development Policies

Policy GN1: Settlement boundaries

Objections	Support	Support with conditions	Observations	Total
13	7	1	3	24

What you said

3.91 Some suggested that settlement boundaries for the more rural settlements should be given further consideration to ensure enough development can be provided for in the smaller settlements during the Plan period. Others raised objections that rural areas (Firwood Road area, South Lathom) are being considered within the boundaries of urban areas (Skelmersdale).

3.92 Many recognised that the proposed changes to the boundaries were significant enough to enable development but minimal enough to protect agricultural land, Green Belt and the character of heritage assets. There were calls for slight amendments to boundaries, to include areas that are built up or to justify the availability of a site for development. By contrast, there were calls for allocated sites, or Plan B sites, to be removed from the boundaries so they remain designated as Green Belt.

3.93 There were questions raised over small scale affordable housing sites and their viability as it was felt that 100% affordable housing sites are not always a feasible option and rarely delivered.

Council response

3.94 It is considered that the proposed settlement boundaries allow for sufficient development over the Plan period. The Green Belt Study and the Strategic Options and Green Belt Release Technical Paper set out the reasoning for the selection of sites. Given the lack of key local services in the villages (or access to them), it is not considered sustainable to release Green Belt on the edge of these areas.

3.95 In relation to land at Firwood Road, while this land may, administratively, be within Lathom South Parish, functionally and spatially it is a part of the Skelmersdale urban area and not an independent settlement. The land at Firwood Road is contiguous with the Skelmersdale urban area and includes XL Business Park and residential properties. The land is also currently safeguarded under WLRLP Policy DS3. Given development requirements and housing land supply, taking into account brownfield sites, and sites within the Borough's urban areas, the land at Firwood Road is needed to help meet the development requirements for the new Plan period 2012-2027.

3.96 Land designated under WLRLP Policy DS4 (Protected Land) was considered as one of the sources of land supply to meet development targets. One area of DS4 land at Chequer Lane has been allocated as a housing site. However, much of the DS4 land in other areas is subject to constraints (e.g. wastewater, drainage, flood risk, highways) and such locations were not judged appropriate for allocating new development. Therefore, it has been considered preferable to exclude much of the DS4 land from settlements and to meet development needs on safeguarded land, and, exceptionally, on a number of Green Belt sites.

Recommendations for change as a result of consultation

- Justification amended to cover the setting of heritage assets and settlement appearance

Recommendations for change as a result of the NPPF / other policies

- None

Policy GN2: Safeguarded land

Objections	Support	Support with conditions	Observations	Total
190	2	3	2	197

A petition of 277 signatures was also received in opposition to land at Mill Lane, Up Holland. The majority of objections related to Mill Lane, Up Holland.

What you said

3.97 The majority of objections concerned the removal of land from the Green Belt.

3.98 Objections to development at Mill Lane included:

- Over-development in Up Holland
- Loss of village character
- Loss of Green Belt
- Loss of a play area
- Loss of wildlife on site
- Insufficient infrastructure, including parking in the village, schools and GPs
- Traffic safety, traffic speeds, poor access and dangerous road
- Loss of private views
- Devaluation of property
- Sewage implications
- Council have failed to consider brownfield sites
- Development of Mill Lane could mean continual housing to St Josephs College
- Empty homes not deducted from housing targets
- Lots of local homes up for sale suggest there is no demand
- Skelmersdale should accommodate the housing, not Up Holland
- Why is Up Holland being considered with Skelmersdale anyway?
- Previous planning application on the site for housing have been refused on traffic grounds
- Complaints about publicity

3.99 There were a few concerns raised in relation to other 'Plan B' sites, including those on the boundary of Sefton. It was requested that the allotments on the Moss Road site should be protected, including a representation from Sefton MBC.

3.100 Some landowners worked to promote their own sites and suggested that additional sites should be identified as safeguarded land for development, including land at Halsall and Haskayne. Others suggested land allocated through GN2 as safeguarded should be allocated for housing now, rather than wait for a Plan B to kick start. This included land at Parrs Lane, Aughton.

Council response

3.101 The Council endeavour to publicise consultation on planning documents. Whilst it is has been drawn to our attention that the Champion paper has an incomplete circulation in Up Holland (eg Tontine), and we will try to address this problem in future exercises, it was not the only method used to notify. Information was available through posters and information packs left in libraries and post offices, as well as through press notices, press releases, forums, exhibitions, Facebook and the Council website. In addition Council officers were always available to contact by phone, email or by visiting the council offices. It is not the Council's policy to write to individual properties to notify them of a Borough-wide consultation.

3.102 Technical Paper 1 sets out the approach undertaken in identifying Plan B sites, and balancing the need to deliver sites in sustainable locations with the need to protect Green Belt land that actually fulfils the purposes of Green Belt.

3.103 A small proportion of Green Belt land is required for development or the Plan B in the Local Plan to meet housing and employment needs over the 15 year plan period, and to ensure flexibility in housing land supply. This is in line with the latest Government guidance, and requirements, on planning for housing. The Mill Lane site has been identified as one of the more suitable sites for release from the Green Belt and, should it be required, would not place undue stress on local infrastructure and services. It is only 200m from the village centre and a quality bus route and is not affected by strategic environmental constraints.

3.104 Highways access to the Mill Lane site could be designed so it makes Mill Lane safer for pedestrians and vehicular traffic. Given the site is only 200m from the village centre, there should be no need for residents to drive to the local centre and therefore no need for parking. Up Holland Parish Council pointed out that they hold a lease over part of the site which would prevent those areas of the site from being used for access or development. These issues would therefore need to be resolved if development was to take place on the site. Should development be required at Mill Lane, it would not affect the vast majority of the open space at Mill Lane. If highways access to the north-west corner of the recreation site was to be required, the play area would be replaced elsewhere in the open space. Furthermore, any new development would be required to be of appropriate design, so it does not impact unduly on the amenity of neighbouring properties and uses. Any safety issues potentially raised by construction would be dealt with through conditions on any planning permission should the site come forward.

3.105 A previous planning application (at 26 Mill Lane) was refused in 2006 because the building by reason of their scale, orientation and design would be an incongruous development within the street scene, and not because of concerns over traffic congestion or safety.

3.106 It is the Council's understanding that the planning permission granted on appeal for development at St Josephs College is no longer viable or deliverable and is not anticipated to be implemented during the Local Plan period.

3.107 Up Holland is only included with Skelmersdale because, spatially, they are one contiguous urban area. This does not preclude the fact that, administratively, they are two separate settlements. All available and suitable sites within Skelmersdale have been accounted for in terms of their contribution towards development targets. Skelmersdale is already accommodating over half of the proposed new dwellings over the Local Plan period and the market could not deliver more than that over the period.

3.108 Councils cannot count empty properties or properties for sale towards the delivery of housing market at any given time. Indeed, the proportion of homes that are vacant in West Lancashire is lower than the national average. These properties are already part of a housing market and it is normal to have a certain amount of properties empty or for sale to enable 'churn' in the market.

3.109 In relation to other Plan B sites, the Council's reasons for selecting them are set out in the Strategic Options and Green Belt Release Technical Paper, and these reasons still stand. In terms of concerns expressed at these sites, the vast majority of land in the Borough is agricultural land, or has value for wildlife habitat, or fulfils at least one purpose of the Green Belt. Therefore, whilst these factors were considered, virtually all sites assessed were affected by at best one of these issues and land is required somewhere in the Borough to meet development targets. Therefore, the Council have chosen those sites most appropriate, most sustainable and most deliverable.

3.110 Loss of private views and devaluation of property are not valid considerations for planning refusal.

3.111 Those sites proposed as alternative Plan B sites, located in the Western Parishes, are not considered sustainable for release from the Green Belt due to the lack of key local services in the villages, or access to them, and the fact they are less sustainable sites than those already included in Plan B. Similarly, those sites proposed in Banks and Parbold are also deemed to be unsustainable, with issues including infrastructure constraints, lack of access to local services and flooding risk.

3.112 It is acknowledged that allotments should be safeguarded from development and they will be designated as an open space and thereby protected from development.

Recommendations for change as a result of consultation

- The allotments at the Moss Road site will be safeguarded from development and designated as open space in Policy EN3.
- Errors corrected in labels of GN2 sites on proposals maps.

Recommendations for change as a result of the NPPF / other policies

- None

Policy GN3: Design of development

Objections	Support	Support with conditions	Observations	Total
2	2	4	2	10

What you said

3.113 It was suggested that the Policy GN3 should include a specific section on the design considerations required when developing in historic places and in protecting heritage assets. There were some requests for drainage areas to be referred to in the policy as well as suggestions that the policy should be amended to make it less onerous and more robust. It was also suggested that design expectations should, in some circumstances, be more flexible to support viability of developments, for example the use of cheaper materials.

3.114 There were calls for the Design Guide SPD to be revised.

Council response

3.115 Comments regarding critical drainage areas and buffer zones have been noted.

3.116 Further statements in GN3 in relation to heritage are not required as this would lead to duplication and cross-over with other policies, such as EN4.

Recommendations for change as a result of consultation

- Justification to include clarification of the location of critical drainage areas
- Inclusion of wording at criterion 5(v) relating to environmental buffers between development and environmental / landscape features
- Re-wording of policy to ensure no duplication with other Local Plan policies and to ensure inclusion of the protection and improvements to water quality and the remediation and restoration of contaminated land and any other matters removed from Policy SP1, as a result of other recommendations on that policy.

Recommendations for change as a result of the NPPF / other policies

- None

Policy GN4: Demonstrating viability

Objections	Support	Support with conditions	Observations	Total
4	0	1	0	5

What you said

3.117 There were some criticisms that the policy should not require applicants to prove viability to justify a change of use for agricultural buildings as this is not consistent with the NPPF. It was suggested that demonstrating viability is onerous and does not encourage flexibility in the planning process.

3.118 Others welcomed the introduction of using a viability statement to demonstrate alternative uses and felt it acceptable to enable unused agricultural buildings to be converted to residential use.

3.119 Some comments suggested that the demonstration of viability could extend further, to show how development can be used to make what would otherwise be an unviable scheme / proposal viable, such as cross-subsidisation of schemes or securing the reuse of an important heritage asset.

Council response

3.120 In conjunction with Policy IF1, Policy GN4 provides an important check on the loss of uses that are important to the local community or the economic base. The NPPF includes a presumption in favour of sustainable development. Policy GN4 provides an important mechanism for retaining vital and viable town centres and promoting thriving, inclusive and locally distinctive rural economies. It will allow applicants to demonstrate why their proposed development passes the tests associated with the presumption in favour of sustainable development in paragraph 14 of the the NPPF.

3.121 The Local Plan does make allowance for general development viability and the role of enabling development, especially exemplified by Policy EC3 which allocates 4 employment / brownfield sites in rural areas that would struggle to deliver a viable proposal for employment development alone for mixed-use redevelopment. Policy GN4 is aimed at ensuring that uses that are viable are maintained where they are of most use, for example, retail in town centres, business units on key employment sites, agricultural workers' dwellings close to active farms. This is consistent with the NPPF.

Recommendations for change as a result of consultation

- No change required

Recommendations for change as a result of the NPPF / other policies

- None

Policy GN5: Sequential tests

Objections	Support	Support with conditions	Observations	Total
5	0	0	0	5

What you said

3.122 Some felt that the sequential approach should be applied in the allocation and choice of Green Belt releases and housing allocations.

3.123 It was suggested that the Chequer Lane development should be subject to rigorous sequential testing and not take place before development in Skelmersdale town centre has been secured and undertaken.

3.124 There was a recommendation that Policy GN5 should be amended to require developments in Flood Zone 2 and 3 to satisfy a sequential test. However, others suggested that Policy GN5 is not required as it replicates national planning policy. It was stated that policies such as this are only necessary if it is considered that a local interpretation of national policy is required and sound evidence justifying it can be provided.

Council response

3.125 The methodology for selecting the proposed major sites for Green Belt release and housing allocations was broader than a sequential test. Full details are set out in the Green Belt study and the Green Belt and Strategic Options Technical Paper.

3.126 A sequential process of sorts has been used in selecting proposed housing sites, with Skelmersdale Town Centre and other sites within Skelmersdale allocated for housing as the priority. Only after these sites were counted against the housing land supply for 2012-2027 did the Council look at other sites, including Chequer Lane. In order to maintain a rolling five year supply of deliverable housing land, some sites in the Skelmersdale / Up Holland area may need to be developed before, or at the same time, as the town centre.

3.127 It is considered that Policy GN5 does provide a local interpretation of, and add value to, national policy, for example by clarifying the area of search for sites. It also applies to categories of development not covered by national policy.

Recommendations for change as a result of consultation

- Additional types of development listed for accommodation for temporary agricultural / horticultural workers. Link to a brand new policy on this - Policy RS5
- Flood Risk Sequential Test also included

Recommendations for change as a result of the NPPF / other policies

- None

3.6 Chapter 6: Facilitating Economic Growth

Policy EC1: The economy and employment land

Objections	Support	Support with conditions	Observations	Total
4	6	1	3	14

What you said

3.128 Support was received for the development of existing employment land allocations and remodelling industrial estates in Burscough and Simonswood. It was emphasised that relevant public transport for workers to employment locations needs to be provided. It was also reminded that development should not cause unacceptable adverse environmental impacts. National Grid stated their preference that employment buildings are not built directly beneath its overhead powerlines in Simonswood.

3.129 An objection was raised by a landowner because the Council have failed to consider Green Belt release in the area around White Moss Business Park to provide a supply of employment land. A suggestion was also made that the restriction of B1 use class only at White Moss Business Park should be removed.

3.130 Support was received in relation to increasing the employment opportunities available in the Borough. It was suggested that employment should be skilled rather than low cost warehousing to create a greater number of skilled jobs.

Council response

3.131 Comments have been noted. The Local Plan supports mixed use development and, with Policy IF2, seeks to support and enhance transportation links to employment sites.

3.132 White Moss Business Park was originally excluded from being a mixed use site because White Moss is a relatively new development and was specifically designed for B1 office use. However, given the economic climate and lack of demand for office space at the moment and in line with the NPPF, the Council will consider allowing uses classes C1 (Hotels) and D2 (Non-residential institutions) at White Moss as it is believed that this will allow flexibility of use of the site whilst protecting the integrity of the development, and still generating significant employment opportunities.

Recommendations for change as a result of consultation

- Changes to uses allowed on White Moss Business Park

Recommendations for change as a result of the NPPF / other policies

- None

Policy EC2: The rural economy

Objections	Support	Support with conditions	Observations	Total
5	2	5	1	13

What you said

3.133 Some felt that Policy EC2 should accord with the NPPF to support the change of use of agricultural properties. Some considered that the re-use of rural buildings for residential purposes should only be allowed if it can be shown that they are not appropriate for employment use.

3.134 It was suggested that the policy should also contain reference to supporting the roll out of high speed broadband to benefit the rural economy. It was emphasised that the Local Plan needs to address rural regeneration, especially for settlements which do not rank highly within the settlement hierarchy.

3.135 The land agents for Greaves Hall Avenue stated that EC2 designation is too restrictive and requested an alternative mixed use land designation under Policy EC3.

3.136 There was support for the promotion and enhancement of tourism and the natural economy within the policy.

Council response

3.137 Policy EC2 clearly states that where it can be robustly demonstrated that a site is unsuitable for ongoing viable use, 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. The Council believes that this policy contains sufficient guidance whilst maintaining a degree of flexibility and meets the requirements of the NPPF.

3.138 In relation to Greaves Hall Avenue, the Council believe that this site is well located to meet rural employment needs, especially given its proximity to Southport New Road. Alternative sites providing mixed uses can be found nearby in more appropriate locations.

Recommendations for change as a result of consultation

- Amendments to wording of the first section of the policy to avoid mis-interpretation
- Additional wording relating to WLBC Level 2 SFRA to be added regarding site at Greaves Hall Avenue, Banks
- Additional wording to reference the Council's support of high speed broadband

Recommendations for change as a result of the NPPF / other policies

- None

Policy EC3: Rural development opportunities

Objections	Support	Support with conditions	Observations	Total
2	2	4	1	9

What you said

3.139 There was a request for the rewording of the policy in relation to flood assessments. The development of Alty's Brickworks was supported by the landowner. There was some reiteration of comments made in relation to EC1 and EC2.

Council response

3.140 Comments noted.

Recommendations for change as a result of consultation

- Additional wording relating to WLBC Level 2 SFRA to be added

Recommendations for change as a result of the NPPF / other policies

- None

Policy EC4: Edge Hill University

Objections	Support	Support with conditions	Observations	Total
11	20	5	3	39

What you said

3.141 People objected to the release of Green Belt to support Edge Hill University's extension. Some felt that the University is already too large for the town and cited problems such as traffic congestion, the loss of lower price housing to student houses in multiple occupation (HMOs) and anti-social behaviour. It was considered that expansion will exceed the demand for University places, as a result of high fees and falling student numbers, and is therefore unnecessary.

3.142 The policy should be amended to remove ambiguity in terms of how much land would be released from the Green Belt. The view was expressed that the proposed new Green Belt boundary should be defensible. There were also a number of criticisms that planning consent for the University's expansion had been granted prior to the Local Plan being found sound.

3.143 Support was received from other respondents for the expansion of the University because of the benefits it brings to the local economy and community and the jobs it creates. It was also felt the proposals would help to improve the management of traffic in Ormskirk. There were suggestions that student accommodation should be built on campus to free up housing in the town.

3.144 A number of statistical corrections to the text of the policy were requested by the University.

Council response

3.145 Concerns about Green Belt release for the University's expansion are noted, as are the issues relating to traffic and proliferation of HMOs. It is these two issues in particular that contribute towards the exceptional circumstances that justify releasing 10ha of Green Belt. The Council considers that allowing the development of a limited amount of Green Belt land will enable the University to meet current accommodation and parking needs (rather than to facilitate future growth in numbers), which in turn can help address the wider traffic and HMO issues. Due to the benefits that the University contributes to the economy and local community and the benefits of new student accommodation, parking and highways improvements and improved sports facilities facilitated by the small amount of Green Belt release, the expansion of the Campus is considered to demonstrate exceptional circumstances.

3.146 The effect of student fees and course types on student numbers will be monitored. The policy is considered sufficiently clear in limiting the release of Green Belt to 10 hectares, and controlling future development in the Green Belt (which would be limited to uses appropriate within the Green Belt) via a masterplan. The boundary of the area proposed for Green Belt release follows an existing line of trees and hedges and is considered robust and defensible.

3.147 The timing of the submission of two recent planning applications by the University was beyond the Council's control. These applications were determined in accordance with the development plan, taking into account relevant material considerations, including the issues mentioned above, and the emerging Local Plan.

3.148 The statistical corrections suggested by the University to the introductory text to the policy are agreed.

Recommendations for change as a result of consultation

- Minor change of wording in introductory paragraphs.

Recommendations for change as a result of the NPPF / other policies

- None



3.7 Chapter 7: Providing for housing and residential accommodation

Policy RS1: Residential development

Objections	Support	Support with conditions	Observations	Other	Total
96	6	5	12	1	120

A petition of 277 names objecting to the development at Chequer Lane and Mill Lane (Plan B) was also received.

What you said

3.149 There was support for locating the majority of development in, or on the edge of, Key Service Centres as this would support sustainability.

3.150 Several people expressed the view that the housing requirement should be delivered on brownfield sites, and that only once such sites were developed should greenfield land be considered. A number of objections focused on the re-designation of greenfield land to allocations for residential uses, and the loss of agricultural land and / or recreational land to housing.

3.151 Attention was drawn to the fact that there are empty properties within the Borough, and it was stated that these should be taken into account when determining housing targets.

3.152 The housing target for Skelmersdale was considered over-ambitious and potentially undeliverable. Caution was advised in attempting to predict the rate of delivery of housing completions in Skelmersdale over the plan period, as delivery rates in the past have been relatively low. It was recognised that housing in Skelmersdale town centre, and the wider sites, will play a critical role in supporting town centre investment and regeneration. Others considered that, as Skelmersdale has enough low cost housing, development should be working to attract second time buyers which would create more profit, support new businesses and jobs and help to regenerate the town.

Chapter 3 Written Representations on the Local Plan Preferred Options

3.153 There were calls that Ormskirk should take more residential development, as it is 'punching below its weight' and could deliver much more in terms of sustainable housing. It was felt to be unsustainable not to enable more housing in Ormskirk and this could jeopardise the Council's ability to meet its housing targets, thereby making the plan unsound.

3.154 There was an objection to the lack of allocation of any housing sites in key sustainable villages, notwithstanding those sites allocated under Policy EC3 for mixed use developments.

3.155 Some respondents suggested alternative sites that could be considered, including Sutton Lane, Tarleton; Bold Lane, Aughton; land at Banks, and land off Sluice Lane, Rufford. It was emphasised that any housing developments in the Northern Parishes must be considered in conjunction with improvements to transport, water supply, sewage disposal and drainage.

3.156 There were concerns raised over the restrictive level of development within the rural villages. In addition, the viability of 100% affordable housing schemes was also questioned. Limiting development to such schemes may ultimately have a negative effect on the amount of affordable housing delivered in the villages. There were suggestions that housing policy should put stronger controls on private landlords to assist with housing rent affordability.

3.157 There was a concern that the 20% requirement for elderly accommodation provision is ill-defined. Whilst it was acknowledged that there is an ageing population in West Lancashire it was felt that there is insufficient justification or basis for the 20% requirement. Furthermore, it was considered that the expectation for new homes to meet the Lifetime Homes Standard is also unjustified and could render developments unviable.

3.158 It was suggested that the density policy needs refining. There should be variation within the density requirements to enable flexibility to reflect the character of surrounding areas and enable high quality design housing.

3.159 Some objectors expressed the view that the local infrastructure could not cope with the proposed housing on allocated sites.

3.160 It was questioned whether the Council could apply their own local standard, approved by local legislation, in relation to building standards.

3.161 There were a number of representations received specifically in relation to Grove Farm, Chequer Lane, and Firswood Road, with their grounds outlined below.

Grove Farm, Ormskirk

3.162 Objections were received in relation to Grove Farm on the grounds that it would permit Ormskirk and Burscough to move closer together and that additional traffic from the development would create severe traffic problems in and around Ormskirk town centre. There were also concerns raised that the waste water treatment from this development would need to be directed to Burscough's New Lane treatment works without any evidence that improvements would be made using financial contributions. The site currently suffers from flooding.

3.163 There were also concerns about potential social issues stemming from its proximity to the Scott Estate, such as an increase in crime and vandalism. Objections were also received on the grounds of protecting wildlife on the site.

3.164 There were suggestions that Grove Farm should be excluded from the plan completely and replaced by smaller developments from sites within the Plan B such as Ruff Lane and Parr's Lane. It was considered that development to the south of the town would benefit from ready access to the motorway.

3.165 The developer with an interest in the Grove Farm site proposed that the site should be expanded slightly northwards to enable a better development of the 250 houses required, given constraints limiting development on particular parts of the site.

Chequer Lane, Up Holland

3.166 Concerns were raised that Up Holland is becoming over-developed and is losing its village character. Up Holland should not be considered alongside Skelmersdale in terms of housing allocations and targets.

3.167 There were calls for traffic calming measures to be included with any future development, to prevent traffic using roads as 'rat-runs' and to direct traffic onto the main roads. It was suggested that the development on Chequer Lane would impact on the local environment, create increased traffic levels and reduce off road parking for residents. It was felt that this would be in contravention of the Local Plan's guidance on housing density and highway safety.

3.168 Some felt that the development of the Chequer Lane site does not protect small hamlets and does not guard against developers cherry picking inappropriate sites. It was considered that the site has environmental constraints such as its close proximity to a nature conservation site, and adjoining an attractive landscape. There were also concerns about flooding.

3.169 It was reported that a noise level study predicting that noise levels in the area will increase (to 2040) as a result of quarrying at the adjacent Ravenhead brickworks, potentially reaching levels of category C noise, means that planning permission should not normally be granted. For these reasons, it was suggested that development at Chequer Lane should not be considered.

3.170 There were further criticisms directed at the Council in response to the lack of publicity about the proposals.

Firwood Road, Lathom / Skelmersdale

3.171 Some expressed the opinion that Firwood Road belongs to Lathom South Parish, and as such, should be considered under the policy for small rural areas. Development would unbalance the area and would not be appropriate to the scale and character or needs of the Parish. Whilst it was acknowledged new homes are needed in the Parish, these should be for a small number of affordable homes and retirement bungalows only. It was not considered that the Firwood Road area would help to regenerate Skelmersdale or that the housing market warrants this number of houses to be built.

3.172 Comments were received objecting to overlooking, the potential devaluation of properties, the loss of private views and the loss of enjoyment from the residential gardens adjacent to the site. It was unfair that people should buy a home in a rural area only for it to be turned into a housing estate. There were also fears that crime and vandalism would occur or increase due to the area 'merging' with Skelmersdale. Other issues included noise, traffic, loss of wildlife, environmental pollution, poor transport links and infrastructure, poor economy and site accessibility. Respondents felt that Green Belt and agricultural land should not be lost from this area, and that other more suitable brownfield and greenfield sites were available.

3.173 It was felt that current proposals for Skelmersdale are being made on the basis of what land is readily available, rather than what it best for the town. However, many other comments were received suggesting that Skelmersdale has never reached its planned capacity and so development should be focused there.

3.174 It was not considered appropriate for development of the residential sites around Skelmersdale to subsidise residential developments in Skelmersdale town centre.

3.175 However, Firwood Road also received some support because the land is available, accessible and deliverable.

3.176 Concerns were also received in relation to traffic and the protection of land at the proposed housing sites at Whalleys and Cobbs Clough.

Council response

3.177 Justification for the housing targets, and the choice of housing sites to be allocated, is set out in the Housing and Strategic Options and Green Belt Release Technical papers.

3.178 Whilst the development of brownfield land in the first instance is supported, the amount of such land in West Lancashire is not enough to meet development needs and therefore greenfield and Green Belt land has been allocated. The Local Plan must be deliverable, and to insist that all brownfield sites are developed before any greenfield sites are commenced is not considered to be a deliverable or sound strategy, and could result in a housing land supply well below required levels, which could leave the Council susceptible to planning appeals. This could well result in agricultural land being lost to development anyway, with the Council having less control over where.

3.179 Due to a shortage of suitable sites within areas excluded from the Green Belt, it has been necessary to propose Green Belt release or the redesignation of sites in the Local Plan to meet development requirements. It is agreed that agricultural land should, ideally, be preserved, but unfortunately this is not always possible. The vast majority of the Borough's agricultural land will be protected, as it is a recognised resource. If any recreation space should be lost as a result of development, then it would be replaced elsewhere in the locality.

3.180 The Council support the principle of getting empty properties back into use. Currently, about 3% of the Borough's housing stock is empty, and such a figure is normal and necessary to help the housing market function. There is no scope to reduce this figure by any significant amount and, consequently, empty properties cannot be considered in the Council's housing targets.

3.181 The target for Skelmersdale was reduced as, during the previous consultation, it was considered undeliverable. Whilst the current target is ambitious, it is considered deliverable.

3.182 It is agreed that Ormskirk is a highly sustainable settlement. However, land supply is constrained by a lack of suitable sites within the urban area, and various issues (e.g. traffic, visual impact) with Green Belt sites around Ormskirk.

3.183 Within Rural Sustainable Villages, market housing is allowed. Housing development in Small Rural Villages will be more constrained in order to protect their rural characters, although the revised policy will allow a small amount of infill market housing.

3.184 With regard to accommodation for the elderly, the policy has deliberately been worded to allow for a range of different types of elderly accommodation, rather than specifying just one type (e.g. sheltered housing). The high projected proportion of elderly households is considered adequate justification for imposing a 20% requirement. It is not considered that provision of accommodation for the elderly should have any significant negative impact upon viability, given there will be demand for such accommodation, and its price should compare favourably with general market housing.

3.185 With regard to infrastructure, the Council have consulted with the relevant agencies, including the Highways Authority, Utilities companies and social infrastructure providers about the suitability of development on the proposed sites and no objections were raised. Where infrastructure issues are known, they will be resolved prior to or through development, as stated through the Local Plan. The level of detail and mitigation measures will be applied at the planning application stage, and may include measures for drainage or traffic.

Grove Farm, Ormskirk

3.186 The northern part of the Grove Farm site was not proposed for Green Belt release and included within the housing allocation because, by doing so, this would close the strategic Green Belt gap between Ormskirk and Burscough, albeit only by a small amount and that the gap would still be over 1km. On further consideration, given the constraints affecting certain parts of the Grove Farm site that would limit development and force an inappropriately high density of development on the remainder of the site, the ability to landscape the northern boundary of an expanded site sufficiently to minimise impact on the rest of the Green Belt and the opportunity to include land in a narrow strip alongside the railway line between Ormskirk and Burscough (to remain in the Green Belt) for the provision of a linear park / cycle route between the two towns, the inclusion of the northern part of the site in the allocation could be justified.

Chequer Lane, Up Holland

3.187 Up Holland and Skelmersdale have been considered together in planning terms since the development of Skelmersdale New Town. The only exception was the 2006 Local Plan where they were separated to allow for restraint in Up Holland and development (to aid regeneration) in Skelmersdale. Now that the policy of restraint is no longer supported regionally or nationally, it is felt appropriate to consider the settlements together in the same policy category. Over 90% of the housing target for Skelmersdale / Up Holland is expected to be

delivered within Skelmersdale. Green spaces between Up Holland and Skelmersdale are subject to policies preventing built development, which should help the two settlements stay relatively detached.

3.188 Development at Chequer Lane will not contravene the housing density section of Policy RS1. Although an outline application is currently being considered and the density is not specified, it does appear to be in the order of 30dw/ha which meets the requirements.

3.189 In relation to noise levels at Chequer Lane, whilst it is accepted that the report (associated with the planning application) concludes that noise from quarrying, even with an acoustic barrier, would mean approximately half of the site would fall under Category C, the report goes on to recommend that double glazing, and appropriate orientation of houses and location of habitable rooms would be enough to mitigate against the quarrying noise, which would be sporadic. Although it is recognised that there will be noise from the M58, which could increase in wet and / or windy conditions, there are a significant number of residential properties nearer to the motorway (and other, busier motorways) elsewhere.

Firwood Road, Lathom / Skelmersdale

3.190 Whilst Skelmersdale was originally intended to accommodate 80,000 people, the way the town has developed means that a population of this magnitude is no longer achievable. Firwood Road has been designated as Safeguarded Land to meet future development needs since the 1990s and is now needed to meet development needs for 2012-2027. If housing is built there, its design should have regard to existing dwellings.

3.191 Concerns over the loss of protected species are dealt with through Policy EN2 which states that 'where there is reason to suspect 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'.

3.192 It is agreed that there is a need to provide a range of housing in Skelmersdale in terms of cost / size and tenure. The Local Plan allocates land for over 1,850 units in Skelmersdale, the majority of which will be private market housing. There is, however, a need for affordable housing as well in Skelmersdale, despite a good number of low-cost properties in the town.

3.193 It is not considered appropriate or reasonable to equate new development with crime.

3.194 In relation to land at Cobbs Clough and Whalleys, it is recognised that the proposed housing in Whalleys will generate traffic but if this is likely to cause an unacceptable increase on Cobbs Brow Lane, measures will be put in place at a planning application stage to address this issue. Whilst the land between Skelmersdale and Dalton does not have Green Belt status, it is subject to the next strongest policy of protection. The Council have no intention of allowing development on this land. Sites have been chosen in north Skelmersdale, as this is where land is available.

Recommendations for change as a result of consultation

- Extension of Grove Farm allocation alongside inclusion of new linear park in Policy IF2 and Policy EN3
- Addition of 'character' to part (c) (garden land development) of the policy
- Change of wording regarding the Lifetime Homes Standard and it needing to be met once mandatory
- Clarification of wording with regard to the provision of accommodation for the elderly

Recommendations for change as a result of the NPPF / other policies

- Allowance for some infill market housing development in Small Rural Villages
- Change of wording to part (f) of policy to reflect presumption in favour of sustainable development



Policy RS2: Affordable and specialist housing

Objections	Support	Support with conditions	Observations	Total
19	4	2	4	29

What you said

3.195 The principle of affordable housing was generally supported. It was emphasised that the design of schemes should allow residents to walk and cycle to facilities in the neighbourhood, ensuring sustainability and also helping to support healthy living and promote exercise.

Chapter 3 Written Representations on the Local Plan Preferred Options

3.196 It was stated that affordable housing is particularly needed in Ormskirk due to the number of properties that have been converted into student lets. It was suggested that the Council should enable empty business properties to be converted into residential accommodation to relieve the pressures. Affordable housing provision was also supported for Burscough.

3.197 Specific sites that could be used for affordable housing were suggested, including sites in Mere Brow and The Gravel, Banks. Other respondents objected to more affordable housing in Banks on the basis that a large amount has already been approved and developed in the area.

3.198 The majority of objections received to Policy RS2 were in relation to viability, which is recognised as a major factor in regard to development schemes. There were suggestions that the figures for the proportion of affordable housing would prove difficult to meet as affordable housing delivery is difficult already and a figure of 35% could jeopardise the viability of schemes. It was recommended that the 35% requirement should therefore be removed, or reduced to 30%.

3.199 There were other requests that the affordable housing threshold should be increased from 8 to 10 units or more in line with the current interim housing policy. The viability of 100% affordable housing sites was questioned with the advice that an element of market housing needs to be introduced into such schemes. However, some insisted that small rural plots should be identified that can deliver 100% affordable housing for the benefit of the local community.

3.200 Others supported the affordable housing requirement and suggested that if schemes are unable to deliver the full affordable housing requirement they should demonstrate robust evidence as to why this is the case.

3.201 It was suggested that where a residential scheme can enable the delivery of other plan objectives or planning benefits, the Council should not require provision of any affordable units.

3.202 There were calls for specialist housing to be defined and justified, and there was an objection to the 80% social rented tenure, which was deemed to be unjustified. There was a complaint that no requirement has been set for the provision of social housing provision for the elderly. It was felt Policy RS2 should allocate specific sites for accommodation for the elderly and grant special planning status to such developments. It was requested that the Council acknowledge the role that owner-occupied schemes play in meeting older person housing needs and providing housing choice.

Council response

3.203 The threshold of 8 units for affordable housing provision is considered viable and reasonable. The Affordable Housing Viability Study advised that the threshold could be as low as 3 units, however this was not chosen so as not to prevent developers, particularly smaller builders, from building in the first place and the Council then losing out on attaining any affordable housing. It is considered that a lower limit of 8 units provides an acceptable balance between obtaining affordable housing and encouraging housing development in the right places.

3.204 The Viability Study also concluded that a 35% affordable requirement was also viable. The policy allows for the percentage requirement to be varied as the economy changes, should robust evidence demonstrate that the Council are significantly 'missing out' on affordable housing through an SPD.

3.205 Policy RS2 already states that viability will be taken into account on a case-by-case basis. Calculations will take account of costs such as open space provision and meeting the Lifetime Homes Standard. Units designed for the elderly may not necessarily lead to extra expense being incurred for developers.

3.206 100% affordable housing schemes have been delivered in the Borough in recent years.

3.207 The affordable housing recently granted in the Northern Parishes, whilst significant, has not been enough to meet needs. It is agreed that affordable housing delivery is difficult in rural areas, but it is also necessary.

3.208 Policy RS2 refers to specialist housing for the elderly and gives examples. This approach is considered more flexible and preferable than attempting to define exactly what specialist housing comprises (a definition of which could change over time). The 80% social rented tenure requirement is explained and justified through the supporting studies of the Local Plan.

3.209 Overall the Council consider that Policy RS2 strikes the right balance between delivering affordable housing and ensuring requirements are not so high to make development unviable and discourage development from happening.

Recommendations for change as a result of consultation

- Clarification of affordable housing policy in Small Rural Villages
- Inclusion of 'size and type' as one of the considerations taken into account for affordable housing developments
- Make more explicit the reasons / justification for the 35% affordable housing requirement
- Expansion and clarification of the policy justification with regard to exceptional off-site provision of affordable housing

Recommendations for change as a result of the NPPF / other policies

- None

Policy RS3: Provision of student accommodation

Objections	Support	Support with conditions	Observations	Total
2	2	2	1	7

What you said

3.210 There was general support for the provision of student accommodation in Ormskirk and the restriction on houses in multiple occupation (HMOs). However, the opinion was expressed that all streets and roads in Ormskirk should have a 5% HMO restriction placed on them, that the policy should take account of the effects of 'clustering' of HMOs, and that parking for HMOs should be addressed.

3.211 One objector requested that the HMO restrictions be extended beyond the Ormskirk / Aughton / Westhead area. Another pointed out that purpose-built student accommodation has similar impacts to general housing upon foul water drainage, and that it should be subject to the same restrictions in terms of the timing of its development.

Council response

3.212 The Council consider it appropriate to allow more than 5% of properties to be HMOs in certain busier streets close to the University. It was agreed that the policy justification could be expanded with regard to the effects of clustering.

3.213 It would not be possible to extend the area covered by Policy RS3 without creating a new Article 4 Direction, a separate process from the Local Plan. The Council will continue to monitor the situation and could consider further Article 4 Directions in future, if necessary. Student accommodation at Edge Hill will have appropriate conditions imposed with regard to foul drainage.

Recommendations for change as a result of consultation

- Addition of sentence to policy justification regarding the imposition of conditions relating to foul drainage
- Expansion of justification regarding the effects of clustering of HMOs

Recommendations for change as a result of the NPPF / other policies

- None

Policy RS4: Provision for gypsy & travellers and travelling show people

Objections	Support	Support with conditions	Observations	Total
1	2	1	0	4

What you said

3.214 The policy was criticised because no timescale or methodology is provided through the policy to stipulate how pitches will be delivered. It was felt that the policy also needs to be criteria based to adhere to national policy directive. It was recommended that pitch figures should be a minimum figure, not maximum, and there should be no limit on the number of sites. Restricting all sites to broad locations was deemed to be unnecessarily restrictive although allocations to meet existing need in those locations should be a priority. The proposed broad locations were supported as they are not in areas at high risk of flooding.

Council response

3.215 The Council acknowledge that there is an unmet need for provision and is attempting to meet this need through the Policy. Under the new national planning policy guidance for traveller sites, authorities can now set their own targets based on historical demand. The Council's targets have been set using historical demand and using information gathered from the Lancashire Sub Region Gypsy and Traveller Accommodation Assessment. However, any sites will be built / managed by private developers and therefore delivery is outside the realms or control of the Council. Subsequently, it is difficult to provide a delivery timescale.

Recommendations for change as a result of consultation

- Removal of word 'maximum' in relation to pitch targets

Recommendations for change as a result of the NPPF / other policies

- Minor changes to policy in relation to sites in Green Belt as a result of new national guidance note 'Planning Policy for Traveller Sites'

3.8 Chapter 8: Infrastructure and services provision

Policy IF1: Maintaining vibrant town and local centres

Objections	Support	Support with conditions	Observations	Total
1	3	0	1	5

What you said

3.216 Wide support was received for this policy to promote, support and maintain the character of town centres. It was agreed that any major new retail development should be directed towards the three main town centres. It was felt that development proposals for town centre uses within or on the edge of the town centres should be supported where they are of an appropriate scale and function to that centre.



Council response

3.217 Comments noted.

Recommendations for change as a result of consultation

- Clarification of language to aid interpretation of policy

Recommendations for change as a result of the NPPF / other policies

- Clarification of sequential approach in town centres and specification of local thresholds for impact assessments in line with NPPF
- Minor amendments to wording with respect to office development to reflect the NPPF's inclusion of offices as a main town centre use

Policy IF2: Enhancing sustainable transport choice

Objections	Support	Support with conditions	Observations	Total
8	4	5	8	25

What you said

3.218 There was support for the creation of a rail station and rail link in Skelmersdale, and the electrification of rail-lines between Burscough and Ormskirk.

3.219 There were ongoing demands for the Ormskirk bypass to alleviate congestion through Ormskirk town centre. Some thought the Local Plan does not do enough to improve the road networks.

3.220 A greater focus is felt to be needed to encourage cycling and reduce traffic. Consideration needs to be given, particularly in Skelmersdale, about the safety of pedestrians and cyclists on the roads, especially around the proposed developments at Cobbs Clough and Whalleys.

3.221 It was considered the Local Plan should encourage carbon reduction through the use of low carbon and electric vehicles and promote the inclusion of charging points in development schemes. However, opposition to the provision of electric charging points was also received on the grounds that there is currently no justification to support their implementation.

3.222 It was suggested that the list of potential transport schemes should be prioritised to allow a focus on those schemes key to the delivery of the plan, which could then be included in the Community Infrastructure Levy. Improvements to Ormskirk bus station were supported.

Council response

3.223 The Ormskirk bypass is a long standing aspiration for both the Borough and County Council, however issues of funding mean that plans are continually put on hold. The Council will continue to support the bypass until such time that plans are completely ruled out. In the meantime, the Council is supportive of any smaller scale measures to relieve congestion in Ormskirk town centre.

3.224 The Council are encouraging cycling and a direct rail link to Skelmersdale and studies are currently being undertaken to better inform potential locations and routes. The Council is also working with Merseytravel to examine options for the electrification of the rail lines to Burscough.

3.225 The Council is fully supportive of initiatives which seek to increase transport sustainability, such as the provision of electric vehicle recharging points and travel schemes, although it is not considered that they need to be mentioned specifically within the policy.

Recommendations for change as a result of consultation

- Additional criteria added in relation to the support of small scale measures in Ormskirk to improve the highway network
- Inclusion of cross-reference with Policy EN2 as recommended by HRA
- Inclusion of fourth Linear Park, between Ormskirk and Burscough, reflecting Policy EN3

Recommendations for change as a result of the NPPF / other policies

- None

Policy IF3: Service accessibility and infrastructure for growth

Objections	Support	Support with conditions	Observations	Total
2	5	0	4	11

What you said

3.226 It was emphasised that improvements to waste water treatment are required in Ormskirk, Burscough, Rufford and Scarisbrick, and need to be phased to coincide with the delivery of an appropriate solution. This will ensure water quality is protected.

3.227 There was a request for a cemetery in Skelmersdale and Up Holland.

Council response

3.228 Comments noted. The responsibility of dealing with sewerage requirements lies with United Utilities. The Local Plan seeks to prevent unnecessary worsening of sewage and drainage and relates to the United Utilities spending programme which is likely to result in delivered improvements by 2020 at the latest.

3.229 There is no obligation on Local Authorities or Central Government as a whole to provide cemeteries or require others to do so, therefore the Council is responsible for the administration of existing cemeteries but not for the provision of new sites. Unfortunately, there are no plans to make such a provision within the Local Plan although there is existing planning consent for a crematorium at Pippin St, Burscough.

Recommendations for change as a result of consultation

- Change of wording to IF4 (ii) to: mitigate any negative impacts to the quality of the existing infrastructure as a result of new development

Recommendations for change as a result of the NPPF / other policies

- None

Policy IF4: Developer contributions

Objections	Support	Support with conditions	Observations	Total
6	2	1	2	11

What you said

3.230 There were objections that there is no inclusion of allotments. Reference to the canal network was recommended for inclusion under green infrastructure.

3.231 It was suggested that Policy IF4 needs to be flexible enough so as to ensure schemes are still viable following the payment of developer contributions through CIL or S106 agreements.

3.232 It was considered that additional requirements should be included within the policy to ensure developer funds are required to improve existing station facilities where development will cause an increase in patronage.

Council response

3.233 Establishment of the CIL will be informed by development viability and set at a level to allow flexibility and to avoid stifling development. S106 agreements will continue to operate on a site by site basis, ensuring they are only used to make that development acceptable in planning terms by mitigating site specific requirements.

3.234 A more detailed strategy for the delivery of allotments will be better placed within a Green Infrastructure Strategy which the Council wishes to progress in the future. The list of green infrastructure in Policy IF4 is indicative only and need not be exhaustive to include the canal network.

Recommendations for change as a result of consultation

- None

Recommendations for change as a result of the NPPF / other policies

- None

3.9 Chapter 9: Sustaining the Borough's environment and addressing climate change

Policy EN1: Low carbon development and energy infrastructure

Objections	Support	Support with conditions	Observations	Total
2	5	4	5	16

What you said

3.235 There was wide support for this policy. However, some felt that the inclusion of low carbon development requirements such as the Code for Sustainable Homes and BREEAM are outside of planning control and this overall approach is therefore flawed. They argued that there is no justification for requiring contributions to a community energy fund and this should therefore be removed from the policy. There was also objection to all developments exploring district heating due to concerns over viability. It was felt that policy EN1 is too prescriptive and may deter development. A more general and supportive policy was felt to be more appropriate.

3.236 There were concerns raised over the safer operation of the rail network in relation to wind turbulence (vibrations, shadow flicker), and that these need to be taken into account when determining applications for turbines.

3.237 There was an observation that there is no reference to shale gas extraction.

Council response

3.238 The Council intends to produce a Supplementary Planning Document (SPD) to provide greater detail to guide sustainable development and tackling climate change locally. The Council do agree that more guidance on the assessment of wind development should be included within the Policy itself.

3.239 National Planning Policy is clear that whilst it is the Government's intention to drive low carbon development through the tightening of building regulations, planning has a role to play in providing a supportive framework and ensuring development that passes through the development management processes capable of achieving higher standards of low carbon design as required through other regulations. Furthermore, the National Planning Policy Framework (NPPF) is clear that when setting any local requirement for a building's sustainability, this should be done in a way consistent with the Government's zero carbon buildings policy and nationally described standards, such as Code for Sustainable Homes, should be adopted. Policy EN1 seeks only to require development of the Code levels in line with increases to Building Regulations. Therefore is it not considered onerous on development but instead provides the necessary supportive framework to deliver low carbon development.

3.240 Gas extraction is a matter for the County Council as the minerals and waste planning body for the Borough. Policy EN1 supports renewable technologies which are appropriate to the Borough subject to balancing environmental impacts.

Recommendations for change as a result of consultation

- Wind development assessment criteria will be moved from the justification into the Policy itself
- Rewording of Policy EN1 1 (iii) to ensure it is not overly prescriptive but instead provides a sufficient hook for securing future contributions to offset carbon through an 'Allowable Solutions Framework' (currently still being drafted by Government).

Recommendations for change as a result of the NPPF / other policies

- None

Policy EN2: Preserving and enhancing natural environment

Objections	Support	Support with conditions	Observations	Total
4	4	5	2	15

What you said

3.241 This policy was widely supported. There was specific support for the protection of biodiversity, ancient woodlands, historic landscapes

3.242 There was a suggestion that trees should be replaced on a two for one basis to ensure the tree population is maintained at its current level at least and possibly may grow over time.

Council response

3.243 Comments noted. The policy will be altered to allow flexibility in relation to tree replacement.

Recommendations for change as a result of consultation

- Inclusion of paragraph in policy to address the need to balance visitor pressures with the need to protect biodiversity
- Update to Tree Policy, as advised by Council's Tree Officers

Recommendations for change as a result of the NPPF / other policies

- None

Policy EN3: Provision of green infrastructure and open recreation space

Objections	Support	Support with conditions	Observations	Total
24	2	3	5	34

What you said

3.244 Objections were predominately split between opposition to a linear park and a play area in Ormskirk. Of those objections in relation to the Ormskirk-Skelmersdale linear park proposals, local residents at Westhead who border the route objected on the grounds of increased crime and safety concerns, devaluation of properties, invasion of privacy, loss of private view, light pollution and multiple ownership problems.

3.245 Of those objections in relation to Elm Park play area in Ormskirk, local residents objected on the grounds of traffic safety, poor accessibility, increased crime and anti-social behaviour, devaluation of properties, close proximity of existing Coronation Park and loss of wildlife.

3.246 There were also objections to a lack of policy or provision of allotments. The provision of street trees, to help the environment and provide shade against climate change was also felt to be justified for inclusion in a policy.

Council response

3.247 Consultants conducted work in 2006 looking at the feasibility of the proposed route of the Ormskirk-Skelmersdale linear park. The report concluded that it is possible to develop the park although a number of barriers would have to be overcome first. The Borough Council and County Council are fully supportive of this scheme and are committed to seeing this scheme delivered. It is believed that the scheme can be delivered within the lifetime of the Local Plan. Whilst the Council are aware that many residents have concerns regarding this proposal and in particular have concerns relating to a perception of crime and anti-social behaviour, the Council believe that many of these concerns can be addressed through design and management.

3.248 The Council's Open Space, Sports and Recreation Study (2009) identified that Ormskirk has the greatest deficiency of children's play areas and as such is actively seeking to encourage new sites where appropriate. Given the limited availability of land to construct new play areas this site goes some way to helping the Council reduce the level of deficiency. The Council believe that if designed correctly any safety issues can be overcome. Environmental considerations will also be taken into account closer to the application stage.

3.249 Although allotments are not specifically mentioned they are seen as being an important part of green infrastructure and specifically as providing recreational use. Additional wording should be added to make specific mention to allotments.

3.250 Street trees are an important part of green infrastructure but specific criteria encouraging tree cover and requiring developments to include appropriate tree planting is included under Policy EN2.

Recommendations for change as a result of consultation

- Additional wording under criterion 1.i to include allotments
- Inclusion of fourth linear park between Ormskirk and Burscough in accordance with Policy IF2 and Grove Farm allocation in Policy RS1

Recommendations for change as a result of the NPPF / other policies

- None

Policy EN4: Preserving and enhancing built environment

Objections	Support	Support with conditions	Observations	Total
2	3	0	2	7

What you said

3.251 Comments were widely in support of the policy and reiterated its intentions. There was some call for greater flexibility in the policy to enable developments. Encouraging inspiring and imaginative design was supported.

Council response

3.252 Comments were noted. The Council are confident the existing policy is deliverable and allows for flexibility to enable development to come forward.

Recommendations for change as a result of consultation

- Repetition between Policies EN4 and EN3 to be removed

Recommendations for change as a result of the NPPF / other policies

- None



3.10 Chapter 10: Delivery and risk in the Local Plan - a Plan B

Chapter 10: Delivering and Risk - a Plan B

Objections	Support	Support with conditions	Observations	Total
18	2	3	3	26

What you said

3.253 Objections were received in relation to the loss of Green Belt land to provide the Plan B allocations. Objections to the Mill Lane site can be found under Policy GN2. Red Cat Lane was opposed as it is felt it fails to provide a defensible boundary against development and fails on infrastructure grounds, traffic and drainage.

3.254 There were further objections that land had not been included in the Plan B allocations. This included land to the north of Grove Farm, Ormskirk; land at Parrs Lane, Aughton and sites in Halsall and Haskayne. It was also suggested that the Local Plan should consider windfall development opportunities in the Northern Parishes in place of the Plan B sites.

3.255 As with comments made in previous sections of the Local Plan, many considered that there is no actual present or forthcoming need for housing, or housing land, in the Borough.

3.256 It was considered that Plan B infers that the preferred strategy is undeliverable, and rather than focus on allocating more sites for flexibility, the Council should instead concentrate on removing the prohibitions to development on the preferred strategy sites. It was submitted that Plan B is contrary to national policy, reiterating that deliverability should be resolved

through the plan itself and not through a Plan B. If Plan B is to be adopted, its implementation should be possible earlier than the five year review proposed, based on annual monitoring. The soundness of the Local Plan was questioned in this respect.

3.257 Concerns were held that the policy disincentivises developers from building on less profitable sites elsewhere in the Borough so the Plan B sites are released and they can then develop greenfield sites. This therefore makes the whole policy counterproductive.

3.258 Others welcomed the Plan B as a mechanism to address shortfall, although there were concerns about its triggers. It was suggested that a requirement of 310 dwellings per annum should be used, not the 260 quoted, for the first five years of the Plan. The Local Plan should also explain how Plan B sites are to be chosen for release. There were concerns raised over the appropriateness and deliverability of several of the Plan B sites with the suggestion that others should therefore be identified.

3.259 It was queried whether other means should also be explored should new development fail to deliver more than 80% of anticipated housing targets over a 5 or 10 year period. This may include the intensification of development within existing allocations, a review of the housing target or the release of other surplus sites which may have become available since the adoption of the Plan.

Council response

3.260 The only time that Green Belt boundaries should be reviewed is through the preparation of a Local Plan. Plan B sites need to be identified to ensure flexibility in housing delivery over the entire plan period and, for them to be deliverable, they cannot remain in Green Belt. The Council cannot earmark Plan B sites without releasing them from the Green Belt. However, given Plan B is only a back-up plan if the preferred strategy fails to deliver as anticipated, it would be hoped that the Plan B sites would remain in their current state, albeit no longer designated as Green Belt.

3.261 Whilst the release of the Red Cat Lane site from the Green Belt would not initially result in a stronger boundary to the Green Belt in this area, if it was developed it would 'round-off' the settlement area between Red Cat Lane and Moss Nook and create a stronger boundary to both the Green Belt and settlement area. If development of the site was anticipated to create traffic problems, the developer would need to rectify these issues as part of the development. The Council's information does not show any culverts under the land but drainage issues in Burscough are well documented and development on this site would need to ensure it does not make the local drainage issues worse.

3.262 Those Plan B sites that are affected by the same waste water infrastructure issues as the preferred sites for Green Belt release would, similarly, not be released in advance of the issues being resolved.

3.263 The Plan B sites in Halsall would rely on Sefton services and may attract Sefton residents, but the sites are in West Lancashire and can count towards meeting the Borough's needs. They have been selected because, compared to other sites considered elsewhere in the Borough, they do not fulfil Green Belt purposes and/or are more sustainably located.

Chapter 3 Written Representations on the Local Plan Preferred Options

3.264 The Council have chosen a Plan B approach in order to give a degree of certainty over the plan period and avoid any need for a formal Local Plan update or review which releases "surplus" sites that emerge, or further Green Belt sites, part way through the plan period. This is consistent with the NPPF's policy on not amending Green Belt boundaries frequently.

3.265 Given the rural nature of the Borough, intensification of existing allocations would not be suitable (and on the few sites it is, this has already been taken into account in delivering the housing target). Given that the housing target is based on housing need as evidenced by the CLG household projections, unless these projections fall over the plan period, it would be inappropriate to reduce the housing target unless neighbouring authorities were to deliver a proportion instead.

3.266 Flexibility in housing delivery is required by national planning policy. It bears no reflection on the Council's confidence in the preferred strategy. The five year review has been chosen in order to allow the Local Plan to become established and see whether it is working as intended before releasing more greenfield land.

3.267 As currently proposed, the annual target for the first 5 years of the Local Plan would be 260 dwellings. Therefore, any shortfall that Plan B sites may need to make up for after the 5 years would be in relation to the 260 dwelling annual target (1,300) not a 310 dwelling target (1,550). The 80% threshold was selected as a reasonable threshold that gives a degree of flexibility both ways. If the housing market is slightly slower to recover than anticipated, the 80% threshold gives the Local Plan the chance to recover the slight deficit more naturally over the course of the Plan period without having to release more greenfield land for development.

3.268 The five year views for Plan B are not proposed for monitoring purposes but to give certainty within the Local Plan period as to when Plan B sites might be released / required.

3.269 In relation to how Plan B sites will be selected from the list of 7 to make-up any deficit that emerges over the plan period, this will be a fresh assessment based on the latest evidence at the time of the 5 or 10 year review.

Recommendations for change as a result of consultation

- No change required

Recommendations for change as a result of the NPPF / other policies

- None

3.11 Chapter 11: Next steps

3.270 No comments were received against Chapter 11.

3.12 Appendices

Appendix A: Local Plan preparation

Objections	Support	Support with conditions	Observations	Other	Total
0	0	0	0	1	1

What you said

3.271 Support for development at New Lane, Rufford was registered by the landowner.

Council response

3.272 Comments noted.

Appendix B: Spatial and Strategic Objectives

Objections	Support	Support with conditions	Observations	Total
0	0	0	2	2

What you said

3.273 Emphasis on the need for monitoring and the flexibility of the plan was made.

Council response

3.274 The flexibility to change is dealt with through the policies. Regular monitoring will ensure that the plan can adapt to any changes.

Appendix C: Planning policy background

Objections	Support	Support with conditions	Observations	Total
0	1	0	0	1

What you said

3.275 Support for the updated explanation of the Planning Policy background was received.

Council response

3.276 Comments noted. The Appendix will be updated to reflect the final NPPF and Planning Policy for Traveller Sites document.

Appendix D: Setting locally determined targets

Objections	Support	Support with conditions	Observations	Total
1	0	0	0	1

What you said

3.277 There was a concern that the RSS deficit is a false figure as it occurred as a result of restraint to correct over development in preceding years. It was considered that that this makes an annual target of 250 dwellings more realistic.

3.278 Recommendations were made for the monitoring of objectives in relation to the Sustainability Appraisal.

Council response

3.279 It is clear from the Inspector's decisions on recent Examination of Local Development documents and from the Governments Growth Agenda that the Council are required to make up what has been termed the RSS deficit or 'pent up' need for housing that has yet to be delivered. Therefore, the housing target in the Local Plan must account for this.

Appendix E: Delivery and risk

Objections	Support	Support with conditions	Observations	Total
0	0	0	2	2

What you said

3.280 The Environment Agency registered concerns that on-site waste water treatment in sewered areas would be unacceptable. They felt the the proliferation of a large number of private treatment plans in publicly sewered areas is not considered to be a sustainable option and could detrimentally impact on the aims and objectives of the Water Framework Directive.

Council response

3.281 Comments noted.

Recommendations for change as a result of consultation

- Amend Contingencies for the Risks for Policy IF3 to remove reference to on-site waste water treatment

Appendix F: Parking standards

Objections	Support	Support with conditions	Observations	Total
0	0	0	0	0

What you said

3.282 No comments were received

Appendix G: Key amendments to the proposals map

Objections	Support	Support with conditions	Observations	Total
8	0	1	3	12

What you said

3.283 There were calls from landowners/agents for the re-designation of individual sites to support development. There were other calls that boundaries should be changed to include existing areas of hard standing and built areas belonging to areas already in the urban settlement areas.

3.284 A number of errors in relation to site references were pointed out.

3.285 The Environment Agency highlighted a list of constraints that apply in relation to certain sites.

3.286 There were criticisms that the maps were too small and thereby difficult to read.

Council response

3.287 Comments noted. A number of corrections will be made to labels, site references and settlement boundaries on the full Proposals Map to be prepared for the Publication Local Plan.

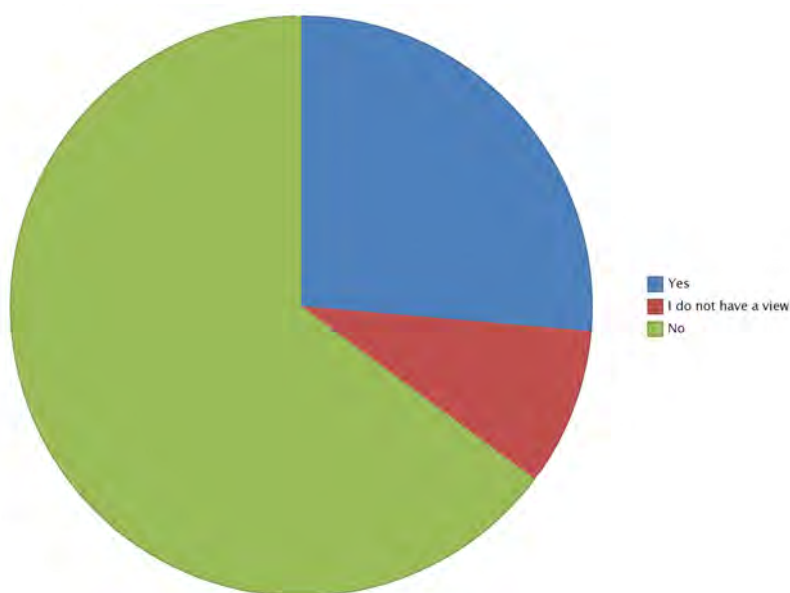
Chapter 4 General Survey

4.1 A total of 94 people completed the survey, either online or on paper.

Question 1: Do you broadly support the 4650 dwelling housing target and its distribution across the Borough?

4.2 26% of respondents to this question supported the target and its distribution. 65% did not. The remaining 9% did not have a view.

Picture 4.1 Housing targets and distribution



Question 2: Do you support the allocation of the following sites for housing development in Policy RS1?

Grove Farm

4.3 33% were in support. 33% were not in support. 34% had no view.

Firswood Road

4.4 44% were in support. 19% were not in support. 37% had no view.

Whalleys / Cobbs Clough

4.5 52% were in support. 13% were not in support. 35% had no view.

Chequer Lane, Up Holland

4.6 33% were in support. 27% were not in support. 40% had no view.

Question 3: Do you support the policy restricting the proportion of HMO's in Ormskirk?

4.7 56% supported restrictions on HMOs. 17% did not support the policy. 27% had no view.

Question 4: Do you think Policy RS4 provides for gypsy and traveller and travelling showpeople needs in the Borough?

4.8 30% of respondents supported the policy. 7% were not in support. 64% did not have a view.

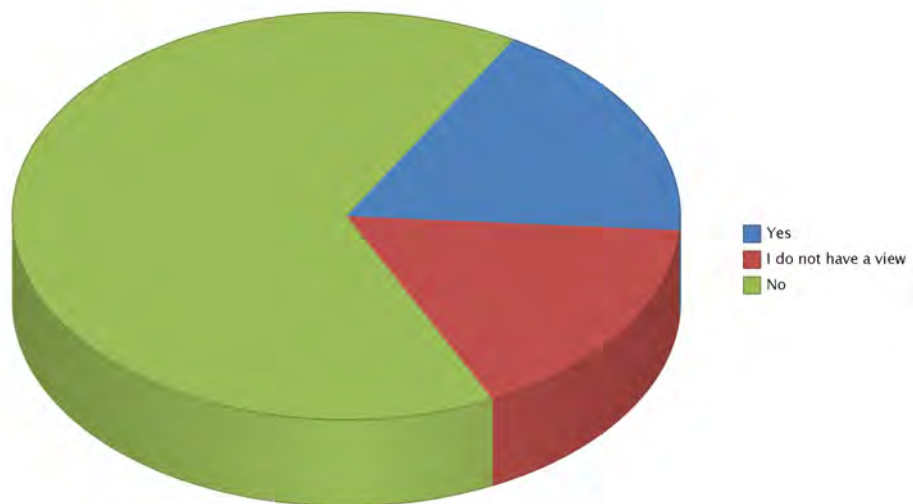
Question 5: Do you broadly support the 75ha employment land target and its distribution across existing employment areas?

4.9 52% were in support. 21% were not in support. 27% did not have a view.

Question 6: Do you think the Local Plan does enough to guide infrastructure development and improvements?

4.10 18% supported the Local Plan. 66% were not in support. 16% did not have a view.

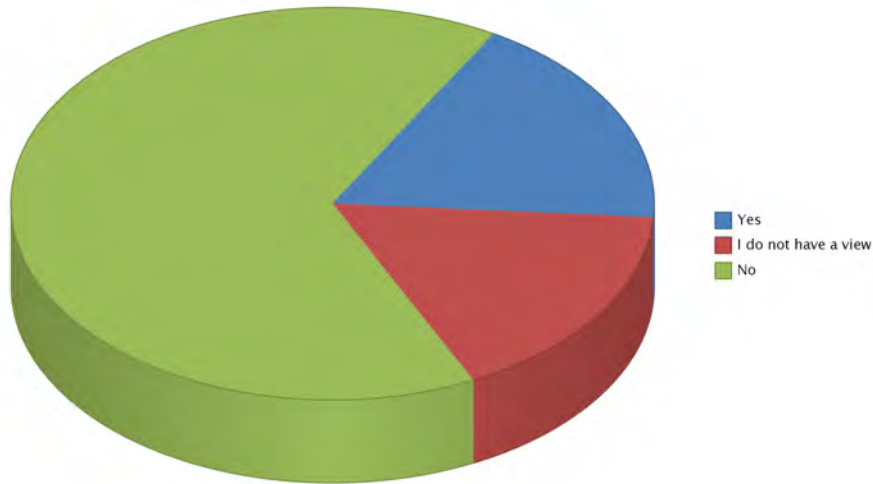
Picture 4.2 Infrastructure



Question 7: Do you think the Local Plan does enough to protect the Boroughs environment and seek sustainable development that addresses climate change?

4.11 18% supported the Local Plan. 66% were not in support. 16% did not have a view.

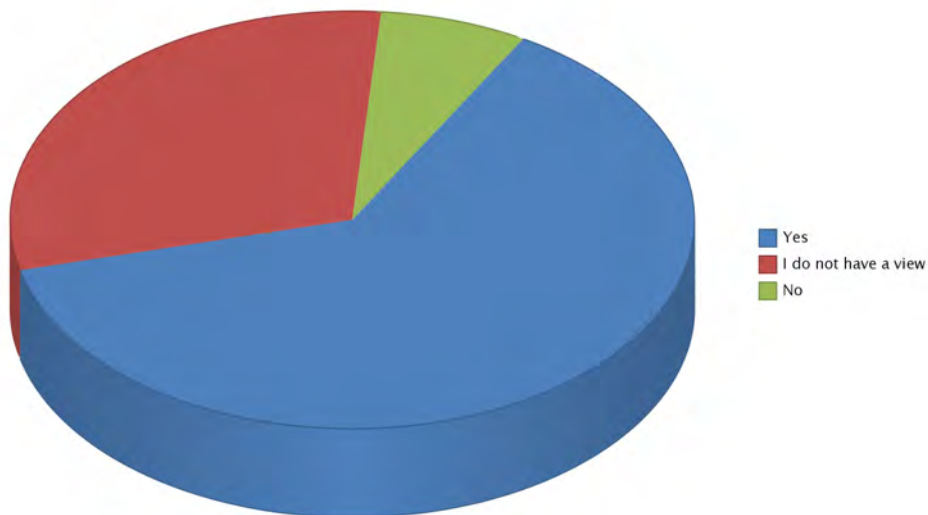
Picture 4.3 Environment



Question 8: Do you support Policy SP2 for the Skelmersdale Town Centre Strategic Development Site?

4.12 63% were in support. 7% were not in support. 30% did not have a view.

Picture 4.4 Skelmersdale town centre



Question 9: Do you support Policy SP3 for the Yew Tree Farm, Burscough Strategic Development Site?

4.13 21% were in support. 52% were not in support. 27% did not have a view.

Question 10: Do you support the concept of Plan B and the following sites to be safeguarded for the Plan B?

Parrs Lane, Aughton

4.14 27% were in support. 26% were not in support. 47% had no view.

Ruff Lane, Ormskirk

4.15 29% were in support. 33% were not in support. 38% had no view.

Red Cat Lane, Burscough

4.16 29% were in support. 39% were not in support. 32% had no view.

Mill Lane, Up Holland

4.17 26% were in support. 39% were not in support. 35% had no view.

Moss Road, Halsall

4.18 24% were in support. 29% were not in support. 48% had no view.

Fine Jane's Farm, Halsall

4.19 22% were in support. 33% were not in support. 45% had no view.

New Cut Lane, Halsall

4.20 25% were in support. 32% were not in support. 43% had no view.

Chapter 5 Spatial Forums

Skelmersdale Forum

5.1 Most people supported the distribution of housing but some considered that there should be more in the Eastern Parishes, particularly Parbold which was felt to be a sustainable village. A need to provide housing for older people and first time buyers was emphasised. A minority considered that the number of new houses set out in the Plan was not needed. Some felt that vacant properties should be looked at as a source of housing and that the Council should provide evidence to demonstrate they have considered brownfield sites before releasing Green Belt. The provision of more council housing was supported.

5.2 Concern was expressed regarding access to the proposed housing site at Firwood Road because the main road is a narrow country lane.

5.3 Attendees emphasised the lack of sustainable transport in Skelmersdale and stressed this is a huge issue. The rail link was discussed and supported.

5.4 Most felt that the regeneration of Skelmersdale through the town centre was a good opportunity. Provided sensitive design was used, it was felt additional housing in the Tawd Valley to improve access and links from existing housing areas to the Tawd for recreation was acceptable. There was support for more employment in Skelmersdale although attendees stressed that this should not be distribution facilities as the sector creates noise, affects residential amenity and does not create many jobs. Some felt there should be more facilities for young people provided. Some were concerned that the new shops proposed as part of the town centre regeneration are not wanted, or could not be afforded, by local residents. Green spaces within Skelmersdale were felt to be an important part of what makes the town unique and improves its attractiveness.

5.5 A cemetery in Skelmersdale was requested.

5.6 Many of the attendees at Skelmersdale came to represent opposition at Mill Lane. They raised concerns about traffic on Mill Lane, the loss of green park space, ground conditions, surface water flooding issues, loss of village character and a lack of infrastructure. An alternative site at Garnett Green was suggested as well as using employment land for housing.

5.7 Similarly there was no support for Chequer Lane and it was felt that Up Holland has been developed enough and that constraints apply to the site.

Tarleton Forum

5.8 Most attendees supported infill development, rather than the creation of large estates, and felt that infill was no longer being pursued. It was expressed that new housing should be complemented by new employment for local people, to address unemployment in the villages. Some suggested that all the new housing required should be located in Skelmersdale.

5.9 There were complaints that affordable housing is not for local people and is being occupied by those from outside of the local areas. With it, came concerns that the housing is bringing with it unemployed people. There were objections that affordable housing appears to be granted permission where market housing fails to obtain consent.

5.10 Some felt employment sites should be protected, and that if their development for employment is not viable then they should not be released for housing. Greaves Hall was supported for employment development but not for housing. It was suggested that the Altys Site development proposals should include a road over the River Douglas to Longton/Hoole to tackle traffic congestion. It was suggested that employment sites should be located close to the A565 to avoid traffic going through the villages.

5.11 Poor transport infrastructure in the Northern Parishes was emphasised. There were concerns raised over suitable and appropriate transport solutions.

5.12 Problems with water supply and flooding were also highlighted. A road across the River Douglas was requested, as the current bridge is open to damage and its closure would have severe impacts on traffic. There were serious concerns that too much development is being allowed, or encouraged, without the necessary improvements to infrastructure.

5.13 Some suggested that a policy to address agricultural workers dwellings should be included to prevent misuse. It was also suggested that the settlement boundary around the Tarleton Mill site should be extended further north to include green houses which are/were part of the wider site anyway. Community development was supported, possibly through neighbourhood planning and greater participation and involvement of the Parish Council.

5.14 Some attendees were opposed to the allocation of any Gypsy and Traveller accommodation in the Borough and was deemed unfair that the Council should be allowing such sites.

5.15 In relation to Burscough, some attendees supported the proposals for development at Yew Tree Farm considering that additional development would support economic development of Burscough. Some attendees stated they would rather see the Yew Tree Farm strategic site come forward with the associated benefits than smaller parcels of land that would provide no benefits. Others felt that no more development should be allowed in Burscough as the infrastructure could not cope and there was no faith that the necessary improvements would be made. It was considered that additional employment in Burscough would worsen the HGV situation on the already over-burdened roads.

Burscough Forum

5.16 A large number of attendees expressed concerns that traffic on the A59 and A5209 will get worse if the proposed development at Yew Tree Farm goes ahead. There were concerns that an increase in the size of the population will affect Burscough's character. Attendees requested that infrastructure improvements are guaranteed. Improvements need to include roads, public transport, schools, creation of wider pavements, a link road and improvements to drainage and utilities. A bypass was requested to alleviate current transport problems. It was emphasised that the worst problems with traffic are at school drop off and collection times. Poor access to Preston by rail was highlighted with demands for the electrification of the Burscough curves.

5.17 The non-preferred option was deemed to be a better option as the site has better transport links to the M58. There were doubts as to whether traffic calming measures would work, with calls that traffic (and development) should be moved elsewhere. It was requested that the public should be consulted on the route of any new roads and there were calls for cyclepaths to be introduced. Improvements to the reliability and frequency of public transport services need to be provided. Attendees felt that United Utilities should be more proactive and deliver improvements.

5.18 Support was shown for housing, in particular affordable housing, but improvements to facilities also need to be made such as facilities for children and young adults and leisure activities/services. There were concerns that too many houses were being proposed for Burscough, that new homes and jobs would be lost to 'outsiders' of Burscough, and that housing would be placed near industry creating fears over safety. Reassurances were needed. It was acknowledged that the development could help to support the village centre and the wharf and improve the economy.

5.19 There were suggestions that development could be spread in Burscough, although urban sprawl was highlighted as a concern. Others suggested development should be located in Ormskirk, Scarisbrick or Bickerstaffe. Some questioned whether the housing target for Skelmersdale could be delivered and suggested it would be better to release more Green Belt in Ormskirk and Burscough.

5.20 Some attendees felt employment development was not required as there are many empty employment units already. It was considered that Burscough is too rural for employment and large companies won't locate to the area due to the poor infrastructure. It was suggested employment should be located in Skelmersdale. Others felt there was demand in Burscough as well as a thriving employment area. Any empty units were considered to be related to the current economic market. Many felt that more skilled jobs should be created and available, that will be more secure and permanent than general service level employment.

5.21 There were worries that the views of Burscough residents are being ignored. There was a fair amount of cynicism that the planning system has failed to deliver improvements promised in the past (eg Heathfields). However, if the infrastructure could be guaranteed and brought forward ahead of the development then the Yew Tree Farm was felt by some to be acceptable.

Ormskirk Forums

5.22 Problems with sewage / flooding in Ormskirk at High Lane (opposite Grove Farm) were highlighted and these issues need to be addressed before any development on Grove Farm commences. There were further concerns over the landscape impact and view as Ormskirk is approached should the development go ahead. There were calls for traffic calming, speed reducing measures and signalised junctions to improve the safety of the site. There were further concerns over the amalgamation of Ormskirk and Burscough from the proposed developments.

5.23 There were general fears that Green Belt is being used, with the loss of agricultural land, and concerns about traffic as a result of the Yew Tree Farm proposed development. Some felt that the Yew Tree Farm site is just too big a site to develop, with far too many houses for the area, and development would be better dispersed around the Borough.

However, it was recognised the need for a critical mass in new developments to ensure that new infrastructure is provided. Some attendees believed the strategic development site in Burscough was an appropriate location .

5.24 Some felt Edge Hill University is too large and has detrimentally affected Ormskirk. There were criticisms that student housing in the town had removed affordable housing from the market. For this reason the Student accommodation and HMO policy was supported. There were suggestions that a campus should be located in Skelmersdale. Other suggestions included a multi-storey building on campus to meet development needs, rather than an extension into Green Belt. Some supported the expansion if it could sort out the problems relating to HMOs and traffic in Ormskirk. There was a suggestion that students should pay for on-campus parking in order to reduce traffic problems in Ormskirk.

5.25 There were requests that the affordable housing threshold should be dropped from 8 to 4 across the Borough as it does not secure the viability of development sites. Affordable housing was felt to be a particular problem in rural areas.

5.26 Improved rail links between Ormskirk and Burscough were supported, as well as demands for a Sunday service between Preston and Ormskirk. Some attendees called for an Ormskirk bypass, whilst others felt other alternatives were available.

5.27 There was some concern expressed that the Local Plan sterilises the land involved for the life of the Local Plan. It was asked why differentiate between Plan A and Plan B - could all of the sites not be available for development?

5.28 Some suggested that there should be less development and more in Ormskirk. There were further calls to make Skelmersdale more attractive

Results of the voting

5.29 At the end of each forum, attendees were asked to electronically vote against a series of questions with multiple choice answers. There were a number of objections raised by those voting including:

- Why should people from outside the area, or land owners/developers, be able to vote? And equally;
- How will we differentiate between voting by different settlement areas?
- What happens if you don't agree with the multiple choice answers?

5.30 The forums, and consultation, are designed to get feedback from all sections of the community, and therefore we have to allow everyone the chance to vote. The only people not allowed to vote at the forums were the Councillors (who get their chance to vote at Council meetings) and the landowner of the Yew Tree Farm site.

5.31 The voting exercise is not a popularity contest, and it is not the case that those with the highest/lowest amounts of votes win or lose. Instead, the voting is designed merely as an indication of general feeling.

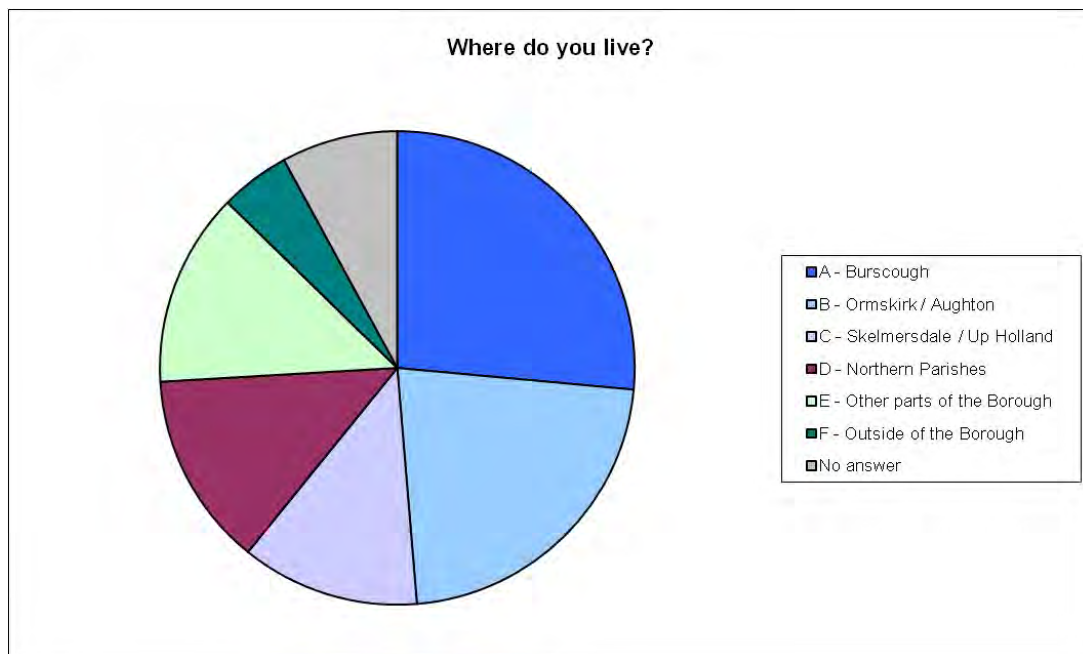
5.32 Using the demographic data collected through the initial questions, the Council can analyse the results of the voting based on the settlement area of the attendee. This way, regardless of which forum people attended, the results by each settlement residents came from, can be seen. Amalgamating the results from all the forums, shows a total of 189 people voted. The following distributions applied:

Table 5.1 Forum composition

Attendees from:	Number	Percentage
Burscough	50	26%
Ormskirk / Aughton	42	22%
Skelmersdale / Up Holland	43	12%
Northern parishes	25	13%
Others parts of the Borough	25	13%
Outside of the Borough	9	5%
No answer provided	15	8%
Total	189	100%

5.33 Just under half of all attendees came from Burscough and Ormskirk/Aughton.

Picture 5.1



Question 1: Do you broadly support the 4650 housing target and its distribution?

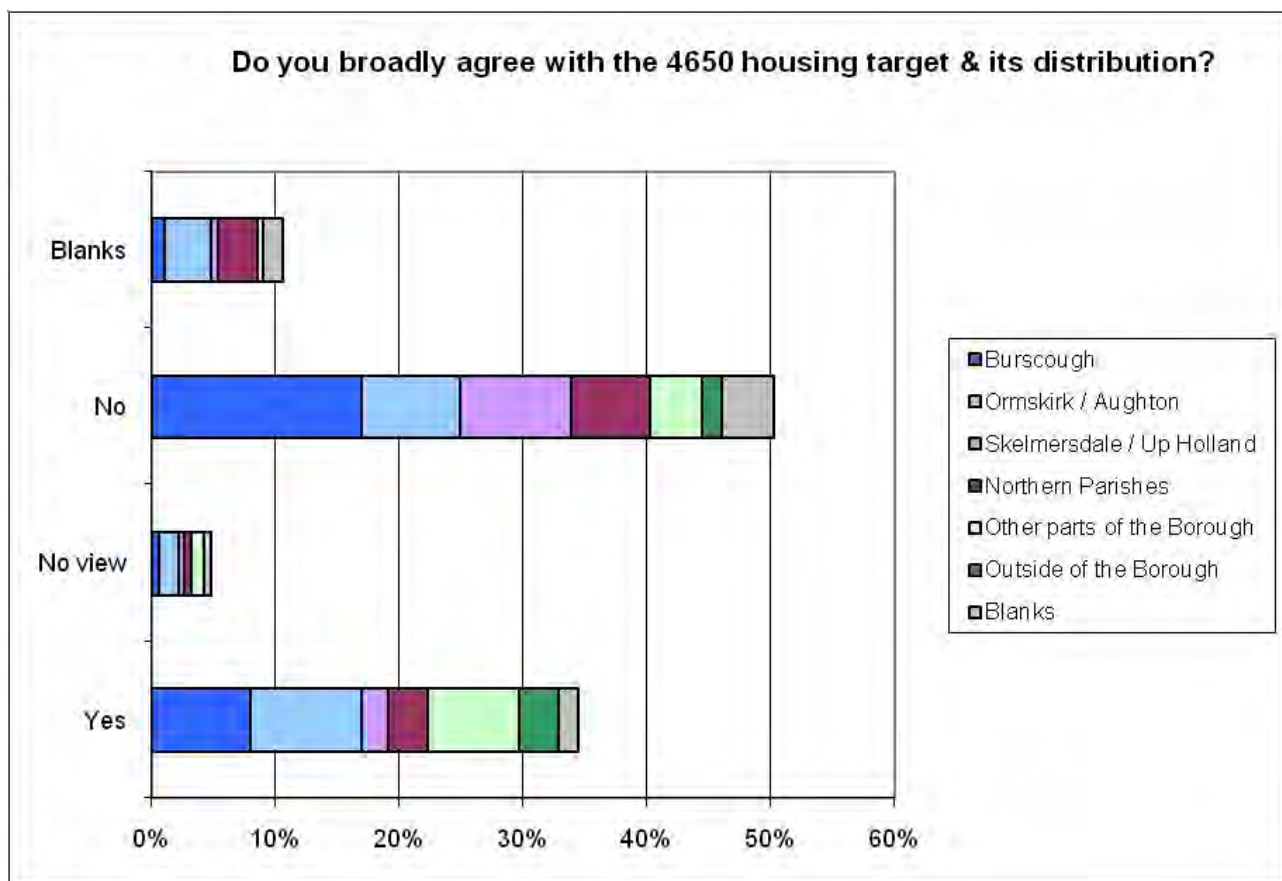
5.34 Overall, 34% were in support and 50% in objection. 17% of objections were from Burscough residents and 9% were from Skelmersdale residents.

Chapter 5 Spatial Forums

Table 5.2

Attendees from:	Yes	No view	No	No answer provided
Burscough	8%	1%	17%	1%
Ormskirk / Aughton	9%	2%	8%	4%
Skelmersdale / Up Holland	2%	1%	9%	1%
Northern parishes	3%	1%	6%	3%
Others parts of the Borough	7%	1%	4%	1%
Outside of the Borough	3%	0%	2%	0%
No answer provided	2%	1%	4%	2%

Picture 5.2



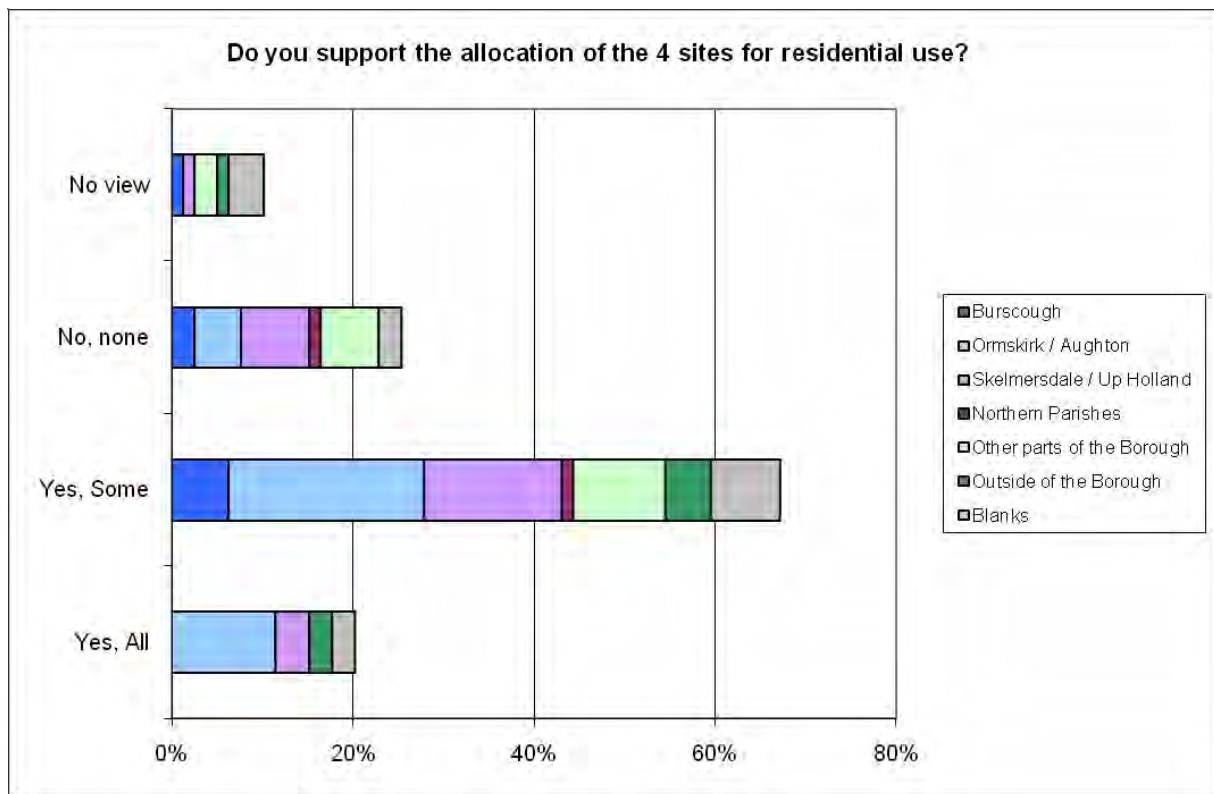
Question 2: Do you support residential development at Grove Farm, Firswood Road, Whalleys, Chequer Lane?

5.35 Of those to register a vote against this question, overall 71% were in support to all or some sites and 21% in objection.

Table 5.3

Attendees from:	Yes, all	Yes, some	No, none	No view
Burscough	0%	5%	2%	1%
Ormskirk / Aughton	9%	18%	4%	0%
Skelmersdale / Up Holland	3%	12%	6%	1%
Northern parishes	0%	1%	1%	0%
Others parts of the Borough	0%	8%	5%	2%
Outside of the Borough	2%	4%	0%	1%
No answer provided	2%	6%	2%	3%

Picture 5.3



Question 3: Do you support Policy SP3 for Yew Tree Farm, Burscough?

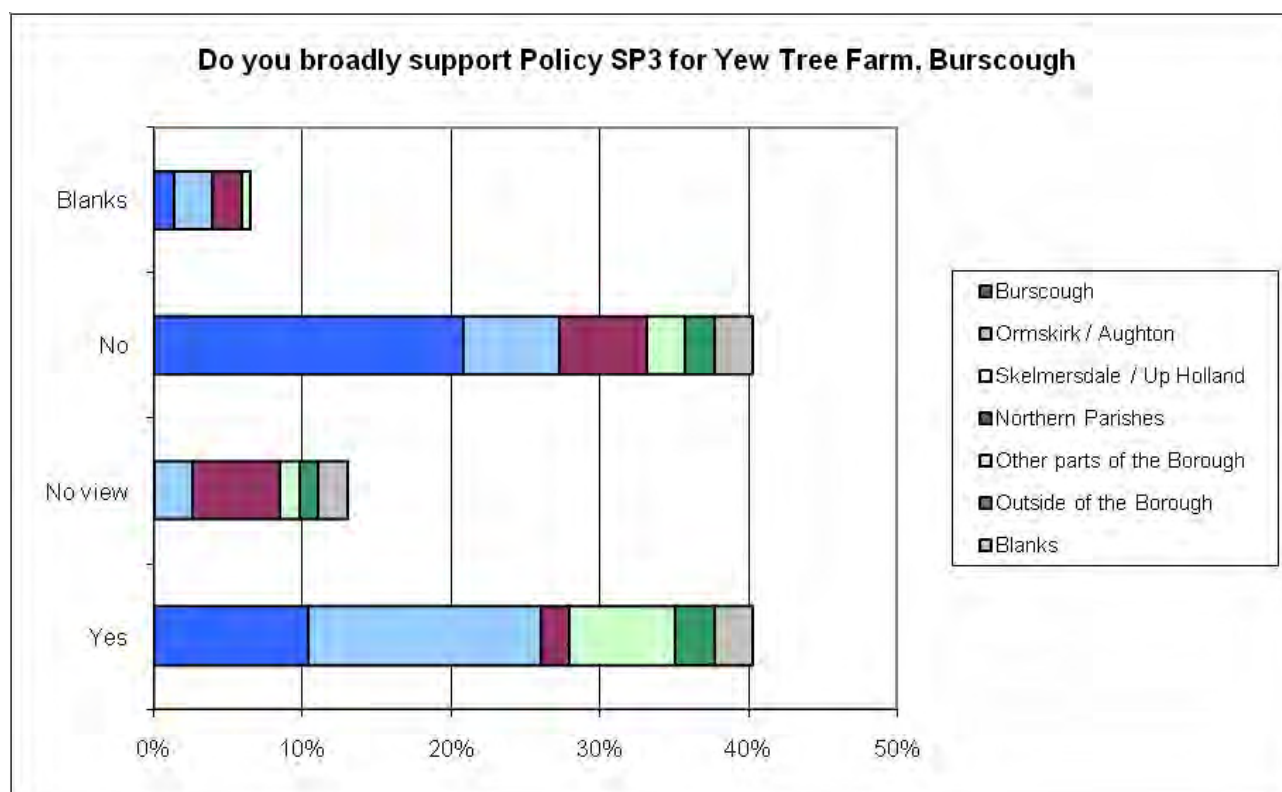
5.36 Overall, 40% were in support and 40% in objection. 21% of objections were from Burscough residents although 10% support also came from Burscough residents. A further 16% of support came from Ormskirk residents.

Chapter 5 Spatial Forums

Table 5.4

Attendees from:	Yes	No view	No	No answer provided
Burscough	10%	0%	21%	1%
Ormskirk / Aughton	16%	3%	6%	3%
Skelmersdale / Up Holland	0%	0%	0%	0%
Northern parishes	2%	6%	6%	2%
Others parts of the Borough	7%	1%	3%	1%
Outside of the Borough	3%	1%	2%	0%
No answer provided	3%	2%	3%	0%

Picture 5.4



Question 4: Do you broadly support the 75ha employment land target and its distribution?

5.37 Overall, 51% were in support and 27% in objection.

Table 5.5

Attendees from:	Yes	No view	No	No answer provided
Burscough	14%	1%	10%	2%
Ormskirk / Aughton	10%	1%	4%	2%

Attendees from:	Yes	No view	No	No answer provided
Skelmersdale / Up Holland	4%	5%	4%	1%
Northern parishes	5%	2%	5%	3%
Others parts of the Borough	10%	0%	4%	1%
Outside of the Borough	5%	0%	0%	0%
No answer provided	3%	4%	1%	1%

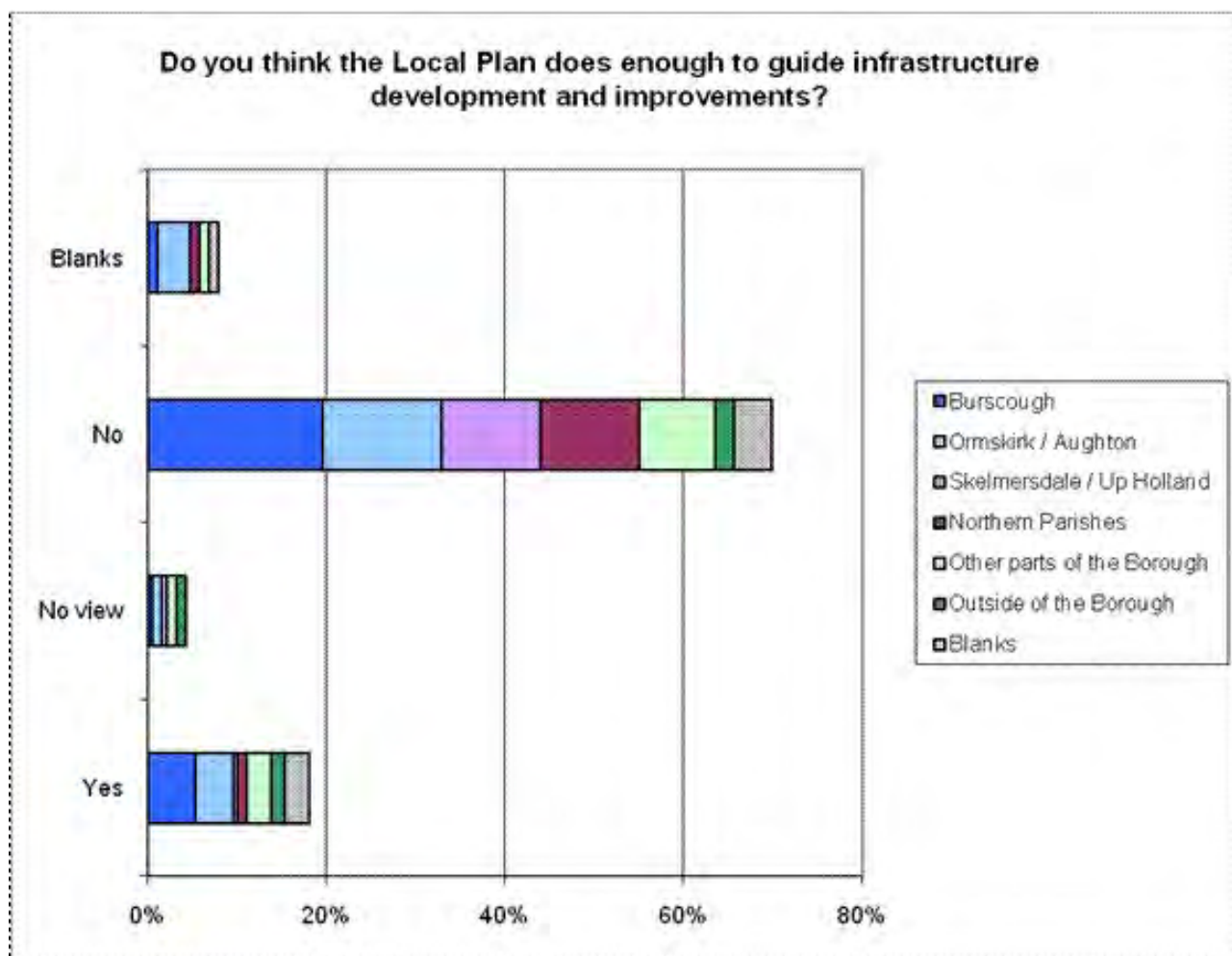
Question 5: Do you think the Local Plan does enough to guide infrastructure development and improvements?

5.38 Overall, 18% were in support and 70% in objection. The highest proportion of 'No' answers came from Burscough residents.

Table 5.6

Attendees from:	Yes	No view	No	No answer provided
Burscough	5%	1%	20%	1%
Ormskirk / Aughton	4%	1%	13%	4%
Skelmersdale / Up Holland	1%	1%	11%	0%
Northern parishes	1%	0%	11%	1%
Others parts of the Borough	3%	1%	8%	1%
Outside of the Borough	2%	1%	2%	0%
No answer provided	3%	0%	4%	1%

Picture 5.5



Question 6: Do you support the policy restricting the proportion of HMOs in Ormskirk?

5.39 This question was only asked at the Ormskirk forums. Overall, 76% were in support and 6% in objection.

Table 5.7

Attendees from:	Yes	No view	No	No answer provided
Burscough	8%	3%	1%	0%
Ormskirk / Aughton	44%	0%	0%	6%
Skelmersdale / Up Holland	0%	0%	0%	0%
Northern parishes	0%	1%	0%	1%
Others parts of the Borough	6%	1%	4%	1%
Outside of the Borough	7%	0%	0%	3%
No answer provided	11%	0%	0%	1%

Question 7: Do you support the concept of Plan B?

5.40 Overall, 51% were in support and 31% in objection. 38% were in support of some of the sites. Only 14% supported all of the Plan B sites proposed.

Table 5.8

Attendees from:	Yes, all	Yes, some	No, none	No view	No answer provided
Burscough	2%	14%	7%	1%	2%
Ormskirk / Aughton	5%	8%	5%	1%	4%
Skelmersdale / Up Holland	1%	2%	8%	2%	0%
Northern parishes	1%	5%	4%	2%	1%
Others parts of the Borough	3%	4%	3%	2%	2%
Outside of the Borough	1%	2%	2%	1%	1%
No answer provided	1%	4%	2%	1%	1%

Chapter 6 Business Breakfasts

What you said

6.1 A discussion at the business meeting raised a series of points. It was highlighted that there is currently a high employment unit vacancy in Skelmersdale and attendees questioned whether this could be used to meet some of the employment land need. There were concerns about how issues with infrastructure would be addressed.

Councils response

6.2 A study has been conducted to assess the capacity and usage of all the Borough's employment areas. As a result, the policy seeks to deliver all the new employment development in Skelmersdale through existing allocations and the remodelling of existing underused estates. The Council recognises the difficulties associated with this but is prepared to work with developers and other organisations to deliver this.

6.3 Infrastructure is addressed through the Infrastructure Delivery Plan. Beyond this, there is broader legislation to ensure utility companies provide upgrades and improvements to their network to support development. The Plan B sites will also provide flexibility, as most of the sites are not constrained by the waste water treatment issue. Transport pressure points, such as those on Briars Lane caused by HGV traffic, will be addressed by the County Council Highways Authority.

Chapter 7 Housing Developer Forum

7.1 A number of issues were discussed with housing developers.

7.2 It was considered that a number of the Plan B sites appeared to be constrained due to waste water constraints (actually only 2, totalling 70 dwellings). However, as Plan B caters for a greater number of dwellings (760 units) than is required (698 units), it is felt that there is enough unconstrained land to be able to support the plan if housing supply fell short. It was questioned whether Plan B should be triggered after two years so there would be time to recover any housing deficit.

7.3 It was explained that most of the DS4 land will be continued in the new Local Plan as protected land as the Council does not wish to see this land developed. The Moss Road site (as it is not currently in Green Belt) will not possess any advantage over the other Plan B sites if and when the time comes to choose which sites should be released for development. All the Plan B sites will be subject to the same 'safeguarding' policy.

7.4 It was suggested that the housing deficit should be made up over 5 years, not the plan period as a whole. It was felt that making up the deficit in the longer term would defer delivery and store up problems for later.

7.5 It was requested that the housing requirement should be increased, as recent trends in development have been limited by policy constraints. It was considered that a low requirement leads to low growth. The Council explained that the housing requirement has been chosen based on market conditions, rural and environmental constraints and past delivery of housing to ensure the targets are realistic. The Council considers that the proposed requirement is reasonable, reflecting demand and need and also deliverability.

7.6 There was further concern about the viability of Skelmersdale, particularly housing delivery in the town centre. Given that development phasing leans towards Skelmersdale in the first five years of the Plan, it was felt inevitable that the plan would fail and Plan B would be triggered. The Council hope that redevelopment of the town centre would make residential development there and elsewhere in the town a more attractive prospect.

7.7 There were concerns that the requirement in Policy RS1 for 20% of units to be designed specifically for elderly accommodation is too high. It was the housebuilders experience that people want to live in 'normal' properties and so the requirement may be unnecessary. It was suggested the 20% requirement should be included within the affordable housing requirement. It was considered that the focus and priority should be on helping first time buyers into the housing market, rather than supplying homes for the elderly.

7.8 It was suggested that the CIL burden could be lifted slightly by allowing stage payments. CIL should not detrimentally affect the viability and deliverability of housing. It was felt that both an exemptions policy and an instalments policy would be vital to ensure development does not stall in the Borough.

Chapter 8 Conclusion

8.1 Extensive consultation on the Local Plan Preferred Options was undertaken in order to gather a wide consensus of opinion on the policies put forward.

8.2 Most policies received general support, with the vast majority of objections largely contained to specific sites.

8.3 There were many objections to the release of Green Belt land, most notably to sites at Yew Tree Farm, Burscough and Mill Lane, Up Holland. Much of the opposition to these sites also related to concerns over infrastructure (highways, utilities, services) and the ability of the Council and partner service providers to secure and deliver improvements. Further opposition was received in relation to the proposed residential sites at Chequer Lane, Up Holland and Firswood Road, Skelmersdale.

8.4 There was support for the flexibility of the Local Plan although concerns have been raised in relation to whether developers will just refrain from building on sites so that more attractive Plan B sites will be released.

8.5 As has been repeated through this document, it is not the quantity of objections (or support) received, but the planning arguments within them that can influence planning policies.

8.6 Planning needs to balance the needs of competing interests, needs and demands and choose the most sustainable option for development in relation to the social, economic and environmental future of West Lancashire. The Council's Planning Officers have reviewed every representation received, and through this document have responded to the main issues and recommended those changes that should be made to the Local Plan as a result.

8.7 This report has also outlined those changes required as a result of the NPPF and other new national policy guidance.

What next?

8.8 The Council has acknowledged all representations made to the Local Plan Preferred Options document, and will take any recommendations into the preparation of a final draft of the Local Plan document called the Publication version. This be available for a final round of representation in summer 2012, where the public will once again be able to make representations on the document. The Council will consider all the representations it receives and submit them to the Secretary of State, along with the Local Plan Publication document.

8.9 Once submitted, an independent Government Inspector will test the Local Plan against a series of Tests of Soundness and will examine all representations on the document. If the document is declared to be sound, it can go on to be adopted; otherwise further work may be needed on it.

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Lancashire, L39 2DF
Tel: 01695 577177



Local Plan Preferred Options Feedback Report

June 2012

Appendices

- i) Summary of representations
- ii) Full response to BAG standard letter representation
- iii) Full response to Blair, Rattray & Bjork representations (920, 1070 & 1071)
- iv) Index of respondent names / representation numbers

Local Plan Preferred Options Consultation 2012

Summary of representations and responses

Chapter/Policy Number: 1.1

Title: The West Lancashire Local Plan

ID 38
Consultee name MR PETER TOWNLEY
Agent Name
Nature of response Support
Summary I support the policies and proposals for Edge Hill University (S).
Outcome Support noted
Officer recommendation No Action

ID 479
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Observations
Summary Para 1.8 - Proposals maps should have been supplied with this document. The Individual settlement plans are too small in scale, miss out important details and give no picture of the rural areas. (F)
Outcome Comments noted - a full proposals map will be provided with the Publication version of the Local Plan
Officer recommendation No Action

ID 480
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Object
Summary Concerns about Scott Wilson undertaking the SA / SEA and HRA (s)
Outcome Scott Wilson (now part of URS) are a global firm able to provide a wide range of consultancy advice. While a group of landowners in Lathom are represented by Scott Wilson, entirely separate individuals within Scott Wilson, based in a separate part of the company, prepared the SA / SEA and HRA. The Council are satisfied that no conflict of interest has arisen in this situation for two key reasons. Firstly, the Scott Wilson employees undertaking the SA / SEA and HRA are professionals in their fields employed by Scott Wilson to give impartial, professional advice, and Scott Wilson are a leading consultancy on SA / SEA and HRA. For Scott Wilson to offer biased advice would damage the reputation of the company and potentially lead to legal proceedings against the company. Secondly, the Local Plan does not propose development in the area of Lathom where a group of landowners employ Scott Wilson to represent them and, crucially, the SA / SEA and HRA therefore do not assess this land as part of their assessments of the Local Plan and no recommendation of those assessments could be interpreted to favour an allocation of the land in Lathom that is in question.
Officer recommendation No Action Required

ID 481
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Observations
Summary Introduction page 10 para 1.20 - Since these assessments have already "been prepared and are available" they should have been taken into account in preparing this document. (F)
Outcome The technical assessments run parallel to the preparation of the Local Plan, and at each stage of the Local Plan preparation the technical assessments are updated to reflect what has changed since the last stage. Also, the technical assessments are available for comment during consultation, and such comments may result in changes to the recommendations of the assessments. Therefore, the recommendations of the current assessments will be reflected within the Publication version of the Local Plan, and a final version of the assessments (of the Publication version) will be prepared to be submitted alongside the Local Plan for Examination.
Officer recommendation No action required

ID 792
Consultee name Mr Robert W. Pickavance
Agent Name
Nature of response Other
Summary All the local views have been expressed at the recent LDF meetings. (F)
Outcome Comments noted
Officer recommendation No change

ID 904
Consultee name Jamie Fletcher
Agent Name
Nature of response Object
Summary Concerns over consultation methods and misleading information (S)
Outcome Comments noted
Officer recommendation No Action

ID 907

Consultee name MR gavin rattray

Agent Name

Nature of response Other

Summary Building Houses at Yew Tree Farm is about a developers need to make money. There is nothing wrong with that in itself. However, the council still has a duty to make sure that the development is sustainable. Because the key evidence appears to be inadequate in the case of the traffic report, or supplied by the developer and used unchecked by WLBC, we cannot rely on assurances from WLBC that the development is or can be made sustainable. (s)

Outcome Affordable housing - it is acknowledged that there is a great need for affordable housing in Ormskirk with Aughton, as there is across the Borough. However, the Local Plan must balance a range of factors, of which affordable housing need is only one. The Local Plan does a great deal to deliver affordable housing in the Borough as a whole, but cannot always deliver it where individuals may prefer it due to other factors. Consultation - the Council has exceeded the requirements in relation to consultation set by national legislation and its own Statement of Community Involvement. Planning is not determined by the number of objections or number of supportive representations, it must be based on sound planning justification. While there has been a large number of objections to the Yew Tree Farm proposals in Burscough, the vast majority have not raised new evidence that the Council had not already considered. The proposed Local Plan is sustainable, as demonstrated by the SA / SEA Report and has been informed by a wide range of robust evidence.

Officer recommendation No Action required

ID 915

Consultee name Ms Barton

Agent Name

Nature of response Object

Summary Council's strategy for communication the plans and the public consultation period has failed to inform residents about there ability to shape their own future. (s)

Outcome The consultation exercise was well publicised through press notices, press releases, Champion cover sheet, posters in libraries, post offices and some local shops, information in libraries and post offices as well as through the Council website. There were also drop-in exhibitions held at numerous locations around the Borough. Therefore it is felt that the Council have used sufficient methods with which to promote the consultation process.

Officer recommendation No action required

ID 959

Consultee name Mrs L Clayton South Lathom Residents Association

Agent Name

Nature of response Observations

Summary Complaint that not all documents informing the Local Plan were set out and listed on the Council website clearly and in one place (S)

Outcome Comments noted The evidence behind the Local Plan is wide ranging and extensive and, because of the amount and technical nature of it, is quite complicated. The website tries to keep it as simple as possible, having a clear section where all the relevant evidence is provided, and this page is updated whenever a new study is finalised, not just for consultation purposes, so many of the documents have been available on the website for more than a year.

Officer recommendation No Action

ID 1009
Consultee name Mr Stephen Barron
Agent Name
Nature of response Observations
Summary Concerns that timetable favouring Skelmersdale is unrealistic and that a Plan B will be implemented sooner rather than later. (S)
Outcome Observations noted.
Officer recommendation No Action

ID 1081
Consultee name Ms Christine Taylor
Agent Name
Nature of response Object
Summary Concerns over consultation process. (S)
Outcome Consultation was undertaken in accordance with regulations and that stipulated within the Statement of Community Involvement. It included information distributed and available through press, website, parish councils, posters, post offices and libraries, forums and exhibitions, providing sufficient opportunity for people to get involved.
Officer recommendation No action required.

ID 1098
Consultee name Mr Keith Williams Burscough Parish Council
Agent Name
Nature of response Observations
Summary Concerns over size of development and why it is necessary. It is an almost unanimous view among Burscough residents that past growth has happened without regard to the infrastructure needed to support it. In particular, the provision of sewage and surface water facilities, highway capacity and public transport are sadly lacking even before any additional development occurs. Concerns that comments from last consultation have been ignored (S)
Outcome Scale of Development - The Local Plan cannot be determined solely by what is "needed" in any given settlement. However, CLG Household Projections do give a clear indication of what the housing need for the whole Borough will be over any given period. The Local Plan then needs to consider how this Borough-wide need is met and which locations are most suitable and sustainable to meet it. The fact that Burscough is a Key Service Centre, coupled with the suitability of the Yew Tree Farm site for Green Belt release, have ultimately led to the allocation of that site for a substantial number of new houses. Policy SP3 also ensures that adequate infrastructure improvements are implemented before development will be allowed. Previous Consultation - the Petition referred to was not submitted to the Council until after the Local Plan Preferred Options paper had been prepared, so could not influence the preparation of this document. Even so, planning is not determined by the number of objections or number of supportive representations, it must be based on sound planning justification. While there has been a large number of objections to the Yew Tree Farm proposals in Burscough, the vast majority have not raised new evidence that the Council had not already considered.
Officer recommendation No Action required

ID 1108
Consultee name Mrs Carolyn Cross Wrightington Parish Council
Agent Name
Nature of response Observations
Summary The Parish Council support the Local Plan in general however feel that some of the provisions may be based on generic evidence rather than being site or area specific and therefore may not be truly reflective of the actual situation. (s)
Outcome Observations noted
Officer recommendation No Action Required

ID 1111
Consultee name Chris Henshall
Agent Name
Nature of response Support
Summary The HCA is keen to ensure that the vision and policies of the Local Plan provide an appropriate framework for locally agreed development and regeneration in West Lancashire, and regards the Local Plan as a key document to support a sustainable policy environment for future growth within the Borough. (S)
Outcome Support noted
Officer recommendation No Action Required

ID 1126
Consultee name Mr J Fillis
Agent Name
Nature of response Observations
Summary Use Council-owned land within settlement areas to deliver housing rather than release Green Belt and build more homes in Skelmersdale. (s)
Outcome The Council's Strategic Asset Management Review (SAMR) is still in the early stages, but where suitable sites have emerged from it, these have been accounted for in the Local Plan. It is unclear how many other sites, and where, will come forward from the SAMR given that each ward is different but it is not expected that any large sites would come forward that have not already been considered in the Local Plan preparation process prior to the SAMR. Therefore, Green Belt release will still be required. In relation to Skelmersdale specifically, the housing target proposed for Skelmersdale is seen to be an ambitious but deliverable target, but it is not considered that a higher target would be deliverable in the realities of the housing market.
Officer recommendation No Action Required

ID 1156
Consultee name Mr Roger Clayton South Lathom Residents Association
Agent Name
Nature of response Object
Summary We are disappointed, both by the quality of the evidential base for this plan and by the disjointed nature of the conclusions reached, when compared with the situation that has been set out. We consider the plan as currently constituted to be unsound.(F)
Outcome Comments noted - specific points of concerns about the soundness of the Local Plan submitted by this consultee are dealt with in subsequent reps.
Officer recommendation No Action Required

ID 1161
Consultee name Mr Steve Matthews Sefton Council
Agent Name
Nature of response Object
Summary Merseyside Environmental Advisory Service note that the document has not incorporated the recommendations of your Habitats Regulations Assessment in your policy wording. I would request that you incorporate these recommendations at the next stage of your Local Plan. (S)
Outcome The HRA, along with the SA and all other assessments, is an assessment of the Local Plan Preferred Options document (the version put out to consultation) and these assessments are also made available for consultation and comment alongside the LPPO document. Therefore, the recommendations made in the HRA of the Local Plan would not have been implemented in the LPPOdocument itself yet. However, any recommendations from the previous iteration of the HRA (on the Core Strategy Preferred Options, March 2011) should have been reflected in the LPPO document. If this is not the case, they will be implemented as we move forward with the Local Plan.
Officer recommendation Review HRA recommendations and ensure that they are implemented in the Local Plan as it is refined.

ID 1182
Consultee name Mr Jonathan Clarke Knowsley MBC
Agent Name
Nature of response Observations
Summary Overall, the Local Plan Preferred Options document is well presented and structured; it achieves a high level of clarity and this greatly assists in focusing upon core issues to be addressed. The maps are particularly clearly presented and there is a clear spatial focus throughout the document. (f)
Outcome Noted
Officer recommendation No Action

ID	1187	
Consultee name	Mr John Gardner	
Agent Name		
Nature of response	Support	
Summary	I am in agreement with much of your paper. (f)	
Outcome	Support noted	
Officer recommendation	No action	
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ID	1206	
Consultee name	Mr Roger Clayton	South Lathom Residents Association
Agent Name		
Nature of response	Observations	
Summary	Typographical errors and general comments (s)	
Outcome	1) Page 119, 121, 144, 156, 161, 163, 164, 173, 224, 227, 236 (ii) - agree Page 147 - 100 sqm is the threshold set by national CIL legislation and guidance Page 236 (i) - disagree 2) Unsure which policy statements are being referred to 3) A full draft Proposals Map will be prepared to accompany the Publication version of the Local Plan	
Officer recommendation	Correct relevant typo / drafting errors	
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ID	1214	
Consultee name	Mr Andrew Taylor	David Wilson Homes
Agent Name	Ms Lorraine Davison	DPP
Nature of response	Other	
Summary	David Wilson Homes wish to withdraw the comments in DPP's letter 12 December 2011, apart from the section commenting on proposed Local Plan policy coverage. In the Local Plan, there is considered to be insufficient detail on: · Design principles in development · Historic environment · Provision of open space, sport and recreation facilities · Transport / highway policy This move back to the Local Plan documents of the former planning regime could curtail the flexibility associated with the LDF system in terms of updating individual policies. (S)	
Outcome	Comments noted Of those areas highlighted as having insufficient detail, design and open space are covered by separate SPDs, and historic environment and transport / highway policy are covered in sufficient detail by national policy. It is recognised that we still await the final NPPF, but the draft NPPF contained sufficient detail on these latter two matters. We also await details of transitional arrangements on LDF / Local Plans, but we are given to understand there will be flexibility to review and amend aspects of Local Plan documents (e.g. DM Policies) in isolation after adoption.	
Officer recommendation	No change required	
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ID 1220
Consultee name Mrs Margaret Wiltshire CPRE (West Lancs Group)
Agent Name
Nature of response Observations
Summary The principles listed omit any mention of protection of the Environment. It seems that we have to wait until the last two sentences of chapter two before there is any explicit reference to it. (F)
Outcome While protection of the environment is implicit in the principles of sustainable development and addressing climate change, it would be helpful to specifically identify the principle of protecting the environment here given that this is a key element of the Local Plan.
Officer recommendation Add Principle to para 1.3 of "Preserving and enhancing the natural and built environment"

ID 1230
Consultee name Mr PF McLaughlin
Agent Name
Nature of response Observations
Summary I attended one of the consultation forums at Ormskirk Civic Hall and found the consultation process fair and gave all who attended the opportunity to give their views and question the councils decision. This comment would also apply to the whole consultation process. (S)
Outcome Comments acknowledged
Officer recommendation No response required.

ID 1249
Consultee name Mr Andrew Thorley Taylor Wimpey UK Ltd
Agent Name Miss Caroline Simpson Nathaniel Lichfield & Partners
Nature of response Observations
Summary Taylor Wimpey UK Limited welcomes the publication of the Local Plan Preferred Options Paper and appreciates the extensive background work and analysis undertaken by the Council. (S)
Outcome Comments Noted Linked to subsequent reps from same consultee
Officer recommendation No action required

Chapter/Policy Number: 1.4

Title: Planning Policy on Minerals & Waste Developments

ID	60	
Consultee name	Mr Anthony Northcote	Plannig and Local Authority Liason, The Coal Authority
Agent Name		
Nature of response	Support	
Summary	Support proposal (S).	
Outcome	Support noted	
Officer recommendation	No Action	
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ID	673	
Consultee name	Mr David Cheetham	
Agent Name		
Nature of response	Observations	
Summary	Clarification sought on mineral safeguarding (S)	
Outcome	Mineral safeguarding is a matter for the Joint Lancashire Minerals & Waste Development Framework. The West Lancs Local Plan is merely making reference to it to ensure readers realise that there is further planning policy available on Minerals & Waste. More detail on mineral safeguarding is available at www.lancashire.gov.uk/mwdf	
Officer recommendation	No Action required	
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ID	856	
Consultee name	Mr Philip Carter	Environment Agency
Agent Name		
Nature of response	Observations	
Summary	Should plan consider shale gas extraction? (S)	
Outcome	Consideration of the implications of shale gas extraction, and dealing with any waste from it, is a matter for LCC as Minerals & Waste Planning Authority and, given the uncertainty over proposals for shale gas extraction at this time, the Local Plan cannot plan for the wider implications of this extraction and allocate / sterilise land in a rural part of the Borough for associated development that may never materialise. However, if shale gas extraction does gain permission in the future, there are sites within the settlement areas of the Northern Parishes that may be considered suitable for associated development.	
Officer recommendation	No Action Required	
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ID	1297
Consultee name	Mrs Margaret Wiltshire CPRE (West Lancs Group)
Agent Name	
Nature of response	Observations
Summary	This diagram is too small to be able to read it accurately. On my copy I cannot even read the words! (S)
Outcome	Comment noted
Officer recommendation	Enlarge Fig 1.2 in next version of Local Plan

Chapter/Policy Number: 2.1

Title: Spatial Portrait

ID 482
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Observations
Summary Chapter 2 Spatial Portrait page 16 para 2.9 (Population) - These changes should be quantified. (S)
Outcome Information is provided as an overview with further details available through the evidence papers.
Officer recommendation No change required.

ID 483
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Observations
Summary Chapter 2 Spatial Portrait Page 16 para 2.10 (Population) Given the demographic changes described above, why is the development being skewed towards Skelmersdale? Such an approach can only result in extra housing being supplied where it is not needed to serve the population of West Lancashire. The result could only be either more empty housing or an influx of population from outside the borough, leaving the needs of the resident population unmet. (F)
Outcome Explanation as to why development is being directed to Skelmersdale is explained in Policy SP1.
Officer recommendation No action required.

ID 484
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Object
Summary The proposed provision of affordable housing is especially weak in the rural areas. Development is being weighted towards large estates in towns. the proposed developments in Burscough, Ormskirk and some rural areas are constrained by infrastructure problems over at least the first half of the plan period. The most pressing needs are therefore either not being addressed at all or left to grow over the first half of the plan period. (S)
Outcome Distribution of housing levels, including affordable housing, are explained in the main policies (SP1, RS1). Some affordable housing will be supported in rural areas (RS2).
Officer recommendation No action required.

ID 485
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Object
Summary This is a completely irrelevant statement, since the target was effectively abandoned long ago. In any case, demographic changes point to stabilisation, not growth. (S)
Outcome This paragraph provides a brief history of the development of Skelmersdale since 1961 to set the background. Therefore, the statement about planned capacity is relevant. The Local Plan evidence base shows a forecast increase in demographics and housing need, indicating growth is required, and the Local Plan responds to this.
Officer recommendation No action required.

ID 487
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Object
Summary Chapter 2 Spatial Strategy page 25 para 2.45 (table) Affordable Housing - The plan is especially weak with regard to provision of affordable housing in a timely fashion, in the areas of greatest need (see later comments on housing and affordable housing). This makes the plan UNSOUND.(F)
Outcome Comments noted. Explanation of affordable housing can be found in Policy RS2.
Officer recommendation No action required

ID 488
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Object
Summary Chapter 2 Spatial Strategy page 25 para 2.45 (table) Infrastructure - The limitations imposed by infrastructure (and areas subject to flooding) create such a problem with regard to timing of development that the plans put forward in this document are unrealistic. This makes the plan UNSOUND.(F)
Outcome Infrastructure is an issue in West Lancs and the Council recognises that infrastructure issues need to be resolved in some areas before development can occur. The Local Plan acknowledges this through its proposals for the timing of development. This is explained in more detail through the Infrastructure policies.
Officer recommendation No action required.

ID 489
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Observations
Summary Chapter 2 Spatial Portrait page 25 para 2.45 (table) Employment - Whilst the plan contains a few statements covering these issues, the actions proposed are weak and ineffectual. We agree the need for this statement but want more focused and determined actions in the plan. (F)
Outcome Comments noted.
Officer recommendation No action required.

ID 675
Consultee name Mr David Cheetham
Agent Name
Nature of response Observations
Summary More careful positive style needed in relation to Skelmersdale (S)
Outcome Comments acknowledged. Whilst it is not the intention of the spatial portrait to portray Skelmersdale in a negative light, it does have to give an accurate reflection of the town and the issues it contains. Indeed, the Local Plan aims to tackle these issues through its policies. In relation to 2.12, the 'poorer choice of housing' relates to the type of housing that can be found in the town. Council tax banding information is a useful way of highlighting areas of the borough where particular bands of housing are concentrated, implying a less mixed and balanced community. The majority of housing in Skelmersdale is Band A illustrating a poor quality housing stock, particularly in comparison to the rest of the Borough where greater proportions of Band B-D can be found. More detailed illustrations of the quality of housing in Skelmersdale can be found through the thematic profile (housing) available on the Council's website as Local Plan evidence. In response to Para 2.13 - Skelmersdale is a deprived area, with the majority of its wards featuring in the top 20% most deprived areas of the country. Whilst the ward of Ashurst is an exception to this, Skelmersdale as a whole is still afflicted by high deprivation rates and so the statement still stands. In response to para 2.15 - the lifestyle choices listed are examples only, and it is acknowledged that there will be other contributory factors that could play their part like poverty and poor education. The portrait has to highlight the difference in life expectancies between Skelmersdale and other areas of the Borough and recognise the causes of this so that the Local Plan may work to address them.
Officer recommendation No action required.

ID 744
Consultee name Mrs Alison Truman British Waterways
Agent Name
Nature of response Support
Summary British Waterways is pleased to note the references to the contribution of the Leeds and Liverpool Canal to the heritage and character of West Lancashire throughout Chapter 2, and supports the inclusion of the inland waterway network on the Spatial Portrait diagram (Figure 2.2). BW also supports the Vision set out at 3.1 where the canal in Burscough and the rural areas is recognised as a focus for sustainable tourism and recreation. (F)
Outcome Comments noted.
Officer recommendation No action required.

ID 768
Consultee name Mr Alan Hubbard The National Trust
Agent Name
Nature of response Support
Summary Para 2.8 The specific references to Rufford Old Hall are a welcome and warranted addition to the natural and built environment portion of the Spatial Portrait. (f)
Outcome Comments noted.
Officer recommendation No action required

ID 771
Consultee name Mr Alan Hubbard The National Trust
Agent Name
Nature of response Support with conditions
Summary Para 2.38 The review of the key features in respect of Rufford should make specific reference to Rufford Old Hall, for example in the same way that the description of Burscough identifies Martin Mere (para 3.4), having regard to its importance both as a key heritage asset and an attraction of importance to the local and wider tourist economy - as previously identified it also has a wider role in the local community, for example in providing many opportunities for volunteering and through its important educational programme. (f)
Outcome Rufford Old Hall to be included in spatial portrait for Rufford.
Officer recommendation To add line 'Rufford also contains the tourist attraction and heritage asset of Rufford Old Hall'.

ID 772
Consultee name Mr Alan Hubbard The National Trust
Agent Name
Nature of response Support with conditions
Summary it is surprising that environmental issues do not figure more prominently especially given their wider economic and social contributions to the lives of residents, employees and visitors. A particular example remains landscape. Environmental considerations identified. (S)
Outcome These issues are of great importance to West Lancashire. However, the level of detail for each issue would be better suited to the actual policy areas and in particular Policies EN2, 3 and 4.
Officer recommendation No change required

ID 793

Consultee name Mr Robert W. Pickavance

Agent Name

Nature of response Observations

Summary Rufford has a good number of facilities and services. The site at New Road is not at risk of flooding, and is capable of accommodating 69 dwellings. (S)

Outcome 2.7 - Information from the EA confirms that the flood maps are NOT incorrect but are being updated. They also confirm that the latest version of the EA Flood Map shows that the southern part of the site is within Flood Zone 2. The model upon which the flood map has recently been reviewed and the extent of Flood Zone 2 affecting the site has increased very recently. Furthermore, while the site may never have flooded in the past, that does not mean it never will - the Flood Map shows those areas likely to be affected during a 1 in 100 year and 1 in 1000 year event and to date Rufford has not been subject to a flood event of this magnitude. 2.18 - Comments noted. 2.37 - The only housing allocated in Banks is on existing brownfield land (Greaves Hall) to enable the regeneration of this previously developed land. 2.38 - The Sustainable Settlement Study informs the settlement hierarchy within the Local Plan. Whilst there are some facilities that located here the level of provision is not on a par with other Key Sustainable Villages such as Tarleton and Hesketh Bank.

Officer recommendation No change required.

ID 810

Consultee name Mrs Elizabeth Anne Broad Parbold Parish Council

Agent Name

Nature of response Observations

Summary There is limited housing for elderly residents in Parbold and it is not obvious where those who wish to stay in the village will live without 'blocking' larger homes. Older residents tend to require more medical care. (S)

Outcome Comments noted. The need to provide accommodation for the elderly is recognised as an important issue in West Lancashire. It is agreed that forcing elderly out of their homes is not appropriate, and, ideally, some suitable accommodation should be provided in Parbold. However, there are not many suitable development sites in the village, and expansion into the Green Belt is not supported, so this problem is by no means straightforward.

Officer recommendation No change (It is not considered that we could reasonably "allocate" one of the SHLAA sites as a site for elderly accommodation.)

ID 857

Consultee name Mr Philip Carter Environment Agency

Agent Name

Nature of response Observations

Summary We are aware that a Level 2 Strategic Flood Risk Assessment (SFRA) is being prepared and we are satisfied that it will be in place to support the publication version of the Local Plan. (F)

Outcome Comments noted. Level 2 SFRA is now available on Councils website.

Officer recommendation No action required

ID 880
Consultee name Mr Bob Coventry
Agent Name
Nature of response Object
Summary I find it extremely disappointing to see that South Lathom has not been recognized within the West Lancashire Local Plan, yet the document acknowledges Downholland, Great Altcar & Bickerstaffe. (S)
Outcome Parishes are acknowledged in the spatial portrait as a geographical reference only. Planning is not determined by administrative boundaries but by functional spatial areas. However, South Lathom can be referenced alongside Lathom and the other Eastern Parishes in the Spatial Portrait.
Officer recommendation Add reference to South Lathom in paragraph 2.41 of the Spatial Portrait

ID 881
Consultee name Mr Bob Coventry
Agent Name
Nature of response Object
Summary The spatial portrait paints a very bleak and negative image of Skelmersdale using such terms as deprivation, high unemployment, low value property, poor facilities, no rail link, poor public transport & lesser level of educated persons within the borough as a mechanism to justify building houses. Skelmersdale needs an employment base (S).
Outcome The spatial portrait is an accurate description of Skelmersdale, based on the evidence collated for the Local Plan. Skelmersdale does have a wide range of issues that need to be tackled, including deprivation, health and education. The Local Plan aims to work to try and resolve these issues through the delivery of development and the regeneration of the town.
Officer recommendation No action required

ID 1002
Consultee name Mr Francis Williams Ormskirk Friends of the Earth
Agent Name
Nature of response Observations
Summary Query over population and housing demand (S)
Outcome Justification and explanation of housing figures are explained in supporting evidence papers. The Council would dispute the figures suggested here.
Officer recommendation No action required.

ID 1003
Consultee name Mr Francis Williams Ormskirk Friends of the Earth
Agent Name
Nature of response Observations
Summary Pattern of movement flows are over ten years old and should not be used as a sound basis for projecting future action (S)
Outcome Comments noted. Information is derived from the 2001 census. Until the results of the 2011 census are published, no more up-to-date information is available on movement flows.
Officer recommendation No action required.

ID 1142
Consultee name Mr Alan Hubbard The National Trust
Agent Name
Nature of response Support
Summary Para 2.8 The specific references to Rufford Old Hall are a welcome and warranted addition to the natural and built environment portion of the spatial portrait. (F)
Outcome Comments noted.
Officer recommendation No action required

ID 1146
Consultee name Mr Roger Clayton South Lathom Residents Association
Agent Name
Nature of response Object
Summary The plan should consider more strategic options for population growth and co-operate with Liverpool. The plan fails to meet the needs of the population as it does not address housing needs in Skelmersdale, nor does it recognise South Lathom Parish identity as it proposes to divide the parish into two halves through development. References to RSS terminology are made even though the Plan acknowledges this no longer defines the development plan. S)
Outcome 1. Para 2.25 provides a brief introduction into the recent history of development in Skelmersdale and is designed to 'set the scene'. 2. The spatial portrait provides an overview of the current situation in each area, based on collated evidence. Provision of housing, including affordable and specialised accommodation is dealt with through the residential policies. 3. Parishes are administrative areas. The Local Plan addresses issues that cross administrative areas and are often more related to functional economic or spatial areas. It is not necessary for the Local Plan to list all Parish Council areas. 4. Regional towns and City Regions are still in effect and relevant.
Officer recommendation No action required.

ID 1284
Consultee name St Modwen Properties PLC
Agent Name John Francis
Nature of response Support with conditions
Summary It would be helpful to expand the description of the inadequacies of Skelmersdale Town Centre as this will assist future efforts designed to bring about the sustainable regeneration of the centre. Change suggested to wording. (S)
Outcome Spatial Portrait should provide an overview of the Borough and its areas based on evidence. Justification for regeneration in Skelmersdale is explained in Policy SP2.
Officer recommendation No action required

ID 1298
Consultee name Mrs Margaret Wiltshire CPRE (West Lancs Group)
Agent Name
Nature of response Observations
Summary p 16 para 2.9 Demographic changes: 60+ age-group increases from 14,000 to 39,000 and their needs must be considered. (S)
Outcome Comments noted. Elderly accommodation is dealt with under policy RS2.
Officer recommendation No action required.

ID 1299
Consultee name Mrs Margaret Wiltshire CPRE (West Lancs Group)
Agent Name
Nature of response Observations
Summary para 2.21 Why do we have "a weakening agricultural sector" ? Our agricultural land is still a valuable resource, largely "best and most versatile" and much of it grade 1 and 2a. There is a growing demand for locally sourced food. (F)
Outcome The Rural Economy Study and West Lancashire Economy Study both point to a productive agricultural sector, but one which is vulnerable, as exemplified by the loss of jobs in the sector since 2001.
Officer recommendation Para 2.21 - change "weakening" to "vulnerable"

Chapter/Policy Number: 2.2

Title: Key Issues

ID	486
Consultee name	Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name	
Nature of response	Observations
Summary	Chapter 2 Spatial Strategy page 24 para 2.45 (table) Key Issues – Skelmersdale Town Centre - The plan shows confusion over the role of the Town Centre regeneration project and fails to identify the “ different ways of delivering regeneration” that are contemplated. Contrast this approach with the Plan B for Ormskirk and Burscough (or is there a link between the two?) (F)
Outcome	The purpose of the table at 2.45 is to identify the key issues for the Borough. Therefore, the information should be more factual than detailed discussion or consideration of alternatives. However, having reviewed the comments in relation to Skelmersdale Town Centre, there is scope for the text to be amended to make it clear what the issue is and the process in place to resolve this. Plan B relates to the delivery of housing Borough wide and secures land for housing in the event any part of the plan fails to deliver including Skelmersdale.
Officer recommendation	Reword the Skelmersdale Town Centre Key Issue to the following: A Masterplan is in place to guide the regeneration of the Town Centre, which could kick-start the wider regeneration of the town. The Local Plan must build on the principles of the Masterplan

ID	683
Consultee name	Mr David Cheetham
Agent Name	
Nature of response	Observations
Summary	More positive style and minor corrections sought (s)
Outcome	This section of the document Key Issues as well as Policy IF2: Enhancing Sustainable Transport Choice seek to identify the current transport deficiency in Skelmersdale in order that the Local Plan is in a better position to be able to address these deficiencies. The wording about accessible public transport refers to transport that can be easily accessed by the public. One of the aims of the Local Plan is to try and provide a much needed link between residential and employment areas within Skelmersdale. One of the key aims of the Local Plan is to support walking and cycling across the Borough and where appropriate this will be done to link employment areas . Given the length of this policy only limited wording about each policy can be added. Many of the comments made and listed above are based on factual evidence and have been put into relevant sections of the Local Plan in order to help identify needs that the Local Plan is trying to address.
Officer recommendation	No action required.

ID 909
Consultee name Mr Peter Banks
Agent Name
Nature of response Support with conditions
Summary I agree in general with the Key Issues identified, but there should be greater emphasis particularly in the areas of Traffic Congestion and Public Transport.(S)
Outcome Comments noted. Comments addressed through transport policies and Skelmersdale town centre (SP2)
Officer recommendation No action required

ID 1215
Consultee name Mr Andrew Taylor David Wilson Homes
Agent Name Ms Lorraine Davison DPP
Nature of response Object
Summary Add a specific key issue:"Housing – There is a need to support and maintain a wide choice of high quality homes, both affordable and market housing, to address the needs of the community." (F)
Outcome While the need to provide new housing is seen as a key issue at a national level, it is not a key issue specifically in West Lancashire and certainly not as important as those issues which have been identified as key issues in 2.2. The issue in relation to housing is best expressed by Objective 5, which talks about providing "a range of new housing types", and its inclusion in the Objectives ensures that the issue is covered in the Local Plan.
Officer recommendation No change

ID 1285
Consultee name St Modwen Properties PLC
Agent Name John Francis
Nature of response Support with conditions
Summary The text dealing with the town Centre needs to be more focused on demonstrating support for the key party expected to lead on it, i.e., the Council's and HCA's preferred developer. Change to wording suggested (S)
Outcome The Local Plan must remain strategic and flexible and the level of detail that has been suggested in neither necessary nor suitable for this type of document.
Officer recommendation No action required

Chapter/Policy Number: Chapter 3

Title: A Vision for West Lancashire 2027

ID	1351
Consultee name	Mr Roger Bell OPSTA
Agent Name	
Nature of response	Support with conditions
Summary	OPSTA have made a number of comments in support of the Local Plan but have also raised a number of concerns - see reps 1350 and 1352-1358 for detailed comments from OPSTA. (s)
Outcome	Detailed responses to individual sections of the letter have been set out within reps 1350 and 1352-1358.
Officer recommendation	No action required

Chapter/Policy Number: 3.1**Title: Vision**

ID	15
Consultee name	Mr Howard Courtley Courtley Consultants Ltd
Agent Name	
Nature of response	Object
Summary	The Vision should state its commitment to meet the areas current and future housing needs in relation to mix, type and tenure. Give significant weight to meet and support economic growth through the Local plan. Ensure an appropriate strategy is put in place to deliver this vision. (F)
Outcome	Comments noted. The Vision provides a summary of how West Lancashire should be in 2027. Details of mix, type and tenure and economic growth are detailed through the planning policies. The Local Plan is the strategy with which to deliver this vision.
Officer recommendation	No action required

ID	88
Consultee name	Church Commissioners For England
Agent Name	Miss Jennifer Hadland Smiths Gore
Nature of response	Support with conditions
Summary	The Vision for the Borough states that "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". The Church Commissioners for England support this statement, however, question how much support the rural settlement will have for future growth. The Western Parishes rural areas should benefit from some future development and this should be identified in the Vision. Development in villages such as Halsall and Haskayne will allow the settlement to grow, whilst sustaining and conserving the community and natural environment. (F)
Outcome	Comments noted.
Officer recommendation	No action required

ID	490
Consultee name	Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name	
Nature of response	Object
Summary	Chapter 3 A Vision for West Lancashire 2027 section 3.1 page 27 Vision statement, 3rd paragraph - West Lancashire's rural and urban communitieswill maintain their individual identity... Except in the case of Lathom South Parish areas, apparently. (F)
Outcome	Comments noted.
Officer recommendation	No action required

ID 491
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Observations
Summary There is little sign in the proposed actions of a proper plan to regenerate and renew housing estates or to bring empty housing back into use. (S)
Outcome The Vision is long term and must incorporate the Council's long term aspirations. The detail of the plan itself focuses on the regeneration of the housing located to the north east of the town centre (Findon and Firbeck). However, regeneration of the wider housing stock would be a focus of other Council functions such as the Regeneration Team. It is hoped that the Town Centre Regeneration policy acts as the catalyst and draws inward investment to assist with the aspiration of wider regeneration.
Officer recommendation No change required

ID 492
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Observations
Summary Whilst an improved range of offerings would benefit Skelmersdale it is unrealistic to say that the proposed new facilities would serve the whole borough. The location of Skelmersdale at the extreme south-east of the borough, coupled with the poor transport links from much of the rest of the borough, makes this assertion extremely unlikely. (F)
Outcome Comments noted. The Council would hope that the regeneration of Skelmersdale town centre will improve the services and facilities available, improve the availability of public transport services and improve the image of the town, bringing additional residents and visitors into the town from within and outside of West Lancashire. The Council do not consider that these aims are unrealistic.
Officer recommendation No action required

ID 493
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Support
Summary Chapter 3 A Vision for West Lancashire 2027 section 3.2 page 31 Objective 5 - Housing - We fully support this objective but the plan details do not. (F)
Outcome Acknowledged
Officer recommendation No action required

ID 494
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Observations
Summary Chapter 3 A Vision for West Lancashire 2027 section 3.2 page 31 Objective 5 - Housing - Locations for development do not match the needs of West Lancashire's population and provision for affordable/special needs (elderly) housing is inadequate, relying far too heavily on the willingness of developers to co-operate. (F)
Outcome Housing development should be located in the most sustainable areas, and so will be focused on the key service centres within the Borough. In those rural areas, housing will be delivered to meet local need. The residential policies explain this in more detail.
Officer recommendation No action required.

ID 532
Consultee name Mrs Rita McAleavey
Agent Name
Nature of response Object
Summary Object to new homes being built in Up Holland. What has happened to the Skelmersdale Vision? (S)
Outcome The plans for the regeneration of Skelmersdale town centre are still in place and ongoing. Progress has been slowed due to the current economic difficulties in the market. The Chequer Lane site has been allocated to meet housing requirements. The Mill Lane site, Up Holland has been allocated housing under a Plan B scenario, meaning that IF we cannot deliver the required number of houses in the set period, then we have the option to release additional sites for development to meet the need. The housing figures have been based on an assessment of need, informed by population and housing forecasts. Your details will be added to our database and you will be contacted when further consultation events occur.
Officer recommendation No action required.

ID 533
Consultee name Mr Bryan Pready
Agent Name
Nature of response Support
Summary I broadly support this statement. (F)
Outcome Comments noted
Officer recommendation No action required

ID 684
Consultee name Mr David Cheetham
Agent Name
Nature of response Support
Summary It may be that the electrification of Kirkby-Wigan and a Station for Skelmersdale is a prerequisite to meeting most of the sustainability objectives and the development of the town (F)
Outcome Comments noted. The Local Plan hopes to achieve this, and will work with development partners and service providers to try and deliver improvements to rail. However, progress and success is dependent on funding and partnership work.
Officer recommendation No action required.

ID 1244
Consultee name Mr Alan Hubbard The National Trust
Agent Name
Nature of response Support with conditions
Summary The fifth and sixth paragraphs are particularly apt in respect to the management and enhancement of West Lancashire's distinctive environmental assets and the imperative of addressing climate change. One potential area for improvement would be to acknowledge, and support, the tourism role and potential of the Northern Parishes in the penultimate paragraph. (f)
Outcome The tourism potential of the Northern Parishes must be considered carefully because tourism can bring severe impacts as well as benefits, especially when there are infrastructure constraints in the area. Therefore, it would not be appropriate to include the Northern Parishes' potential for tourism in the Vision without further consideration of this sector.
Officer recommendation No change

ID 1300
Consultee name Mrs Margaret Wiltshire CPRE (West Lancs Group)
Agent Name
Nature of response Support
Summary p 29 top paragraph. Support. There is considerable scope for specialist diversification and niche-market produce in the food industry - cottage-style industries, developing the theme of made/grown in Lancashire. (F)
Outcome Comments noted. This specialist diversification is covered by the statement 'providing a more diverse and adaptable economy'.
Officer recommendation No action required.

ID 1315
Consultee name Mr Duncan Gregory Gladman
Agent Name
Nature of response Object
Summary Whilst we support the intention to monitor the Local Plan through the preparation of an Annual Monitoring Report, we suggest that housing supply would be more appropriately reported by a Housing Delivery Statement. The document would show the delivery of market and affordable housing in context with the identified 6 year supply on a site by site basis. It is considered that a Housing Delivery Statement would be a more robust tool to monitor the provision of housing. (S)
Outcome The Council already produce a Housing Land Supply document on an annual basis containing information in relation to the supply and delivery of housing.
Officer recommendation No action required.

ID 1339
Consultee name Ms Yana Bosseva RenewableUK
Agent Name
Nature of response Support with conditions
Summary We have the following comments on the draft vision: □ It refers to reducing reliance on carbon-based technologies in favour of renewable technologies – this is welcomed by RenewableUK. □ A reference to the development of the green economy and the creation of jobs through renewable energy deployment should be included. □ A reference to achieving security of electricity supply including through the deployment of renewable energy should be included. (S)
Outcome The significant detail referred to in relation to the benefits of renewable energy are more suited to a detailed SPD or guidance note aimed at supporting developers. This is something the Council hopes to produce once the Local Plan has been adopted. Reference to the Green Economy is in 2 of the 4 Economic policies so does not need to be duplicated here. Reference to energy security is made within Policy EN1 and so need not be duplicated.
Officer recommendation No change required.

Chapter/Policy Number: 3.2

Title: Spatial and Strategic Objectives

ID 16
Consultee name Mr Howard Courtley Courtley Consultants Ltd
Agent Name
Nature of response Object
Summary Replace 1st sentence in current Objective 5 with alternative wording. (S)
Outcome Whilst it is accepted that the RSS requirement currently stands, it is expected that this will soon cease to have legal weight. In the light of the most recent population information, the housing target of 310 dwellings per annum is considered most appropriate for the Borough. The reasoning behind the housing target (4,650) is set out in Technical Paper 2: Housing. See also the response to Rep. 17 for comments on the timing of making up the RSS deficit.
Officer recommendation No change

ID 89
Consultee name Church Commissioners For England
Agent Name Miss Jennifer Hadland Smiths Gore
Nature of response Support with conditions
Summary Objective 5 of the Local Plan is significant as 300 new homes a year are required within the Borough to meet the Council's housing targets. It is also important for the Council to continue to acknowledge that there are very limited Brownfield sites left in the Borough for future development, as set out in paragraph 4.25 of the Local Plan Preferred Options consultation paper. Although the preference would be to develop on more Brownfield sites, this is not always achievable in the long term. Although we accept that some development should take place on previously developed land for sustainability reasons, Brownfield land does not always provide a deliverable or viable development site due to the cost associated with developing out a Brownfield site. With the economic downturn still present, the Council should accept that some Greenfield sites will need to be delivered to ensure that housing and other development targets are met. One example is Moor Farm, Haskayne.
Outcome Comments noted. The priority to deliver housing on brownfield sites is already in Objective 5.
Officer recommendation No action required

ID 495
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Observations
Summary Chapter 3 A Vision for West Lancashire 2027 section 3.2 pages 31 and 32 Objective 7 - ... is appropriate for its locality, maximising efficiency in the use of land and resources... There is a contradiction between these two requirements. We suggest changing "maximising" to "optimising". (F)
Outcome Comments noted. The Council consider it is appropriate to maximise efficiency in the use of land, rather than optimise.
Officer recommendation No action required

ID 496
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Object
Summary Chapter 3 A Vision for West Lancashire 2027 para 3.2 page 32 Objective 9 Skelmersdale - Where would these people come from? What categories of new people? How does this satisfy the requirement to meet the needs of West Lancashire's population, as described in Objective 5? (F)
Outcome Housing needs for West Lancashire have been informed by population and housing forecasts. This includes a growth in the population and changes to household compositions, such as single occupants, splitting households from divorce etc, as well as hidden households (eg adults living with parents who cannot afford to rent/buy by themselves). By providing housing in the regional town (Skelmersdale), the most sustainable town in West Lancs, housing and residents can be supported by services and facilities and housing need can be accommodated.
Officer recommendation no change required

ID 546
Consultee name Edge Hill University
Agent Name Mr Graham Love Turley Associates
Nature of response Support
Summary Objective 2 : Education, Training and the Economy Edge Hill University fully supports the strategic aim to create more and better quality, training and job opportunities in West Lancashire in order to get more people into work, and the role that improved facilities at the University will play in helping to provide a highly trained workforce. (F)
Outcome Comments noted
Officer recommendation No action required

ID 732
Consultee name Mr Martin Ainscough
Agent Name
Nature of response Support with conditions
Summary Encourage innovative housing schemes that do not 'ghetto-ise' elderly, family and starter homes but seek a mixed approach to encourage a vibrant community. (F)
Outcome Comments noted. This is supported by the residential policies.
Officer recommendation No action required.

ID 839

Consultee name Anglo International Up Holland Ltd

Agent Name Ms Lorraine Davison DPP

Nature of response Object

Summary The Council should give consideration to allocating the St Joseph's site in the emerging plan. Objective 5: General support, but should recognise that this objective can be met in what might otherwise be regarded as inappropriate locations for housing. Propose revised wording: 'To provide a range of new housing types wherever possible in appropriate locations...' Objective 7: There will be instances where heritage assets can only be conserved through development that might otherwise be regarded as inappropriate because of its effects on the settings of the assets in question. Propose revised wording: '.....Heritage assets and where appropriate their settings will, wherever possible, be conserved and enhanced.' (S)

Outcome The special circumstances relating to St Joseph'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. (This would not automatically mean that it would be granted permission because the specific justification for the particular enabling development proposed would need to be assessed.) As with other objections on behalf of Anglo International, the Council does not consider it appropriate or necessary to add the requested wording to the Local Plan objectives to refer to this specific scenario. With regard to Objective 5, the phrase "in appropriate locations" could encompass a location where, taking into account all relevant factors (including the need to save an important heritage asset), development is considered appropriate on its merits. Similar reasoning applies to Objective 7 and the term "where appropriate".

Officer recommendation No change.

ID 957

Consultee name Skelmersdale Limited Partnership

Agent Name Mr Paul Singleton Turley Associates

Nature of response Object

Summary The omission of a strategic objective to protect the vitality and viability of town centres could lead to the harm of Skelmersdale Town Centre. It should be reinstated. (S)

Outcome Objective 6 – Service and Accessibility has not been omitted from the Local Plan Preferred Options Document. It is included in Chapter 3 (Page 31) and continues to support protection of the vitality and viability of town centres in the Borough. As does Policy IF3

Officer recommendation No action required

ID 1005
Consultee name Mr Francis Williams Ormskirk Friends of the Earth
Agent Name
Nature of response Observations
Summary Suggested amendments to wording of objectives (S)
Outcome Objective 2 - the Council consider that 'training' covers both education and qualifications. Secondary schools are only referred to in relation to the need to improve results. Therefore, primary and pre-school education does not need to be specified. Objective 4 - comments noted.
Officer recommendation No action required.

ID 1006
Consultee name Mr Francis Williams Ormskirk Friends of the Earth
Agent Name
Nature of response Object
Summary Comments on housing provision (S)
Outcome The evidence informing and justifying the Councils housing figures can be found in the supporting evidence papers. The calculations and revisions suggested are considered to be incorrect.
Officer recommendation No action required.

ID 1007
Consultee name Mr Francis Williams Ormskirk Friends of the Earth
Agent Name
Nature of response Observations
Summary Observations about objective 6 & 7. (S)
Outcome Comments noted. These views are contained within the planning policies.
Officer recommendation No action required.

ID 1008
Consultee name Mr Francis Williams Ormskirk Friends of the Earth
Agent Name
Nature of response Object
Summary Suggested amendments to objectives (S)
Outcome Comments noted.
Officer recommendation No action required.

ID 1145
Consultee name Mr Nick Jacobs Ormskirk Rugby Club
Agent Name
Nature of response Observations
Summary ORUFC would help meet objective 3. (S)
Outcome Comments noted
Officer recommendation No action required

ID 1216
Consultee name Mr Andrew Taylor David Wilson Homes
Agent Name Ms Lorraine Davison DPP
Nature of response Object
Summary Objective 5 – Housing (page 31) Change housing figure from 300 to 310. Add sentence after the second sentence to read; "Where brownfield sites are unavailable greenfield sites will be supported where they adjoin existing urban areas and will support sustainable development objectives." (S)
Outcome It is agreed that the housing requirement should be changed from 300 to 310 dwellings per annum. The additional sentence suggested is not considered appropriate or necessary to add to Objective 5. The term "in appropriate locations" can be understood to encompass greenfield sites where brownfield sites are unavailable.
Officer recommendation Change housing figure from 300 to 310 new homes a year in Objective 5.

ID 1247
Consultee name Mr Alan Hubbard The National Trust
Agent Name
Nature of response Object
Summary Objective 7 The National Trust welcomes reference to the wider settings of heritage assets in this Objective. However, the words "where appropriate" should be removed. This implies that there are cases where it is not appropriate to protect the settings of heritage assets, a stance to which the National Trust would object, and one that is contrary to advice in PPS5. (F)
Outcome agreed
Officer recommendation amend wording of 2nd sentence in Objective 7 to read "Heritage assets and their settings will be conserved and enhanced."

ID 1252
Consultee name Mr Andrew Thorley Taylor Wimpey UK Ltd
Agent Name Miss Caroline Simpson Nathaniel Lichfield & Partners
Nature of response Object
Summary Spatial Strategic Objective 5 needs updating to reflect the latest housing target. Objection to Spatial Strategic Objective 8 as a requirement for all development to use carbon neutral technology as this could burden development and render it unviable.
Outcome Suggested change to Objective 5 is agreed, to reflect the updated housing target. In terms of Objective 8 ... Objective 8 requires that new development rise to the challenges of climate change and incorporate low carbon technologies. Policy EN1 sets out how this can be achieved viably and is not considered to be too onerous. Furthermore, the Policy sets out a commitment to providing additional guidance on delivery within a subsequent SPD. This Objective should remain.
Officer recommendation Change housing figure from 300 to 310 new homes a year in Objective 5. No change in relation to Objective 8.

ID 1286
Consultee name St Modwen Properties PLC
Agent Name John Francis
Nature of response Support with conditions
Summary Changes of wording are proposed to better reflect the importance of seeking to make the District's centres vital and viable and capable of capturing greater levels of locally generated expenditure for spending in there. (S)
Outcome Comments noted. Objective 6 relates to the Borough as a whole, not just Skelmersdale and it would be inappropriate to make direct reference to parties such as the "Council's Preferred Developer". Furthermore, the Objectives were produced through the issues and options consultations and have been subject to significant public consultation so far.
Officer recommendation No change

ID 1287
Consultee name St Modwen Properties PLC
Agent Name John Francis
Nature of response Support with conditions
Summary Changes of wording are proposed to emphasise the importance of regenerating Skelmersdale Town Centre as soon as possible and through the partnership established by the Council (S)
Outcome The Objectives were produced through the issues and options consultations and have been subject to significant public consultation so it would not be appropriate to amend these significantly at this stage. However, there is merit in including the reference to making Skelmersdale an attractive place to work.
Officer recommendation Add the words "and work" after place to live.

ID 1301
Consultee name Mrs Margaret Wiltshire CPRE (West Lancs Group)
Agent Name
Nature of response Support
Summary Section 3.2 We support the main points of the nine Objectives.
Outcome Comments noted
Officer recommendation No action required

ID 1341
Consultee name Ms Yana Bosseva RenewableUK
Agent Name
Nature of response Observations
Summary In our view, the Spatial and Strategic Objectives should contain a reference to sustainable development and renewable energy. (F)
Outcome Renewable energy is covered by Objective 8. Sustainable development is recurrent through all objectives and the Local Plan policies.
Officer recommendation No action required

ID 1343
Consultee name Mr David Dunlop The Wildlife Trust for Lancashire, Manchester & North Merseyside
Agent Name
Nature of response Support
Summary To protect and improve the natural environment, including biodiversity and green infrastructure, in West Lancashire. Seems initially OK to me
Outcome Comments noted
Officer recommendation No action required

Chapter/Policy Number: Table 3.1

Title: Policies achieving the Objectives

ID	106	
Consultee name	Ms Julie Hotchkiss	Ashton, Leigh & Wigan Primary Care Trust
Agent Name		
Nature of response	Support	
Summary	I support these objectives, particularly the provision of affordable housing and specialist housing, including for younger disabled people. (S)	
Outcome	Comments noted	
Officer recommendation	No action required.	

Chapter/Policy Number: Chapter 4

Title: Strategic Policies

ID	1354
Consultee name	Mr Roger Bell OPSTA
Agent Name	
Nature of response	Object
Summary	OPSTA's view is that the development of the Grove Farm site in Ormskirk, although sound in transport planning terms, raises issues of wider community interest, in particular the need to sustain the integrity of Burscough and Ormskirk as separate settlements (s)
Outcome	The development of Grove Farm, as proposed, would not diminish the integrity of Burscough and Ormskirk as separate settlements. The strategic gap between the two settlements would remain the same as the development of Grove Farm would only round-off the Ormskirk built-up area. Yew Tree Farm in Burscough could not take more development during the Local Plan period in place of Grove Farm because annual delivery rates on a site the size of Yew Tree Farm coupled with the waste water treatment infrastructure not being expected to be in place to allow development of the site until 2020 would only allow 500 units on Yew Tree Farm in the Local Plan period. The suggestion of integrating the Grove Farm site with the rest of Ormskirk via a segregated pedestrian and cycle route is supported by the Local Plan, potentially as part of improved cycle linkages between Ormskirk and Burscough.
Officer recommendation	No Action Required

Chapter/Policy Number: 4.1

Title: A Sustainable Development Framework for West Lancashire

ID 13

Consultee name Ms Jill Cavan Downholland Parish Council

Agent Name

Nature of response Object

Summary Downholland Parish Council wishes to advise of its concerns that the paper does not contain any contingency plans for the increased incidence and severity of flooding should the Lower Alt with Crossens Pumped Drainage Catchment Draft Flood Risk Management Strategic Plan be approved. (F)

Outcome The Environment Agency's (EA's) proposals for the Lower Alt with Crossens Pumped Drainage Catchment are still at an early stage and no final decisions have been made regarding the Flood Risk Management Strategic Plan. The Local Plan Preferred Options document accounts for the EA's proposals as best it can given that there is still uncertainty regarding these proposals. In particular, no new development is allocated in areas which may be affected by the maximum potential extent of flooding in the EA's proposals.

Officer recommendation Given that the Environment Agency's proposals are still at an early stage, the Local Plan cannot plan for the implications of those proposals at this time. Therefore, no change to Local Plan.

ID 14

Consultee name Mr Ed Dickinson

Agent Name

Nature of response Object

Summary The Ormskirk Option should be pursued, (S)

Outcome The option for a Strategic Development Site to the south-east of Ormskirk ("Option A") was considered and assessed previously and consulted upon alongside two other options during the Core Strategy Preferred Options consultation in May / June 2011. Ultimately, the Council took the decision that, while a strategic development in such a location would bring significant benefits, the severe and negative impacts on traffic, Green Belt and landscape views outweighed the potential benefits. Despite the rejection of "Option A", Ormskirk will still deliver 750 new dwellings (including 250 on Green Belt) and Policies EC4 and RS3 address provision for Edge Hill University and student accommodation. On traffic issues, analysis of potential traffic impact shows that impact of development at Grove Farm, Ormskirk would be less than that of "Option A". Also, while the Local Plan (and the Council) supports an Ormskirk Bypass, it will be extremely challenging to deliver the bypass during the Local Plan period and so it is unlikely that any traffic benefit from the bypass will be realised during the Local Plan period.

Officer recommendation No Action Required

ID	86	
Consultee name		Church Commissioners For England
Agent Name	Miss Jennifer Hadland	Smiths Gore
Nature of response	Support with conditions	
Summary	<p>It is therefore considered that, although there will not be any major expansion of any of the smaller settlements, it is important that the Council does not restrict development in the Western Parishes, especially in Halsall and Haskayne, or prevent development taking place with regard to conversions of unused agricultural buildings. In conclusion, the importance of small scale development should be acknowledged and supported in rural settlements and in locations with good access to services and facilities. Rural conversions are considered suitable to enable residential, employment, or live/work units to take place on sites such as old farms where buildings already exist. This is seen to have limited, if any, detrimental impact on surrounding areas as the buildings already exist. It also makes the most out of previously built structures – non designated historical assets as set out in PPS5. (S)</p>	
Outcome	<p>The Local Plan Preferred Options does enable development within the existing villages around the Borough (including Haskayne and Halsall), although it does restrict development in the least sustainable villages. However, expansion of these villages into the Green Belt is resisted in order to retain the rural character of those villages and locate the release of Green Belt to the most sustainable locations.</p>	
Officer recommendation	No Action Required	

ID	87	
Consultee name		Church Commissioners For England
Agent Name	Miss Jennifer Hadland	Smiths Gore
Nature of response	Support with conditions	
Summary	<p>It is now widely recognised that many urban fringe areas of Green Belt no longer meet the purposes of the Green Belt and we welcome the Council's recognition of the need to review such land. However, most agricultural buildings in the borough are within Green Belt. It is currently considered that the Replacement Local Plan is too restrictive with regard to conversions of farm buildings in the Green Belt. The forthcoming Local Plan (2012 - 2027) therefore provides an opportunity to revise Policy DS2 'Protecting the Green Belt'. This would provide 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 to take place. (S)</p>	
Outcome	<p>The Local Plan Preferred Options does mark a move away from Policy DS2 in the Replacement Local Plan (2006) in that it is proposed that the re-use of buildings in the Green Belt for residential or employment use is not precluded. Therefore, flexibility with regard to small scale conversions of under-utilised farm buildings is provided in the proposed Local Plan.</p>	
Officer recommendation	No Action Required	

ID 177

Consultee name Mr Ed Dickinson

Agent Name

Nature of response Object

Summary Residents have never been given a proper forecast of the benefits and disadvantages of the various options for development, or how Ormskirk may be affected. We were not given a chance to give view on the original option A. The consultations have been designed to explain the plans decided by the Borough Council and restrict any real opposition. Common sense suggests that for the future of Ormskirk we need targeted, large scale development and that it should be adjacent to the University, along with a continued fight for the Ormskirk Bypass, which LCC/WLBC councils and all parties claim to support. No vested interests or pressure groups should be allowed to prevent this. (S)

Outcome All information on all options and aspects of the Local Plan (and previously the Core Strategy) have been made publicly available for residents and members of the public to read and all consultation events have encouraged debate on all options and aspects of the Plan. Edge Hill University - Policy EC4 sets out the Local Plan's proposals to cater for the existing and anticipated needs of the University. The Green Belt has 5 purposes (set out in PPG2), none of which refer to the prevention of linear development. The allocation of Grove Farm to the north of Ormskirk and Yew Tree Farm to the west of Burscough will not close the strategic Green Belt gap between Ormskirk and Burscough. While the Local Plan (and the Council) supports an Ormskirk Bypass, it will be extremely challenging to deliver the bypass during the Local Plan period and so it is unlikely that any traffic benefit from the bypass will be realised during the Local Plan period.

Officer recommendation No Action Required

ID 497

Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council

Agent Name

Nature of response Object

Summary Chapter 4 Strategic Policies Section 4.1 page 37 paragraph 4.1 - City Regions - These are a concept from RSS and reference to them should be deleted, since the plan now recognises that RSS is no longer relevant (F)

Outcome While the phrase "city region" was used in the RSS, it's meaning is still relevant. There have been several functional economic and spatial areas within the North West for many decades, and will continue to be. West Lancashire's location on the edge of three of them is central to how the Borough functions, therefore it is vital that the Local Plan acknowledges these economic and spatial areas in reference to its key strategic policy.

Officer recommendation No change necessary

ID 502
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Observations
Summary Chapter 4 Strategic Policies justification page 41 paragraph 4.10 Ormskirk, although not the largest Key Service Centre, is the administrative centre of West Lancashire and has the widest range of services and facilities. By comparison, Skelmersdale comes a poor second and will continue to do so, even if the Town Centre Regeneration is delivered in full compliance with the SPD, which seems extremely unlikely. (F)
Outcome Ormskirk and Skelmersdale have comparable provision of services and infrastructure, and this will be improved markedly in Skelmersdale by the proposals within the Local Plan. In addition, Skelmersdale clearly has greater employment opportunities within the town. However, the wording in the justification at para 4.10 perhaps overstates the current situation by particularly singling out Skelmersdale.
Officer recommendation Delete "particularly in the case of Skelmersdale" from 2nd sentence of Para 4.10

ID 503
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Object
Summary Chapter 4 Strategic Policies page 42 paragraph 4.16 (third bullet point) - The assessment that greenfield land serves little environmental purpose is pejorative. It could be said of almost any area of greenfield land by city- based consultants looking to justify development. Also, it relegates best and most versatile farm land to the same level as the lowest grade, i.e. not a factor worthy of consideration (F)
Outcome Para 4.16 is in reference to the Skelmersdale with Up Holland urban area, as designated on Map G1 in Appendix G and the 3rd bullet point refers to greenfield land that is suitable for development, not greenfield land in general. Greenfield land within this urban area is, almost exclusively, not agricultural land or, if it has been in the past, is not used for that purpose now.
Officer recommendation No change necessary

ID 504
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Object
Summary Chapter 4 Strategic Policies page 42 paragraph 4.19 - In some cases they extend the existing edge of the built up area by taking in ribbon development, behind which are open fields on both sides of the road. This creates urban sprawl. (F)
Outcome No land proposed for release from the Green Belt, or that was previously covered by Policies DS3 or DS4 in the Replacement Local Plan 2006, that would now fall within the settlement boundaries defined in Policy GN1 of the LPPO will create ribbon development and the sites selected for Green Belt release have been selected because they minimise urban sprawl. Where ribbon development already exists in the Borough and is not in the Green Belt, there is no change in the effect of its designation - it would remain within a settlement boundary.
Officer recommendation No change necessary

ID 505
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Support
Summary Chapter 4 Strategic Policies page 43 paragraphs 4.24 and 4.25 (table) - We fully agree with the statement.
Outcome support noted
Officer recommendation no action

ID 506
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Object
Summary Chapter 4 Strategic Policies page 43 paragraphs 4.24 and 4.25 (table)
Unfortunately there are prime examples of the plan failing to do this and there is a lack of positive action to prioritise development of brownfield sites for housing. (F)
Outcome comments noted
Officer recommendation no action

ID 507
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Observations
Summary Chapter 4 Strategic Policies page 43 paragraphs 4.24 and 4.25 (table) - Although the Skelmersdale figures in the table at 4.25 include 800 dwellings which are supposedly being built on brownfield land, we believe that these relate to the town centre, where many of the proposed 800 houses would be built on greenfield land. (F)
Outcome The 800 dwellings on brownfield land would involve some of the housing planned for the town centre (that which would be on previously developed land) but would also involve other sites around the wider town, as identified in the SHLAA.
Officer recommendation no action

ID 534
Consultee name Mr Bryan Pready
Agent Name
Nature of response Support
Summary I broadly support Policy SP1, including the development of the three sites to be released from the Green Belt. I am concerned, however, that these developments will increase traffic congestion in and around Ormskirk. Without a bypass, delays in Ormskirk Town Centre will become longer. I support the hierarchy of settlements and the intention to prohibit development outside the Key Service Centres, Key Sustainable Villages and Rural Sustainable Villages. Para 4.12 Development should only be permitted in locations that are within walking distance either of a railway station or of a frequent bus service. (F)
Outcome Support noted. The Council support the Ormskirk bypass proposal but if it were not to come forward, developers, in conjunction with the Highways Authority, will be required to do as much as possible to limit the impact of further traffic on the highway network. Ideally, development should only be permitted where there is access to a sustainable mode of transport. However, in a rural borough such as West Lancs, to require this would rule out much-needed small-scale development in some villages.
Officer recommendation No action required

ID 603
Consultee name Mrs Jackie Liptrott
Agent Name
Nature of response Object
Summary This preferred options strategy is not sound in that it is not effective. The policy options are not deliverable. There is no explanation of how the key economic policies will be delivered or any indication of realistic timescales. There is no indication of delivery mechanisms or of any infrastructure delivery planning. There is scant evidence of action by the local authority to bring forward land for employment or of a committed strategy to co-operate with landowners to deliver Plan options. (S)
Outcome Delivery of the Local Plan is ultimately reliant on the private sector to deliver new housing, employment premises and other development. The Council have liaised with a wide range of stakeholders in considering the deliverability of the Local Plan and will continue to do so throughout the lifetime of the Plan to encourage delivery. However, in tge main, the Council will not have a role in bringing forward land for development other than this enabling role, and the Council will not actually deliver new development itself. Issues around delivery and risk are covered in Appendix E of the LPPO. Issues of infrastructure delivery planning are covered in the accompanying Infrastructure Delivery Plan (IDP).
Officer recommendation No Action required

ID 727
Consultee name Mr Ed Dickinson
Agent Name
Nature of response Object
Summary Would like to see the former "Option A" for a strategic site to the south-east of Ormskirk return. (s)
Outcome See response to Representation 14 from same consultee.
Officer recommendation No action required

ID 733
Consultee name Mr Martin Ainscough
Agent Name
Nature of response Object
Summary Review the allocation of 100 dwellings mostly in Appley Bridge for the Eastern Parishes over the next 15 years. Re-visit the possibility of development on green belt land in the most sustainable village in the Eastern Parishes - the village of Parbold in the part of PAR03 that is nearest to Parbold. .(S)
Outcome Comments noted. The LPPO seeks to, as far as possible, limit any impact on the rural character of places such as Parbold and, as stated, there are few opportunities for development within the existing village. In considering where to release Green Belt, the focus was on where would be the most sustainable locations for Green Belt release.
Officer recommendation No change

ID 794
Consultee name Mr Robert W. Pickavance
Agent Name
Nature of response Observations
Summary The New Road site is not in the green belt, so should be allocated for residential development before the release of any Green Belt land. (S)
Outcome The Local Plan does not allocate every single housing site but relies on Policy SP1, GN1 and RS1 to guide where new residential development could take place, which includes within the existing village boundary of Rufford.
Officer recommendation No Action Required

ID 851
Consultee name mr steven hopkin
Agent Name
Nature of response Object
Summary Consultation process flawed and disappointing 4650 is too many properties 750 homes for Ormskirk would be a disaster The expansion of Edge Hill University should be properly controlled as it is detrimental to people of Ormskirk Planners should dictate to property developers Don't mention Ormskirk by-pass ever again Well done regarding restriction of HMO's in Ormskirk and dropping previous option A (s)
Outcome The housing target has necessarily increased slightly to take account of the latest guidance on setting local housing targets, but the Council has proposed a lower target than may have requested in order to do all it can to preserve the character and environment of the Borough. However, the target cannot be lowered further without being seen to ignore the evidence available to the Council. The Council has made great effort to explain in both this consultation and previous consultations that the target must be based on reasonable evidence and cannot be lowered arbitrarily just because of public objection. Based on the total target for the Borough, 750 new dwellings in Ormskirk with Aughton is very reasonable for a town of the size and sustainability of Ormskirk. Unfortunately, even taking into account sites within the town, this does involve the release of a small amount of Green Belt, but this was necessary somewhere in the Borough and it is better in a sustainable location such as Ormskirk than in a very rural location. The LPPO proposes expansion of the campus at Edge Hill University because there are sound planning reasons for it. The housing target for Skelmersdale with Up Holland has been reduced because it became clear that the previous target was too high and would not be delivered given the effect of the current housing market on the early years of the Plan. Based on historic delivery of housing in the Skelmersdale and Up Holland area, the new target is considered realistic, but still ambitious. While the Council recognise that the Ormskirk Bypass may be challenging to deliver, it is prudent to keep it in the plan in case funding does become available for it. Support for the student accommodation policy and the rejection of "Option A" is noted.
Officer recommendation No change required

ID 852
Consultee name mr steven hopkin
Agent Name
Nature of response Object
Summary Consultation process flawed and disappointing 4650 is too many properties 750 homes for Ormskirk would be a disaster The expansion of Edge Hill University should be properly controlled as it is detrimental to people of Ormskirk Planners should dictate to property developers Don't mention by-pass ever again Well done regarding restriction of HMO's in Ormskirk and dropping previous option A (s)
Outcome see rep 851
Officer recommendation see rep 851

ID 876

Consultee name Messrs R & J Pickavance Messrs R & J Pickavance

Agent Name Mr Glyn Bridge McDyre & Co.

Nature of response Support with conditions

Summary We are happy with the policy in principle, but some of the details need refining. (S)

Outcome Support noted. New development in Rufford is permitted in the LPPO. The Council have been advised by the Environment Agency that they do not favour on-site sewerage works as potential solutions to the strategic waste water treatment issue in West Lancashire because such an approach is at the bottom of the hierarchy for waste water treatment in Circular 10/99. As such, before such an approach is considered, an applicant would need to demonstrate why the other methods of foul sewerage disposal are not acceptable, i.e. why improvements to the United Utilities waste water treatment infrastructure are not acceptable.

Officer recommendation No action required

ID 925

Consultee name Mr Peter Banks

Agent Name

Nature of response Object

Summary Development in Burscough should be incremental and in smaller developments. The Yew Tree Farm site should therefore not be a strategic site, but parts of it, adjacent to existing developments, should be included as smaller incremental developments totalling perhaps 70 dwellings. The Red Cat Lane site should be transferred from 'Plan B' to the main plan and the shortfall of 430 made up by including the three Plan B sites at or near Halsall. Some of the remaining Yew Tree Farm site could then be moved to Plan B. (F)

Outcome An option whereby Green Belt release was spread around several smaller sites in different parts of the Borough was considered but would not deliver the critical mass of developer funding required to resolve some of the key infrastructure constraints created by development. Such an option would also spread impact on Green Belt around the Borough, impacting several different locations (most of which would fulfil the purposes of the Green Belt) rather than just one or two (which no longer fulfil the purposes of the Green Belt).

Officer recommendation No change

ID 987

Consultee name Mr RP Sears North Meols Parish Councils

Agent Name

Nature of response Support

Summary The sites below are mentioned in the Local Plan. Policy GN2 - Safeguarded Land, Guinea Hall Lane/Greaves Hall Avenue. Policy EC2 - The Rural Economy, Greaves Hall Avenue/Southport New Road . Policy EC3 - Rural Development Opportunities, Greaves Hall Hospital Site. The Parish Council has no objections to these sites but would wish to see as an alternative to Item 1, the former school site in Hoole Lane, which is rapidly becoming an eyesore in the centre of the village. (F)

Outcome Support noted. The former school site in Hoole Lane is within the existing village boundary and comes under the existing and proposed "village centre" designation. Therefore, redevelopment of this site would be permissible in principle if it helped to recreate the village centre that has fallen into decline.

Officer recommendation No change required

ID 1004
Consultee name Mr Francis Williams Ormskirk Friends of the Earth
Agent Name
Nature of response Observations
Summary Definition of sustainable development needed (S)
Outcome The proposed definition of sustainable development is that which is widely used and also the one utilised in the draft National Planning Policy Framework. Given that it is the clear intention that the NPPF will define sustainable development and given that the Local Plan must be consistent with the NPPF, it would not be appropriate for the Local Plan to set its own definition.
Officer recommendation No action

ID 1010
Consultee name Mr Francis Williams Ormskirk Friends of the Earth
Agent Name
Nature of response Observations
Summary Change of wording. (S)
Outcome Mitigate was the intended word
Officer recommendation No change

ID 1011
Consultee name Mr Francis Williams Ormskirk Friends of the Earth
Agent Name
Nature of response Object
Summary The need for a minimum of 4650 new dwellings over the period 2012 – 2027 is questioned. Land in Skelmersdale should be used for housing before other sites in the Borough. Agricultural land needs considering and protecting. The Plan should be aiming to meet the energy needs of our homes, workplaces, education and community centres through local renewable sources consistent with averting the dangers of climate change as defined by international experts. all new developments should be provided with on-site SUDs. (S)
Outcome The Housing target is based upon CLG Household Projections plus the need to make-up the "unmet need" in relation to the Borough's undersupply of housing over recent years compared to the current housing target in the RSS. These projections and targets do not just take account of increasing population, but also changing trends in household formation (i.e. that the occupancy ratio is gradually decreasing). All the evidence assessed by the Council shows that the target proposed is the minimum target that should be set. All available land within existing built-up areas has been taken into account in considering how much Green Belt is required to ensure the housing target is delivered, thereby minimising the amount of Green Belt proposed for release. In assessing which sites in the Green Belt to release, agricultural land quality was one of the factors considered, and so the impact on such land has been minimised. Policy EN1 addresses the Local Plan's approach to delivering low carbon development that addresses the issues raised by climate change.
Officer recommendation No action required

ID 1012
Consultee name Mr Francis Williams Ormskirk Friends of the Earth
Agent Name
Nature of response Support with conditions
Summary Whilst re-use of brownfield land is to be welcomed, it should always be developed before any greenfield land is used. Greenfield land that is not in use may have been left deliberately so in order to encourage its development by virtue of its untidiness. All greenfield land should be assessed in terms of its agricultural productivity, or potential contribution to biodiversity.(F)
Outcome Brownfield redevelopment is encouraged in priority to greenfield in the Local Plan, but greenfield land will be required for development during the Local Plan period. In assessing which Green Belt sites to release for development, agricultural land quality was one factor considered.
Officer recommendation No change

ID 1014
Consultee name Mr Francis Williams Ormskirk Friends of the Earth
Agent Name
Nature of response Object
Summary 4.21 The residential dwellings target deficit, which the borough built up between 2003 and 2012 is not relevant. What is relevant is the borough's current and future needs, and the deficit should not be added.(F)
Outcome Advice in relation to what is expected by Government with regard the historic deficit is that it is relevant and should be made-up as early as possible. Therefore, the proposed Local Plan housing target includes the deficit.
Officer recommendation No change

ID 1015
Consultee name Mr Francis Williams Ormskirk Friends of the Earth
Agent Name
Nature of response Object
Summary The use of employment land for warehousing and distribution centres should be avoided, as it has such a low yield of jobs. Again, employment land should be directed away from sites of high agricultural potential. (F)
Outcome The Local Plan does not completely rule out large-scale warehousing and distribution developments, but the type of employment land allocated means that there is limited scope for such development in the existing employment areas of West Lancashire.
Officer recommendation No change required

ID 1016
Consultee name Mr Francis Williams Ormskirk Friends of the Earth
Agent Name
Nature of response Object
Summary We believe that there should be a presumption in favour of renewable energy developments, even in the green belt, and they should be prevented only where it can be shown that other factors outweigh that presumption. (F)
Outcome Policy EN1 provides the more detailed proposed Local Plan policy on this topic. Part 2 (iv) of Policy EN1 provides a similar policy as that proposed above.
Officer recommendation No change required

ID 1020
Consultee name Mr Francis Williams Ormskirk Friends of the Earth
Agent Name
Nature of response Observations
Summary We agree that the borough's biodiversity, landscape, heritage and green infrastructure assets should be protected and enhanced wherever possible. We believe that an increase in biodiversity could be managed easily by a move away from maintaining open spaces in the borough as ryegrass monocultures, and that new developments, even industrial, should be used to enhance biodiversity. (F)
Outcome Comments noted
Officer recommendation no action

ID 1023
Consultee name Mr D Rimmer
Agent Name Mr Chris Cockwill Cockwill & Co
Nature of response Support with conditions
Summary We support the increase in dwellings proposed for the Northern Parishes, but restraining development due to insufficient infrastructure is counter productive. Development should be allowed provided it does not place undue pressure on infrastructure unless it can be shown that mitigation measures can be introduced to relieve that pressure. (F)
Outcome Essentially, given that the housing target is a minimum figure, new development within the village boundaries in the Northern Parishes will be permitted (even if the housing target has already been met) as long as it can be demonstrated that the local infrastructure can cope with the development or that mitigation will be delivered to off-set any impact of the development on infrastructure.
Officer recommendation no action required

ID 1129
Consultee name Mr Ed Dickinson
Agent Name
Nature of response Object
Summary Reconsider the Ormskirk option (S)
Outcome See response to Representation 14 from same consultee.
Officer recommendation No action required

ID 1225
Consultee name Mr PF McLaughlin
Agent Name
Nature of response Support
Summary Support the plan. (S)
Outcome Support noted
Officer recommendation No Action

ID 1238
Consultee name Ms Karen Martindale
Agent Name
Nature of response Object
Summary Query housing figures. Lower figures suggested (S)
Outcome The housing target proposed in the Local Plan Preferred Options is considered the minimum target that can be proposed and that a Planning Inspector would consider "sound". The CLG Household Projections (260 a year) are widely considered the minimum basis for housing targets and there has been clear guidance from Inspectors at Examinations that the historic undersupply in relation to the RSS must also be taken account of. Guidance on housing targets is also clear that they should be minimum targets. However, the Council have taken into account infrastructure constraints and the need to regenerate Skelmersdale, and so over half of the housing target will be delivered in the Skelmersdale with Up Holland spatial area.
Officer recommendation No change

ID	1257
Consultee name	Mr Gareth Jones N W Skelmersdale Landowners
Agent Name	Mr Gareth Robert Jones Scott Wilson
Nature of response	Object
Summary	The spatial approach promoted in the 'Preferred Options' is considered to be fundamentally flawed. Consequently the proposed policy concept must be 'unsound'. (s)
Outcome	Green Belt release on the edge of Skelmersdale was ruled out for two connected reasons. Firstly, given feedback in the previous consultation, it is even more evident that the market can only deliver so much residential development in the Skelmersdale with Up Holland spatial area. Therefore, the housing target for Skelmersdale with Up Holland does not require Green Belt land to be released to be delivered. Secondly, given the first point, if Green Belt was released on the edge of Skelmersdale, it would create a very real risk that such easy to develop greenfield land would be delivered by the market instead of brownfield sites in need of regeneration. Therefore, maintaining the Green Belt around Skelmersdale with Up Holland ensures that one of the five purposes of the Green Belt is fulfilled - to assist in urban regeneration by encouraging the recycling of derelict and other urban land. Based on discussions with landowners and developers in the areas where Green Belt release is proposed and with infrastructure providers, the Council are confident that the necessary infrastructure can be provided as part of development proposals for those sites or by the statutory providers of that infrastructure. Whilst the majority of employment opportunities based in the Borough are located in Skelmersdale, travel to work patterns in the Borough show only a very small percentage of residents in other parts of the Borough commute to Skelmersdale with Up Holland. Based upon the available evidence, the Council believes that its proposals within the Local Plan Preferred Options are both deliverable and sustainable. The land to the North West of Skelmersdale proposed as an alternative location wholly fulfils several purposes of the Green Belt and is less sustainable than the options proposed. Given anticipated need over this plan period, and in the absence of a strategic sub-regional Green Belt review, there is no need to take further land out of the Green Belt for safeguarding at this time.
Officer recommendation	No change

ID 1258

Consultee name Mr Andrew Thorley Taylor Wimpey UK Ltd

Agent Name Miss Caroline Simpson Nathaniel Lichfield & Partners

Nature of response Support with conditions

Summary Broad support for the housing target and distribution across the Borough as set out in SP1 and support for the recognition of the need to release Green Belt land. However, objections to: a) only including Grove Farm (south) as a housing allocation b) the restriction of development at Grove Farm until 2020 due to waste water infrastructure requirements c) the delay of housing delivery in Ormskirk to allow sites within built-up areas to be built first d) the over-reliance on Skelmersdale for delivering housing supply

Outcome Support noted a) see rep 1259 against Policy RS1 b) The restriction on development on greenfield sites in Ormskirk, Burscough, Rufford and parts of Scarisbrick because of the waste water treatment infrastructure constraint is caveated in Policy SP1 by stating that such development sites could be brought forward in advance of 2020 "subject to the provision of the appropriate infrastructure required for the development proposals". However, the Council have been advised by the Environment Agency that they do not favour on-site sewerage works as potential solutions to the strategic waste water treatment issue in West Lancashire because such an approach is at the bottom of the hierarchy for waste water treatment in Circular 10/99. As such, before such an approach is considered, an applicant would need to demonstrate why the other methods of foul sewerage disposal are not acceptable, i.e. why improvements to the United Utilities waste water treatment infrastructure are not acceptable. c) Ultimately, the Council would prefer to see housing delivered within built-up areas first, and this coincides with the waste water treatment infrastructure constraint. However, if the constraint is resolved sooner, then allocated development on the edge of the built-up area would not be prevented. d) The Council have reduced the target for Skelmersdale with Up Holland by 600 dwellings since the last consultation on the Core Strategy Preferred Options and believe that this reduction accounts for the slow housing market that is anticipated at the start of the Local Plan period. Looking over the last 20 years, housing delivery in Skelmersdale with Up Holland has been above 160 dwellings per annum on several occasions, even exceeding 200 dwellings on one occasion. Therefore, while development rates may be lower than 160 dwellings a year initially, they have the potential to rise above 160 dwellings a year in the latter part of the Plan period, especially with the encouragement of a regenerated town centre and opportunities to develop both within and on the edge of the town.

Officer recommendation No change required except recommendation for rep 1259 against Policy RS1

ID 1302

Consultee name Mrs Margaret Wiltshire CPRE (West Lancs Group)

Agent Name

Nature of response Observations

Summary para 4.1 Should we still be talking about City Regions ? Have not L.E.P.s superceded them ? [Also p 41, para 4.13] (F)

Outcome Even though the RSS is due to be revoked and LEPs have come into existence, the term City Region is still appropriate as a description of the three functional areas that West Lancashire is strategically located on the edge of. However, reference to the LEPs may be beneficial here.

Officer recommendation Add reference to LEPs in to para 4.1

ID 1349
Consultee name Mr Roger Bell
Agent Name
Nature of response Support
Summary In terms of Skelmersdale, we believe strongly that regeneration of the town centre is fundamental to making the town an attractive place to live. Further, the provision of much better transport links to Liverpool and Manchester is essential. It is vital that at the end of this Plan period, Skelmersdale is regarded in a much more positive light and that subsequent Local Plans are not handicapped by house builders' reluctance to build there. (f)
Outcome Comments noted
Officer recommendation No change required

ID 1350
Consultee name Mr Roger Bell OPSTA
Agent Name
Nature of response Support
Summary OPSTA supports the concept of these developments, together with ancillary lesser developments elsewhere in the borough. (s)
Outcome Support noted
Officer recommendation No action required

Chapter/Policy Number: Policy SP1

Title: A Sustainable Development Framework for West Lancashire

ID 17

Consultee name Mr Howard Courtley Courtley Consultants Ltd

Agent Name

Nature of response Object

Summary Framework fails to identify Southport as a Regional Town. Change housing figure. Review exclusion of Plan B sites from the main strategy. Objectio to housing backlog being spread over plan period, instead it should be pre-loaded to the first 5 years of the plan. Fine Janes Farm should be taken from the Plan B sites and moved to the main part of the plan, as it is brownfield land and fits in with the priorities to regenerate sites first before using greenfield sites. (S)

Outcome The Local Plan has been prepared with the full knowledge that Southport (along with other parts of Sefton) is a significant provider of services for the western parts of West Lancashire and this has informed the Local Plan strategy. However, despite proximity to Southport, the Western Parishes are still rural in nature and so development must be carefully planned and limited to protect the rural character of the area. The Local Plan Preferred Options proposes a distinction between its preferred development strategy / allocations and its "Plan B" to limit the amount of Green Belt land to be developed and encourage the development of brownfield sites in the urban areas and existing villages. If there was no distinction between the preferred strategy and "Plan B", more Green Belt land would be lost to development than may be needed to satisfy local housing targets, possibly instead of brownfield sites in urban areas. The Local Plan Preferred Options proposes to spread delivery of the 750 dwelling "backlog" over the entire Plan period to set realistic targets, especially for the first 5 years of the Local Plan. The Council acknowledges the need to make up this "backlog" but do not believe that the housing market, in its current condition, would be able to deliver 260 + 150 dwellings per year over the first 5 years of the Plan, especially when compared to what has been delivered in the Borough over the last 5 years. In relation to the Fine Jane's Farm site specifically, the Council consider it to be a "greenfield" site (as well as being in the Green Belt) because its former use was agricultural. The edge of Southport was considered as a location for Green Belt release for the preferred strategy, but it was felt that more strategic developments on the edge of the Borough's Key Service Centres would bring more benefits to the Borough and better meet West Lancashire needs (see Technical Paper 1).

Officer recommendation No Action Required

ID 61

Consultee name Mr Anthony Northcote Plannig and Local Authority Liason, The Coal Authority

Agent Name

Nature of response Support with conditions

Summary Recommendation for change of wording to acknowledge surface coal resources are present in West Lancs but otherwise supported. (S)

Outcome Proposed wording in SP1 requires all development proposals to be assessed as to whether they would cause sterilisation of mineral resources and for any such issues to be mitigated prior to development. Therefore, any such issues relating to coal resources under greenfield sites around Skelmersdale would be addressed by this wording in SP1.

Officer recommendation No change required

ID 75

Consultee name Alan Syder

Agent Name

Nature of response Object

Summary No land should be released from Green Belt. This land should be protected for future food production and central government housing targets should recognise this and balance growth with the need for agricultural land. All brownfield sites should be used first before greenfield sites, even those that are deemed undesirable.

Outcome The Local Plan needs to be compliant and consistent with national planning policy in order to be found "sound". Therefore, the Local Plan needs to ensure it delivers sufficient housing to be considered consistent with national planning policy and household projections. The Local Plan does include all brownfield sites within existing towns and villages, but even taking these into account, a small amount of Green Belt is still required to meet the housing targets for the Local Plan period. Other than the small amount of land to be released from Green Belt, the remainder of Green Belt and agricultural land (over 90% of the Borough) will remain protected from development for the Local Plan period.

Officer recommendation No Action required

ID 90

Consultee name Church Commissioners For England

Agent Name Miss Jennifer Hadland Smiths Gore

Nature of response Support with conditions

Summary The Church Commissioners for England support the identification of Halsall and Haskayne as Rural Sustainable Villages in the Settlement Hierarchy. However, there is concern regarding the restricted development potential in such settlements. In addition, there is no proposed new development for employment sites within the Western Parishes. This leads to the risk of the settlements within the Western Parishes declining further. As such, we question whether the proposed underdevelopment will have an adverse risk on the future of the settlements within the Western Parishes and their communities. (S)

Outcome The Local Plan Preferred Options does enable development within the existing villages around the Borough (including Haskayne and Halsall), although it does restrict development in the least sustainable villages. However, expansion of these villages into the Green Belt is resisted in order to retain the rural character of those villages and locate the release of Green Belt to the most sustainable locations. Policies EC1, EC2 and EC3 do encourage employment developments in rural areas and, although there is not a specific allocation for employment in the Western Parishes, the principle of employment development within an existing village would be permitted as long as it was consistent with other proposed Local Plan policies.

Officer recommendation No Action Required

ID 108
Consultee name Ms Julie Hotchkiss Ashton, Leigh & Wigan Primary Care Trust
Agent Name
Nature of response Support
Summary Support the strategic aims and think the plan is sound. Support new housing, including affordable, specialised and elderly accommodation. Need to consider ways of adapting to climate change, including reducing the dependence on cars. (S)
Outcome Comments noted
Officer recommendation No Action Required

ID 243
Consultee name Ms Judith Nelson English Heritage
Agent Name
Nature of response Support with conditions
Summary We note that the policy includes the protection and enhancement of heritage assets and suggest that where sites are allocated which have potential impacts upon heritage assets appropriate mitigation measures are specified in the document (S).
Outcome Comments noted
Officer recommendation Amend SP3 to include reference for development to consider impact on heritage assets and implement appropriate mitigation measures.

ID 312
Consultee name J Briethaupt
Agent Name
Nature of response Object
Summary I oppose any release of Green Belt land . the Local Plan should not attempt to change the present Green Belt boundaries around Ormskirk, Burscough or UpHolland and it should instead seek to divert to Skelmersdale (S)
Outcome All available and suitable land within the existing built-up areas of the Borough have been considered but there is insufficient land within the built-up areas to deliver the housing and employment land targets. Therefore, unfortunately, a small amount of Green Belt release somewhere in the Borough is necessary.
Officer recommendation no action

ID 376
Consultee name Mr Andy Pringle ICD / Maharishi Community
Agent Name
Nature of response Support with conditions
Summary The release of green belt as part of managing the developemnt of settlements is a necessary process and we fully support the policy. (S)
Outcome Land at Victoria Park, Burscough (the football ground) is not within the Green Belt, but land to the west and north of the football ground is. Assuming a mixed-use redevelopment in this location involved the release of some Green Belt land, the Council would have concern as to whether this site would be the most appropriate location for Green Belt release. Green Belt in this location was appraised as a potential "Plan B" site (see Technical Paper 1) but was found to be less suitable than other sites even for "Plan B". This was due to a lack of strong boundary to amend the Green Belt boundary to, the fact that the land fulfils at least one purpose of the Green Belt and concerns over highway access. However, it is recognised that the site is in a sustainable location. The principle of redeveloping land in this location for a mixed-use development without utilising Green Belt land is not ruled out by the Local Plan Preferred Options (because it is in the settlement boundary) but there would need to be certainty regarding where the Football Club and the Leisure facilities would be relocated to and development would need to ensure that it did not impact negatively on the vitality of Burscough town centre.
Officer recommendation Without new evidence to justify Green Belt release in this location and without certainty on potential proposals for redevelopment within the settlement boundary, this land should not be allocated in the Local Plan for mixed-use redevelopment.

ID 498
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Object
Summary Chapter 4 Policy SP1 Table page 38 -Regional Towns are a concept from RSS. See also para 4.15 and 4.16 on page 42. (F)
Outcome While the phrase "regional town" was used in the RSS, it's meaning is still relevant - Skelmersdale is a town that has significance within the North West region and this should be acknowledged within, and inform policy within, the Local Plan.
Officer recommendation No change necessary

ID 499
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Observations
Summary Chapter 4 Policy SP1 Table page 38 - Skelmersdale is a relatively small town which has little importance beyond West Lancashire. It does not rank highly alongside neighbouring large towns Wigan, St Helens and Southport. Its need for regeneration is not disputed but that does not qualify the town for an inflated position. (F)
Outcome It is the Council's view, and also the view of 4NW and NWDA until they ceased to exist, that Skelmersdale is a town of regional significance. Clearly, it is not of the same significance as towns such as Southport, Wigan or St Helens at this time, but with regeneration may come to compete on a more even basis with those towns. Crucially, the distinction being made in the Table with Policy SP1 is that, compared to the other Key Service Centres of Ormskirk with Aughton and Burscough, Skelmersdale has greater regional significance and is the most appropriate location for new development in the Borough.
Officer recommendation No change necessary

ID 500
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Object
Summary Chapter 4 Policy SP1 Table page 38 - The lists are inconsistent and incomplete. They omit areas of Lathom (including Lathom South PC) completely but include very small settlements such as Stanley Gate. (F)
Outcome Lathom South Parish is not a settlement, but an administrative area. Settlements listed in the Table in SP1 were limited to those not washed over by the Green Belt. The only area of land not washed over by the Green Belt in Lathom and Lathom South is the land directly adjacent to the western edge of Skelmersdale bounded by Spa Lane, Firwood Road and Ormskirk Road (A577), including those properties on the south side of Ormskirk Road. This land is contiguous with the Skelmersdale urban area and includes XL Business Park (a functioning part of the wider Stanley Industrial Estate in Skelmersdale), the land proposed to be allocated between Firwood Road and Neverstitch Road for housing (and which may well have its primary access onto Neverstitch Road in Skelmersdale) and the existing residential properties on Ormskirk Road and Firwood Road. Therefore, while virtually all this land may, administratively, be within Lathom South, functionally and spatially it is a part of the Skelmersdale urban area and not an independent settlement.
Officer recommendation No change necessary

ID 501

Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council

Agent Name

Nature of response Object

Summary Chapter 4 Policy SP1 page 40 1st paragraph - The "appropriate infrastructure improvements" referred to for Edge Hill are highways improvements already approved by the council in planning application 2011/0504. However, expansion of the campus includes the provision of over 800 units of student accommodation (including 384 units approved under planning application 2011/1079). These 800+ units of accommodation use the same waste water infrastructure as the rest of Ormskirk, so why are they being allowed to go ahead, when housing developments are to be held back? (F)

Outcome A condition on the planning permissions relating to Edge Hill University require the plans for drainage of the site to be approved by United Utilities and the Environment Agency prior to development commencing.

Officer recommendation No action

ID 551

Consultee name Mr Simon Artiss Bellway Homes Ltd

Agent Name

Nature of response Observations

Summary Concern about ability to deliver target for Ormskirk without further allocations, and that further Plan B sites around Ormskirk are required. Support for a Strategic Site at St Helens Road / Alty's Lane, Ormskirk. (s)

Outcome The 750 dwelling target for Ormskirk with Aughton includes for known sites within the existing built-up area of Ormskirk with Aughton, as identified by the SHLAA or that already have planning permission. The Local Plan deliberately does not allocate every single housing site within the the settlement boundaries, but relies on Policy GN1, which, read together with SP1 and RS1, clearly accepts the principle of residential development within the settlement boundaries of the more sustainable settlements. The "Plan B" addresses a borough-wide issue of flexibility in housing delivery and only seeks to ensure that the borough-wide housing target is ultimately met. It does not seek to ensure each individual target for each spatial area is met. Therefore, in identifying "Plan B" sites, there was no requirement to ensure each spatial area had a certain number of sites, but simply to identify the best sites available and ensure a degree of distribution around the Borough. A Strategic Site to the south-east of Ormskirk has been explored previously and consulted upon. It is the Council's view that the potential severity of the negative impacts associated with this option outweigh the potential positive impacts.

Officer recommendation No Action Required

ID 552

Consultee name Mr Simon Artiss Bellway Homes Ltd

Agent Name

Nature of response Observations

Summary There should be an extra 20% on top of the housing allocation and Plan B sites. (S)

Outcome With regard to the emerging National Planning Policy Framework, the extra 20% applies only to the 5-year housing land supply, and latest guidance from CLG has made it explicitly clear that this 20% does not apply to the full 15-year target, nor should it mean that said target should increase.

Officer recommendation No Action required

ID	582
Consultee name	Mr Robin Buckley Redrow Homes (Lancs) Ltd
Agent Name	Mr Tony McAteer
Nature of response	Object
Summary	a) Paragraph 4.5 must make clear that all opportunities to maximise the use of non Green Belt land have been made and that GB release is in the most appropriate location. b) Less GB should be released at Burscough, more at Ormskirk, and non-GB land should be released at Banks. c) Policy SP1 is overly long and complicated. It should be split into three policies. d) Support for Banks as a Key Sustainable Village. It can accommodate new development within its boundaries. e) The overall housing figure is unsound. Based on RSS figures plus 20% slippage allowance, it should be 6,480 dwellings over the life of the Plan. f) The figure for Skelmersdale should be reduced to 140 per annum (2100 dwellings). g) There should be more development in the N Parishes in the early part of the plan period. h) The housing requirement should not be staggered. (S)
Outcome	a) In arriving at the preferred strategy, the desire to minimise release of Green Belt was a key consideration, but it was not the only consideration. Sustainability, infrastructure provision and the environment were key factors, as was preserving and enhancing the Borough's rural character wherever possible. Therefore, the preferred strategy does maximise opportunities to use non-Green Belt land first, but only where good planning in terms of sustainability, infrastructure, the environment and maintaining the character of the Borough allow. To this end, there are large areas of non-Green Belt land in the Northern Parishes around Tarleton, Hesketh Bank and Banks that have not been considered suitable as allocations for development because of these other factors. b) The reason why more non-Green Belt land in Banks has not been included in the preferred strategy has been addressed in (a) above. In relation to whether less Green Belt land should be released at Burscough in favour of more Green Belt land being released around Ormskirk, both these settlements are Key Service Centres and are sustainable locations for Green Belt release and so, while it is acknowledged that Ormskirk with Aughton is clearly a larger town, both have the capacity to take significant Green Belt release. Therefore, in identifying which specific sites should be released from the Green Belt, the debate became focused around site-specific matters, rather than a debate between Ormskirk and Burscough in general. From a site-specific perspective, the Yew Tree Farm site in Burscough was found to be the most suitable site for Green Belt release, followed by the Grove Farm site in Ormskirk. c) Observations noted and duly considered. SP1 will be reviewed to consider whether it could be simplified or split into two or more policies. d) Support for Banks as a Key Sustainable Village is noted. The Council are keen to see an appropriate level of development within the village given its status in the settlement hierarchy. However, this level of development must be managed due to the severe constraints on the village. Aside from flood risk, the village is constrained by severe drainage issues, has few local services and poor access by public transport. Therefore, the Local Plan is purposefully formulated such that the focus of new development in Banks should be the brownfield former Greaves Hall Hospital sites in the south of the village but limits significant levels of development over and above this due to the various constraints affecting the village. e) While the RSS is currently still a part of the Development Plan for the Borough, it is widely expected to be revoked by the Government in the near future, and before this Local Plan will be submitted for Examination. Therefore, with this in mind, the Council deemed it prudent to explore other evidence as well as that used in setting the RSS housing target to identify the "right" target for West Lancashire over the next 15 years. In setting this target, the Council had regard to wanting to see a sustainable level of growth in the Borough, that delivers what is needed to meet the projected increase in households, as well as that perceived unmet need from the RSS period. It is the Council's view that it is right to set a more realistic and achievable target than that set by the RSS (which was set in anticipation of sustained economic growth at pre-2007 levels). However, given that the housing target is a minimum target, if the market can deliver more housing than the target, development will be supported as long as it adheres to other aspects of the Local Plan. With regard to the emerging National Planning Policy Framework, the 20% "slippage" applies only to the 5-year housing land supply, and latest guidance from CLG has made it explicitly clear that this 20% does not apply to the full 15-year target, nor should it mean that said target should increase. f) The Council have reduced the target for Skelmersdale with Up Holland by 600 dwellings since the last consultation on the Core Strategy Preferred Options and believe that this reduction accounts for the slow housing market that is anticipated at the start of the Local Plan period. Looking over the last 20 years, housing delivery in Skelmersdale with Up Holland has been above 160 dwellings per annum on

several occasions, even exceeding 200 dwellings on one occasion. Therefore, while development rates may be lower than 160 dwellings a year initially, they have the potential to rise above 160 dwellings a year in the latter part of the Plan period, especially with the encouragement of a regenerated town centre and opportunities to develop both within and on the edge of the town. g) While the town centre regeneration in Skelmersdale will undoubtedly improve much-needed service provision, actual infrastructure provision in Skelmersdale is better than elsewhere in the Borough. The Northern Parishes, as already discussed above, do suffer from severe infrastructure and service constraints and therefore should not be targeted for more development. However, what levels of development that have been proposed in the Northern Parishes in the LPPO could come forward in the early part of the Plan period, as long as necessary infrastructure improvements are made prior to development. h) Much as with (e) above, the Council propose to stagger the housing target over the Plan period in order to set a realistic target against which to measure the Local Plan. It is anticipated that housing delivery will remain slow over the early part of the Local Plan and gradually rise over the Plan period. Therefore, the Council proposes a lower annual target initially that then rises to an above average annual target in the latter part of the Plan period. This gradual rise in housing targets also allows for the time needed to rectify the key infrastructure issues in the Borough, such as the waste water treatment issue which precludes development on large greenfield sites in the Ormskirk and Burscough areas. Again, as with (e) above, these annual targets are minimum targets. If the market can deliver at higher rates than the initial annual targets, development will still be permitted as long as it adheres to the rest of the Local Plan.

Officer recommendation Detail on specific issues in SP1 that are covered elsewhere in the Local Plan will be reduced to avoid duplication and to simplify SP1.

ID 749

Consultee name Mr William Robinson

Agent Name

Nature of response Observations

Summary Support Green Belt release for housing development and propose new site for Green Belt release for housing development off School Lane, Up Holland (s)

Outcome No Green Belt release around Skelmersdale with Up Holland is required for the preferred strategy because there is sufficient land not within the Green Belt in this urban area to meet the housing target set. School Lane site was not considered specifically for either preferred strategy or "Plan B" because the Green Belt in this location forms an important function to help distinguish between the settlements of Up Holland and Orrell.

Officer recommendation No change

ID 795
Consultee name Mr Robert W. Pickavance
Agent Name
Nature of response Object
Summary 1) Rufford should be classified as a Key Sustainable Village; 2) Development should be encouraged in the New Road site, which is not greenbelt, and is a suitable housing site; 3) The Preferred Option should include "dispersal" (Option 4 from the Issues and Options stage). (S)
Outcome Based upon the sustainability and size of the village of Rufford, it is correctly designated as a Rural Sustainable Village in SP1. The Local Plan does not allocate every single housing site but relies on Policy SP1, GN1 and RS1 to guide where new residential development could take place, which includes within the existing village boundary of Rufford. Such sites have already been taken into account in calculating how much Green Belt land is required. The Dispersal Option at Issues & Options stage of the Core Strategy was not widely supported, nor was it especially sustainable.
Officer recommendation No Action Required

ID 840
Consultee name Anglo International Up Holland Ltd
Agent Name Ms Lorraine Davison DPP
Nature of response Object
Summary Ask that the main developed areas of St Joseph's College and related areas of land be taken out of Green Belt, so as to facilitate new residential development that would enable the conversion and reuse of the listed building. An alternative would be to give consideration to designating the site a major developed site in Green Belt or similar. (S)
Outcome The special circumstances relating to St Joseph'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. However, this would not automatically mean that it would be granted permission because the specific justification for the particular enabling development proposed would need to be assessed. Even though the special circumstances discussed above have been shown to justify exceptional circumstances for 'enabling' development in the Green Belt, the land still fulfils the purposes of being within the Green Belt and so it is not considered appropriate to release the land at St Joseph's college from the Green Belt. This is especially the case given that the removal of the college from the Green Belt would create an isolated area of land inset into the Green Belt, physically separate from the rest of Up Holland. This would leave a relatively small area of Green Belt between Up Holland and St Joseph's College enclosed on two and half sides and so not really fulfilling the purposes of the Green Belt.
Officer recommendation No Change

ID 860

Consultee name Mr Philip Carter Environment Agency

Agent Name

Nature of response Observations

Summary The fourth paragraph of this policy states that development on Greenfield sites in Ormskirk, Burscough, Rufford and Scarisbrick will be restricted by a waste water treatment infrastructure issue until 2020. If this restriction would apply to Brownfield sites in the same area, the word 'Greenfield' should be deleted from this paragraph in the submission version of the Local Plan. (F)

Outcome Development in general within the New Lane WWTW drainage catchment is clearly restricted until improvements have been made. The distinction between greenfield and brownfield relates to the surface water runoff improvements likely on brownfield sites that could result in betterment through less overall waste water in the system. However, foul from development will always result in additional pressure on treatment capacity. The issue is that other legislation allows for this to be remedied and the Local Plan should not be overly restrictive in this sense. However, the need for the Plan to be realistic and deliverable has resulted in the policy essentially prioritising development on brownfield sites in general and in particular within the New Lane WWTW catchment. It is hoped that this restriction will limit the impact on the waste water infrastructure to allow time and funding to remedy this issue.

Officer recommendation No change.

ID 862

Consultee name Mr Philip Carter Environment Agency

Agent Name

Nature of response Object

Summary Propose new wording in Policy SP1 in relation to flood risk. (s)

Outcome Proposed new wording noted.

Officer recommendation Amend wording on flood risk policy as proposed. Flood risk policy will be relocated to Policy GN3 as part of simplifying Policy SP1, based on other recommendations.

ID 866

Consultee name Escalibur Ltd

Agent Name Mr Alban Cassidy CA Planning

Nature of response Object

Summary The plan fails to take into account the constraints on the main settlements in the Borough over the next 5-10 years. To off set this, the figure for development in the Eastern Parishes should be increased to take advantage of the opportunities for sustainable development in villages such as Appley Bridge where there are local services and sustainable transport options available. (S)

Outcome The Council have taken into account constraints across the Borough in preparing the Local Plan. The strategy proposed reflects all such constraints. Appley Bridge has several sites within the existing village, including the allocated rural development opportunity at East Quarry (Policy EC3), that can contribute toward delivering the 100 dwelling target for housing in the Eastern Parishes, as well as delivering employment development. Given the rural nature of Appley Bridge, and its lack of services, Green Belt release in this location would not be sustainable.

Officer recommendation No change required

ID	958
Consultee name	Wainhomes Developments
Agent Name	Mr Stephen Harris
Nature of response	Object
Summary	1. The Plan period should extend to 2029, as the Plan should cover at least 15 years from the date of adoption. 2. Generally support the settlement hierarchy, although consideration should be given to designating Rufford a Key Sustainable Village. 3. The housing distribution has an over-reliance on Skelmersdale. 4. The housing requirement should be higher: 310 dwellings per annum must be a minimum, and 620 added for 2027-2029. 5. The RSS shortfall should be made up at the beginning of the Plan period, not the end. The proposed phasing of the housing requirement (260, 320, 350) is not considered appropriate. (S)
Outcome	1) While it is recognised that, ideally, the start date of the Local Plan should coincide with the adoption of the document, given a slippage in timescales for preparation due to the need to reconsult on strategic changes to the proposed policies following the previous consultation, this will not happen for the Local Plan DPD. However, to alter the Plan period (and so add to the housing and employment land targets and therefore increase the release of Green Belt for new development) would constitute yet another strategic change, resulting in an other delay to the preparation of the Local Plan DPD. 2) Support noted. Based upon the sustainability and size of the village of Rufford, it is correctly designated as a Rural Sustainable Village in SP1. 3) The Council have reduced the target for Skelmersdale with Up Holland by 600 dwellings since the last consultation on the Core Strategy Preferred Options and believe that this reduction accounts for the slow housing market that is anticipated at the start of the Local Plan period and provides a realistic target for Skelmersdale with Up Holland. Looking over the last 20 years, housing delivery in Skelmersdale with Up Holland has been above 160 dwellings per annum on several occasions, even exceeding 200 dwellings on one occasion. Therefore, while development rates may be lower than 160 dwellings a year initially, they have the potential to rise above 160 dwellings a year in the latter part of the Plan period, especially with the encouragement of a regenerated town centre and opportunities to develop both within and on the edge of the town. 4) While the RSS is currently still a part of the Development Plan for the Borough, it is widely expected to be revoked by the Government in the near future, and before this Local Plan will be submitted for Examination. Therefore, with this in mind, the Council deemed it prudent to explore other evidence as well as that used in setting the RSS housing target to identify the "right" target for West Lancashire over the next 15 years. In setting this target, the Council had regard to wanting to see a sustainable level of growth in the Borough, that delivers what is needed to meet the projected increase in households, as well as that perceived unmet need from the RSS period. It is the Council's view that it is right to set a more realistic and achievable target than that set by the RSS (which was set in anticipation of sustained economic growth at pre-2007 levels). This realism is demonstrated by the gradual decrease in figures for West Lancashire in the household projections over the past decade. The proposed target is only reflecting the recent trend shown by the household projections and which demonstrates that the RSS target is now out-of-date. However, given that the housing target is a minimum target, if the market can deliver more housing than the target, development will be supported as long as it adheres to other aspects of the Local Plan. 5) the Council propose to stagger the housing target over the Plan period in order to set a realistic target against which to measure the Local Plan. It is anticipated that housing delivery will remain slow over the early part of the Local Plan and gradually rise over the Plan period. Therefore, the Council proposes a lower annual target initially that then rises to an above average annual target in the latter part of the Plan period. This gradual rise in housing targets also allows for the time needed to rectify the key infrastructure issues in the Borough, such as the waste water treatment issue which precludes development on large greenfield sites in the Ormskirk and Burscough areas. Again, as above, these annual targets are minimum targets. If the market can deliver at higher rates than the initial annual targets, development will still be permitted as long as it adheres to the rest of the Local Plan. Sites such as Chequer Lane, Up Holland and Sluice Lane, Rufford, if they conform with all policies in the Local Plan, would not be held back.
Officer recommendation	No action necessary

ID 962

Consultee name Wainhomes Developments

Agent Name Mr Stephen Harris

Nature of response Object

Summary 1. The Plan period should extend to 2029, as the Plan should cover at least 15 years from the date of adoption. 2. Generally support the settlement hierarchy, although consideration should be given to designating Rufford a Key Sustainable Village. 3. The housing distribution has an over-reliance on Skelmersdale. 4. Ormskirk should have at least 1,150 dwellings. 5. The housing requirement should be higher: 310 dwellings per annum must be a minimum, and 620 added for 2027-2029. 6. The RSS shortfall should be made up at the beginning of the Plan period, not the end. The proposed phasing of the housing requirement (260, 320, 350) is not considered appropriate. (S)

Outcome See response to Rep 958 for comments 1, 2, 3, 5 and 6. 4) The size of the existing settlement cannot be the main determining factor in where development should go. While Ormskirk is a sustainable settlement and a Key Service Centre, so is Burscough (which also suffers from less negative traffic issues). Therefore, site-specific assessment of different locations around Ormskirk with Aughton and Burscough informed which sites should be released from the Green Belt for the preferred strategy. Parr's Lane in Aughton was assessed as a potential location but its semi-rural location and remoteness from the town centre counted against it, together with potential impact on unclassified roads unsuitable for high volumes of traffic, and so other sites were found to be more suitable. However, the site has been proposed for Plan B.

Officer recommendation no change required

ID 965

Consultee name Skelmersdale Limited Partnership

Agent Name Mr Paul Singleton Turley Associates

Nature of response Support with conditions

Summary SLP considers that it is both important and appropriate that the Local Plan 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, subject to the need for a development to support the existing town centre/Concourse Centre, rather than creating a new centre being made clear.(S)

Outcome Support noted. Through Policy SP2, the Local Plan seeks to deliver an integrated masterplan for Skelmersdale town centre that not only creates new retail and leisure opportunities but supports the existing facilities, such as the Concourse. However, it is agreed that Policy SP1 would be more robust if it makes reference to improvements to the Town Centre rather than a new town centre.

Officer recommendation Delete the second bullet of paragraph 4.16 and replace with: The existing town centre needs to be radically improved and expanded to provide modern and accessible retail, leisure and entertainment facilities in the District's only Regional Town (see Polic

ID 967
Consultee name Strategy and Policy Group Lancashire County Council
Agent Name
Nature of response Support with conditions
Summary The expansion of Edge Hill University is supported subject to the provision of appropriate infrastructure improvements (and Policy EC4). Within this policy, the potential release of land from greenbelt (10ha) at Edge Hill for new university buildings, car parking and a new access road is supported given the context of the economic importance of the University. (F)
Outcome support noted
Officer recommendation no action

ID 980
Consultee name Strategy and Policy Group Lancashire County Council
Agent Name
Nature of response Support
Summary The County Council, as the education provider, supports the need to provide good quality education. It is important that the plan recognises that planned increased housing provisions will need to be matched with an appropriate amount of education provision. (F)
Outcome The Infrastructure Delivery Plan (IDP) has been prepared with input from County Council in their role as education provider, and the need to deliver new education facilities in certain parts of the Borough as development takes place is acknowledged.
Officer recommendation No action required

ID 982
Consultee name Mr Andy Pringle Ideal Community Developments
Agent Name
Nature of response Object
Summary To include Victoria Park, Burscough in the green belt release for mixed use residential development in conjunction with Burscough Football Ground for approximately 100 units. This on the basis that the sports and recreation will be relocated to an alternative suitable location. o This will strengthen the commercial centre of Burscough and improve the throughput of retail in the town centre. It will enable an improved sports facility at Abbey Lane with better access and facilities. (F)
Outcome See response to rep 376 from same consultee
Officer recommendation Without new evidence to justify Green Belt release in this location and without certainty on potential proposals for redevelopment within the settlement boundary, this land should not be allocated in the Local Plan for mixed-use redevelopment.

ID 984
Consultee name Clerk to Aughton Parish Council Irene Roberts Aughton Parish Council
Agent Name
Nature of response Object
Summary Aughton Parish Council's comments in respect of the above: *PLAN B POLICY SP1 – A Sustainable Development Framework for West Lancashire ' 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.' (F)
Outcome Consultee Response to be read in conjunction with rep 985 (relating to Policy GN2)
Officer recommendation See Rep 985 (relating to Policy GN2)

ID 1017
Consultee name Sainsburys Supermarkets Ltd
Agent Name Ms Anna Noble Turley Associates
Nature of response Support
Summary Sainsbury's support Preferred Policy SP1 which seeks to ensure that new development takes place within the defined settlement boundaries and in accordance with the settlement hierarchy. Sainsbury's also support the aim to direct new development towards the Key Service Centres of Skelmersdale with Up Holland, Ormskirk with Aughton and Burscough. (F)
Outcome Support noted
Officer recommendation No action

ID	1072
Consultee name	Centre Model Developments
Agent Name	Mr Paul Sedgwick Sedgwick Associates
Nature of response	Object
Summary	The Local Plan housing requirement is contrary to the RSS as it stands. Under the 'Duty to Co-operate', the Council should look at meeting Sefton's need. The housing figure should be higher, and more sites included. The land west of Hoole Lane at Banks would be a suitable housing site and can fund infrastructure improvements. (S)
Outcome	The Council have cooperated fully with neighbouring authorities, including Sefton, in preparing the Local Plan. Sefton have made no objection to the Local Plan Preferred Options, nor have they requested that the Council consider whether some of Sefton's housing target could be met in West Lancashire. The Council are confident that delivery in locations such as Skelmersdale with Up Holland and on the larger strategic sites can be delivered in a timely manner over the Local Plan period and have based this on historic delivery rates and anticipated site-based annual delivery rates in different locations across the Borough. With regard to the emerging National Planning Policy Framework, the 20% extra applies only to the 5-year housing land supply, and latest guidance from CLG has made it explicitly clear that this 20% does not apply to the full 15-year target, nor should it mean that said target should increase. It is recognised that there are potential benefits of the development of land at Station Road in Banks. However, at this time, Banks is a village that has few services and poor infrastructure. Brownfield sites in the south of the village that would have less impact on the wider village infrastructure are already proposed for residential and employment redevelopment. To allocate further sites in Banks would be inappropriate given the current infrastructure and the potentially severe negative impacts of over-development. The former school site in Hoole Lane (part of the wider Station Road site proposed) is within the existing village boundary and comes under the existing and proposed "village centre" designation. Therefore, redevelopment of this site would be permissible in principle if it helped to recreate the village centre that has fallen into decline, but any development outside the village boundary would not be supported.
Officer recommendation	No action required

ID	1073
Consultee name	MR ANDREW LAING
Agent Name	Mr Paul Sedgwick Sedgwick Associates
Nature of response	Object
Summary	The Local Plan housing requirement is contrary to the RSS as it stands. Under the 'Duty to Co-operate', the Council should look at meeting Sefton's need. The housing figure should be higher, and more sites included. Land at Nursery Avenue would be a suitable housing site; it should not have been rejected on access grounds. (S)
Outcome	The Council have cooperated fully with neighbouring authorities, including Sefton, in preparing the Local Plan. Sefton have made no objection to the Local Plan Preferred Options, nor have they requested that the Council consider whether some of Sefton's housing target could be met in West Lancashire. The Council are confident that delivery in locations such as Skelmersdale with Up Holland and on the larger strategic sites can be delivered in a timely manner over the Local Plan period and have based this on historic delivery rates and anticipated site-based annual delivery rates in different locations across the Borough. With regard to the emerging National Planning Policy Framework, the 20% extra applies only to the 5-year housing land supply, and latest guidance from CLG has made it explicitly clear that this 20% does not apply to the full 15-year target, nor should it mean that said target should increase. The Nursery Avenue site in Ormskirk has been assessed as a potential location for Green Belt release in preparing the Local Plan, but it was found that there were more suitable sites that should be released in preference. The final Green Belt study corrected an error in the draft Green Belt study and so the Nursery Avenue site has been found to fulfil at least one purpose of the Green Belt. The Council is also not convinced that access to the site could be dealt with satisfactorily through development management and shares the concern of local residents that any access to this site would create safety issues on local roads.
Officer recommendation	No action required

ID 1090

Consultee name Bickerstaffe Trust

Agent Name Mr Graham Love Turley Associates

Nature of response Object

Summary a) The housing target should be higher, taking into account the draft NPPF, and should be a minimum figure. b) The distribution of housing does not reflect the settlement hierarchy; more development should be assigned to Ormskirk and less to Burscough. c) The proposed phasing of the target is unjustified. (S)

Outcome a) The housing target is based on the latest evidence in the CLG Household Projections and is a minimum target. Therefore, if the market can deliver at higher rates than the initial annual targets, development will still be permitted as long as it adheres to the rest of the Local Plan. With regard to the emerging National Planning Policy Framework, the 20% extra applies only to the 5-year housing land supply, and latest guidance from CLG has made it explicitly clear that this 20% does not apply to the full 15-year target, nor should it mean that said target should increase. b) Both Ormskirk and Burscough are sustainable settlements and Key Service Centres, although both are affected by infrastructure constraints (waste water treatment and, especially Ormskirk, traffic issues). While Ormskirk is clearly a larger settlement, this alone cannot be a reason for allocating housing to a settlement. Given that both Burscough and Ormskirk are sustainable locations for new development, the selection of sites for Green Belt release was determined on site-specific assessments. Other sites in the existing built-up areas of the two towns are not allocated but the SHLAA identifies sufficient land, together with existing planning permissions, to deliver the 500 dwellings and 350 dwellings respectively within the towns. c) The Council propose to stagger the housing target over the Plan period in order to set a realistic target against which to measure the Local Plan. It is anticipated that housing delivery will remain slow over the early part of the Local Plan and gradually rise over the Plan period. Therefore, the Council proposes a lower annual target initially that then rises to an above average annual target in the latter part of the Plan period. This gradual rise in housing targets also allows for the time needed to rectify the key infrastructure issues in the Borough, such as the waste water treatment issue which precludes development on large greenfield sites in the Ormskirk and Burscough areas. It should also be noted that these annual targets are minimum targets. If the market can deliver at higher rates than the initial annual targets, development will still be permitted as long as it adheres to the rest of the Local Plan.

Officer recommendation No action required

ID 1112

Consultee name Chris Henshall

Agent Name

Nature of response Support

Summary The HCA welcomes the policy of focusing the majority of development on Key Service Centres, including allocating over half of all proposed new development within Skelmersdale. (F)

Outcome Support noted

Officer recommendation no action

ID 1127
Consultee name Mr Roger Bell
Agent Name
Nature of response Object
Summary We suggest below that the Grove Farm site in Ormskirk should not be developed unless and until the proposed Ormskirk by-pass is built. The proposed number of houses for Grove Fram should be added to the Yew Tree Farm allocation. (s)
Outcome Both the Grove Farm and Yew Tree Farm sites are restricted by a waste water treatment constraint and so it is not anticipated that either would be delivered before 2020. This limits how many dwellings could be built on each site in the remaining 7 years of the Plan. Therefore, it is unlikely that more than 500 dwellings could be built at Yew Tree Farm during the Local Plan period. While the Ormskirk Bypass would obviously create a great deal of benefit, the development of the Grove Farm site is not precluded on it. If was to be precluded on this basis, so would Yew Tree Farm.
Officer recommendation No action required

ID 1138
Consultee name Adrian James
Agent Name
Nature of response Object
Summary Greenbelt land should only be released after greenfield and brownfield sites have been developed. The main reason for the Greenbelt is to prevent coalescence between settlements, including Ormskirk and Burscough. This point is as valid now as when Grove Farm was originally designated Greenbelt. If Greenbelt is to be lost, original Option A would have been a better option, involving development between St Helens Road and the railway line, all in an area less than 0.9 of a mile from the town centre, bus / rail station and well away from Ruff Wood. (S)
Outcome In order to deliver the housing and employment land targets in the Local Plan, all available and appropriate land within the existing built-up areas (both brownfield and greenfield land) will be required for development. Even then, a small amount of Green Belt land will be required as well. Given that over 90% of the Borough is designated as Green Belt, the land released will only represent less than 0.5% of the Green Belt in West Lancashire. Grove Farm in Ormskirk has been selected as one Green Belt site for release because it is in a sustainable location and was found to no longer fulfil the purposes of Green Belt. In particular, by removing the Grove Farm site from the Green Belt, the strategic gap between Ormskirk and Burscough is retained as the development of Grove Farm would only "round-off" the settlement area to the north of Ormskirk. It would not cause Ormskirk to sprawl out towards Burscough."Option A", which was consulted upon in May / June 2011, was ruled out because, even though it included some positive benefits, it also caused the most severe negative impacts of the options considered and consulted upon, including impacts on traffic, open landscape views and the Green Belt.
Officer recommendation No action required

ID	1147
Consultee name	Mr Robin Buckley Redrow Homes (Lancs) Ltd
Agent Name	Mr Tony McAteer
Nature of response	Object
Summary	a) Less GB should be released at Burscough, more at Ormskirk, for example at Parrs Lane. b) Policy SP1 is overly long and complicated. It should be split into three policies. c) Support for Aughton as part of a Key Service Centre. d) The overall housing figure is unsound. Based on RSS figures plus 20% slippage allowance, it should be 6,480 dwellings over the life of the Plan. e) The figure for Skelmersdale should be reduced to 140 per annum (2100 dwellings). f) There should be more development in Ormskirk / Aughton and the Northern Parishes in the early part of the plan period. g) The housing requirement should not be staggered. (S)
Outcome	a) Both Ormskirk and Burscough are sustainable settlements and Key Service Centres, although both are affected by infrastructure constraints (waste water treatment and, especially Ormskirk, traffic issues). While Ormskirk is clearly a larger settlement, this alone cannot be a reason for allocating housing to a settlement. Given that both Burscough and Ormskirk are sustainable locations for new development, the selection of sites for Green Belt release was determined on site-specific assessments. Other sites in the existing built-up areas of the two towns are not allocated but the SHLAA identifies sufficient land, together with existing planning permissions, to deliver the 500 dwellings and 350 dwellings respectively within the towns. b) Observations noted and duly considered. SP1 will be reviewed to consider whether it could be simplified or split into two or more policies. c) Support for Aughton as part of a Key Service Centre is noted. d) While the RSS is currently still a part of the Development Plan for the Borough, it is widely expected to be revoked by the Government in the near future, and before this Local Plan will be submitted for Examination. Therefore, with this in mind, the Council deemed it prudent to explore other evidence as well as that used in setting the RSS housing target to identify the "right" target for West Lancashire over the next 15 years. In setting this target, the Council had regard to wanting to see a sustainable level of growth in the Borough, that delivers what is needed to meet the projected increase in households, as well as that perceived unmet need from the RSS period. It is the Council's view that it is right to set a more realistic and achievable target than that set by the RSS (which was set in anticipation of sustained economic growth at pre-2007 levels). However, given that the housing target is a minimum target, if the market can deliver more housing than the target, development will be supported as long as it adheres to other aspects of the Local Plan. With regard to the emerging National Planning Policy Framework, the 20% "slippage" applies only to the 5-year housing land supply, and latest guidance from CLG has made it explicitly clear that this 20% does not apply to the full 15-year target, nor should it mean that said target should increase. e) The Council have reduced the target for Skelmersdale with Up Holland by 600 dwellings since the last consultation on the Core Strategy Preferred Options and believe that this reduction accounts for the slow housing market that is anticipated at the start of the Local Plan period. Looking over the last 20 years, housing delivery in Skelmersdale with Up Holland has been above 160 dwellings per annum on several occasions, even exceeding 200 dwellings on one occasion. Therefore, while development rates may be lower than 160 dwellings a year initially, they have the potential to rise above 160 dwellings a year in the latter part of the Plan period, especially with the encouragement of a regenerated town centre and opportunities to develop both within and on the edge of the town. f) While Skelmersdale with Up Holland will be able to deliver a fair proportion of development in the early part of the Plan period, other parts of the Borough will be able to as well. The key restriction to development in the first half of the plan period applies to greenfield development in Ormskirk, Burscough, Rufford and parts of Scarisbrick due to the waste water treatment constraint. Brownfield development in these areas will still be permitted if development reduces surface water run-off by half. Therefore, there are many sites in Ormskirk with Aughton, Burscough, the Northern Parishes and other rural areas that can come forward in the first half of the plan period as well as sites in Skelmersdale with Up Holland. g) Much as with (d) above, the Council propose to stagger the housing target over the Plan period in order to set a realistic target against which to measure the Local Plan. It is anticipated that housing delivery will remain slow over the early part of the Local Plan and gradually rise over the Plan period. Therefore, the Council proposes a lower annual target initially that then rises to an above average annual target in the latter part of the Plan period. This gradual rise in housing targets also allows for the time needed to rectify the key infrastructure issues in the Borough, such as the waste water treatment issue which precludes development on large

greenfield sites in the Ormskirk and Burscough areas. Again, as with (d) above, these annual targets are minimum targets. If the market can deliver at higher rates than the initial annual targets, development will still be permitted as long as it adheres to the rest of the Local Plan.

Officer recommendation Detail on specific issues in SP1 that are covered elsewhere in the Local Plan will be reduced to avoid duplication and to simplify SP1.

ID 1157
Consultee name Mr Roger Clayton South Lathom Residents Association
Agent Name
Nature of response Object
Summary The Council should focus development in areas not constrained by waste water infrastructure and should be considering innovative solutions to resolve these issues. The reliance on large sites within the plan is a risk. (S)
Outcome The Council undertook an extensive assessment (documented in Technical Paper 1) of options for Green Belt release, including looking across the Borough for suitable locations. Waste water treatment infrastructure is managed by United Utilities as the statutory provider. The Council are working with UU to see improvements happen as quickly as possible. Major developers will deliver the vast majority of all development in the Borough whether it is to be located on a few larger sites or many smaller sites. The Local Plan only allocates and guides development - the Council does not deliver the development set out in the Local Plan themselves.
Officer recommendation No change

ID 1165
Consultee name Mr Roger Clayton South Lathom Residents Association
Agent Name
Nature of response Object
Summary Parishes are not treated consistently in the plan and Lathom South Parish is disregarded as a separate settlement area. Listing them in SP1 would remove this error. (S)
Outcome Parishes are administrative areas. The Local Plan addresses issues that cross administrative areas and are often more related to functional economic or spatial areas. It is not necessary for the Local Plan to list all Parish Council areas.
Officer recommendation No action

ID	1169
Consultee name	Mr Leslie Connor The Jean and Leslie Connor Charitable Foundation
Agent Name	Mr Tony McAteer
Nature of response	Object
Summary	a) Less GB should be released at Burscough, more at Ormskirk / Aughton. b) Land at Bold Lane, Aughton, edged "red" on the attached plan, should be identified as a housing allocation. c) Support for Aughton as part of a Key Service Centre. d) The overall housing figure is unsound. Based on RSS figures plus 20% slippage allowance, it should be 6,480 dwellings over the life of the Plan. e) The figure for Skelmersdale should be reduced to 140 per annum (2100 dwellings). f) There should be more development in Ormskirk / Aughton in the early part of the plan period. g) The housing requirement should not be staggered. (S)
Outcome	a) Both Ormskirk and Burscough are sustainable settlements and Key Service Centres, although both are affected by infrastructure constraints (waste water treatment and, especially Ormskirk, traffic issues). While Ormskirk is clearly a larger settlement, this alone cannot be a reason for allocating housing to a settlement. Given that both Burscough and Ormskirk are sustainable locations for new development, the selection of sites for Green Belt release was determined on site-specific assessments. b) Land at Bold Lane, Aughton, was not considered for Green Belt release because the Green Belt study found that it fulfilled a purpose of the Green Belt and its development would close the already narrow strategic gap between Aughton and the small village of Holt Green. c) Support for Aughton as part of a Key Service Centre is noted. d) While the RSS is currently still a part of the Development Plan for the Borough, it is widely expected to be revoked by the Government in the near future, and before this Local Plan will be submitted for Examination. Therefore, with this in mind, the Council deemed it prudent to explore other evidence as well as that used in setting the RSS housing target to identify the "right" target for West Lancashire over the next 15 years. In setting this target, the Council had regard to wanting to see a sustainable level of growth in the Borough, that delivers what is needed to meet the projected increase in households, as well as that perceived unmet need from the RSS period. It is the Council's view that it is right to set a more realistic and achievable target than that set by the RSS (which was set in anticipation of sustained economic growth at pre-2007 levels). However, given that the housing target is a minimum target, if the market can deliver more housing than the target, development will be supported as long as it adheres to other aspects of the Local Plan. With regard to the emerging National Planning Policy Framework, the 20% "slippage" applies only to the 5-year housing land supply, and latest guidance from CLG has made it explicitly clear that this 20% does not apply to the full 15-year target, nor should it mean that said target should increase. e) The Council have reduced the target for Skelmersdale with Up Holland by 600 dwellings since the last consultation on the Core Strategy Preferred Options and believe that this reduction accounts for the slow housing market that is anticipated at the start of the Local Plan period. Looking over the last 20 years, housing delivery in Skelmersdale with Up Holland has been above 160 dwellings per annum on several occasions, even exceeding 200 dwellings on one occasion. Therefore, while development rates may be lower than 160 dwellings a year initially, they have the potential to rise above 160 dwellings a year in the latter part of the Plan period, especially with the encouragement of a regenerated town centre and opportunities to develop both within and on the edge of the town. f) While Skelmersdale with Up Holland will be able to deliver a fair proportion of development in the early part of the Plan period, other parts of the Borough will be able to as well. The key restriction to development in the first half of the plan period applies to greenfield development in Ormskirk, Burscough, Rufford and parts of Scarisbrick due to the waste water treatment constraint. Brownfield development in these areas will still be permitted if development reduces surface water run-off by half. Therefore, there are many sites in Ormskirk with Aughton, Burscough, the Northern Parishes and other rural areas that can come forward in the first half of the plan period as well as sites in Skelmersdale with Up Holland. g) Much as with (d) above, the Council propose to stagger the housing target over the Plan period in order to set a realistic target against which to measure the Local Plan. It is anticipated that housing delivery will remain slow over the early part of the Local Plan and gradually rise over the Plan period. Therefore, the Council proposes a lower annual target initially that then rises to an above average annual target in the latter part of the Plan period. This gradual rise in housing targets also allows for the time needed to rectify the key infrastructure issues in the Borough, such as the waste water treatment issue which precludes development on large greenfield sites in the Ormskirk and Burscough areas. Again, as with (d) above, these annual targets are minimum

targets. If the market can deliver at higher rates than the initial annual targets, development will still be permitted as long as it adheres to the rest of the Local Plan.

Officer recommendation No action required

ID 1177

Consultee name Vernon Property LLP

Agent Name Charlotte McKay

Nature of response Object

Summary The Local Plan Preferred Options document does not allocate enough sites for housing to cover the plan period. The Plan should therefore be amended to provide to allocate sufficient sites to meet the identified requirement in the Borough; (S)

Outcome The Local Plan deliberately does not allocate every single housing site within the settlement boundaries, but relies on Policy GN1, which, read together with SP1 and RS1, clearly accepts the principle of residential development within the settlement boundaries of the more sustainable settlements. Those sites that have been allocated (as purely residential or mixed-use) have been specifically identified because they are key to the delivery of the housing target, address an important rural development opportunity or represent a large greenfield site on the edge of an existing settlement. The "Plan B" sites are not allocated as part of the preferred strategy to deliver the housing land supply required. They are safeguarded (under Policy GN2) to only come forward if absolutely required because the preferred strategy has failed to deliver.

Officer recommendation No change necessary

ID 1178

Consultee name Vernon Property LLP

Agent Name Charlotte McKay

Nature of response Object

Summary The settlement boundary of Rufford should be extended to the east to incorporate Land at the Manor House, Station Road, Rufford. site identified as RUFF.06 in the Council's Green Belt study should be allocated for a modest housing site (S)

Outcome Comments noted. Whilst the relative sustainability of this site is recognised, it has not been considered appropriate to recommend its removal from the Green Belt. Rufford is a relatively small settlement, and currently suffers from waste water infrastructure constraints. In addition, there is no requirement to release Green Belt in the Northern Parishes to meet the 400 dwelling target for that spatial area. Full reasoning for the proposed allocation / non-allocation of specific sites are set out in the Council's Green Belt study and Strategic Options and Green Belt release Technical Paper.

Officer recommendation No change.

ID	1211
Consultee name	Mr Andrew Taylor David Wilson Homes
Agent Name	Ms Lorraine Davison DPP
Nature of response	Object
Summary	There is too much uncertainty in the early Plan period due to market constraints in Skelmersdale and infrastructure constraints in Ormskirk and Burscough. Skem town centre needs to be regenerated first. The Plan should plan positively for growth, e.g. by targeting housing development to areas with the ability to deliver. The lower targets in the first five years are not supported, neither is restraint generally: it becomes a self-fulfilling prophecy. Plan B is not enough to deal with uncertainty: Plan A should be better. Aughton is a suitable location for more deliverable development (S).
Outcome	The Council have reduced the target for Skelmersdale with Up Holland by 600 dwellings since the last consultation on the Core Strategy Preferred Options and believe that this reduction accounts for the slow housing market that is anticipated at the start of the Local Plan period. Looking over the last 20 years, housing delivery in Skelmersdale with Up Holland has been above 160 dwellings per annum on several occasions, even exceeding 200 dwellings on one occasion. Therefore, while development rates may be lower than 160 dwellings a year initially, they have the potential to rise above 160 dwellings a year in the latter part of the Plan period, especially with the encouragement of a regenerated town centre and opportunities to develop both within and on the edge of the town. While Skelmersdale with Up Holland will be able to deliver a fair proportion of development in the early part of the Plan period, other parts of the Borough will be able to as well. The key restriction to development in the first half of the plan period applies to greenfield development in Ormskirk, Burscough, Rufford and parts of Scarisbrick due to the waste water treatment constraint. Brownfield development in these areas will still be permitted if development reduces surface water run-off by half. Therefore, there are many sites in Ormskirk with Aughton, Burscough, the Northern Parishes and other rural areas that can come forward in the first half of the plan period as well as sites in Skelmersdale with Up Holland. The Council propose to stagger the housing target over the Plan period in order to set a realistic target against which to measure the Local Plan. It is anticipated that housing delivery will remain slow over the early part of the Local Plan and gradually rise over the Plan period. Therefore, the Council proposes a lower annual target initially that then rises to an above average annual target in the latter part of the Plan period. This gradual rise in housing targets also allows for the time needed to rectify the key infrastructure issues in the Borough, such as the waste water treatment issue which precludes development on large greenfield sites in the Ormskirk and Burscough areas. However, these annual targets are minimum targets. If the market can deliver at higher rates than the initial annual targets, development will still be permitted as long as it adheres to the rest of the Local Plan. The concept of a "Plan B" has been proposed in order to ensure that the Local Plan has sufficient flexibility to deal with a worst-case scenario for housing delivery. Plan B sites have not been included within a larger Plan A to enable a greater degree of control on where development takes place. The concern would be that releasing more greenfield / Green Belt sites than strictly necessary would take away development from urban areas where it is needed, such as Skelmersdale.
Officer recommendation	No change required

ID 1212
Consultee name Mr Andrew Taylor David Wilson Homes
Agent Name Ms Lorraine Davison DPP
Nature of response Object
Summary There should be a new Policy SP4, allocating land east of Aughton for housing. (S)
Outcome The Local Plan Preferred Options set out a sustainable and deliverable strategy for residential development over the plan period. The alternative location proposed at Parr's Lane, Aughton for a strategic site involving Green Belt release is not considered to be as sustainable (given its semi-rural location) and would involve the release of Green Belt that has been found to continue to fulfil the purposes of the Green Belt, unlike the sites that have ultimately been proposed for Green Belt release in the Local Plan Preferred Options.
Officer recommendation No change necessary

ID 1217
Consultee name Mr Andrew Taylor David Wilson Homes
Agent Name Ms Lorraine Davison DPP
Nature of response Object
Summary Add to the table of housing delivery a figure for the proposed (by DPP) allocation of land at Parr's Lane for housing, local centre, etc. Add bullet point and additional paragraph to Policy SP1 to refer to this proposed allocation. Add sentence to para 4.17 to refer to a lack of waste water constraints. Delete paragraphs 4.22, 4.23 and Table 4.1 (phasing of targets). Amend Table 4.2 to reflect housing at Parr's Lane. Add new Policy SP4 concerned with housing allocation at Parr's Lane. (S)
Outcome see response to rep 1212 - alternative site is not considered as sustainable as those already proposed in the Local Plan Preferred Options.
Officer recommendation No change necessary

ID 1251
Consultee name Mr Alan Hubbard The National Trust
Agent Name
Nature of response Support with conditions
Summary The National Trust supports the approach based on focussing development on larger settlements and within settlement boundaries. However, it is disappointing that Policy SP1 does not include a prioritisation of brownfield land. It would be useful if the Policy or supporting text offered more detail on the different roles between, and the general levels of development within, the settlement hierarchy. The National Trust welcomes reference to considerations such as climate change, flood risk, waste water treatment infrastructure, protection and enhancement of biodiversity, landscape, heritage and green infrastructure. (s)
Outcome Support noted. Brownfield land - SP1 does not prioritise brownfield land because it is not necessary - all brownfield land will be required to deliver the Local Plan anyway. Settlement hierarchy - it is not felt necessary to provide further differentiation between different tiers of the hierarchy and general levels of development are more appropriately divided between spatial areas than tiers of the hierarchy.
Officer recommendation no change

ID 1268
Consultee name Mr Alexis De Pol
Agent Name
Nature of response Object
Summary Not enough housing has been focused in the Northern Parishes. As a result, the plan does not fully utilise non-Green Belt land which is available around Tarleton, Hesketh Bank and Banks.
Outcome The Local Plan Preferred Options would see 86% of residential development located in the three Key Service Centres of the Borough. This is considered appropriate and sustainable given that it locates new housing nearer to key services. In the Northern Parishes, whilst Tarleton and Hesketh Bank do have good access to some services, Banks and Rufford are not as sustainable given the lack of access to many services. In addition, the Northern Parishes do suffer from critical infrastructure and environmental constraints, including drainage and flood risk. Therefore, it is not considered appropriate or sustainable to locate large amounts of new housing in the Northern Parishes while these constraints remain and given the relative sustainability of the villages compared to the Key Service Centres in the Borough. As a result of these factors, it is considered more appropriate and sustainable to release a small amount of Green Belt on the edge of the Key Service Centres rather than over-develop rural parts of the Borough such as the Northern Parishes.
Officer recommendation No change required

ID 1288
Consultee name St Modwen Properties PLC
Agent Name John Francis
Nature of response Support with conditions
Summary Changes of wording suggested to better reflect priorities and opportunities and the location the Council sees as offering the best potential to regenerate the town centre (S)
Outcome Whilst some of the proposed wording could add value to SP1, part of what is proposed goes too far and is overly prescriptive. The strategic development site is handled at SP2 and need not be replicated within SP1. In addition, as part of the simplification of Policy SP1, this paragraph has been removed from the policy, as it is similar to that included in Policy SP2.
Officer recommendation Tenth paragraph in SP1 has been removed. Paragraph 4.16 bullet 2, delete and replace with: The existing town centre needs to be radically improved and expanded to provide modern and accessible retail, leisure and entertainment facilities in the Borough's

ID 1303
Consultee name Mrs Margaret Wiltshire CPRE (West Lancs Group)
Agent Name
Nature of response Observations
Summary Are we to assume that "village" is a technical term used in order to classify the scope for development? Why not use "settlement" ? These labels are also stretching the meaning of "sustainable", which has normally been defined by the proximity of various amenities. Has Bickerstaffe fallen off your map ? (S)
Outcome The settlements listed in the hierarchy are only those that are not washed over by the Green Belt and so, in planning terms, there is some flexibility in what development can take place in them (i.e. there is a need for the Council to be clear on what the planning policy is for these settlements). The term village has been used to distinguish between the larger settlements (Key Service Centres) and those that are smaller, which does include the examples given above. The designation "sustainable rural village" was used to distinguish between the even less sustainable "small rural villages" and those that do have access to some services. The likes of Brown Edge / Pool Hey does have access to services at Kew across the Borough boundary. Bickerstaffe is not an individual settlement - it is a Parish which includes small hamlets, of which the only one not washed over by the Green Belt is Stanley Gate.
Officer recommendation No action required

ID 1304
Consultee name Mrs Margaret Wiltshire CPRE (West Lancs Group)
Agent Name
Nature of response Object
Summary We recognise that the problem with waste-water treatment is causing delay in the developments at yew tree Farm and Grove Farm. Have we to assume that Edge Hill sends its effluent to Hoscar rather than to New Lane ? [If not, why are they free of the delays that affect other Ormskirk/Burscough/Western parishes developments ?] We did consider it premature for EHU to have put in their planning application to build on the Green belt, and for the Council to have approved it, before the Local Plan is finalised and the Green belt release made official. (F)
Outcome While the EHU applications have clearly come in ahead of the Local Plan, the proposals within those applications are in line with the proposed policies in the Local Plan Preferred Options document. The Council also have a duty to make a decision on any application that is submitted in a timely manner and so it would not have been appropriate for the Council to delay any decision on these applications for 18 months until the Local Plan is adopted. With regard to waste water treatment, the decision on the Edge Hill University applications include a condition that requires the plans for drainage of the site to be approved by United Utilities and the Environment Agency prior to development commencing.
Officer recommendation No action

ID 1305
Consultee name Mrs Margaret Wiltshire CPRE (West Lancs Group)
Agent Name
Nature of response Support
Summary "All new built development will be within settlement boundaries....." We are pleased to see this statement several times in this document. (F)
Outcome Support noted
Officer recommendation no action

ID 1306
Consultee name Mrs Margaret Wiltshire CPRE (West Lancs Group)
Agent Name
Nature of response Observations
Summary para 4.24 We strongly support the prioritisation of development on brownfield land and applaud the council's target of 65% in the table on page 199. Thus we are surprised to read, in para 4.16, the greenfield land so easily dismissed - and that by a policy team who write so enthusiastically about green Infrastructure and agriculture on other pages. (F)
Outcome observations noted
Officer recommendation no action

ID 1307
Consultee name Mrs Margaret Wiltshire CPRE (West Lancs Group)
Agent Name
Nature of response Observations
Summary We are relying on the Council to ensure that the new settlement/Green Belt boundaries are robust and defensible. In particular, we expect the Council to require any further built extension of E.H.U. to be firmly inside the boundary of the 10ha they have been granted or in their existing curtilage. (S)
Outcome observations noted
Officer recommendation no action

ID	1317
Consultee name	Mr Duncan Gregory Gladman
Agent Name	
Nature of response	Object
Summary	a) The Core Strategy should positively manage growth in order to facilitate a step change in increased housing delivery as promoted by the NPPF. b) Whilst the key service centres should accommodate the majority of new development this should not prevent sustainable development coming forward in lower order settlements. c) Meeting the housing needs of West Lancashire through an informed housing target is fundamental to securing growth in accordance with the NPPF. d) Housing targets should be treated as a minimum. e) The Local Authority needs to positively manage growth and grant more planning permissions in order to meet housing need. f) If the Local Authority identify through annual monitoring that there is a shortfall, additional land would have to be identified to prevent the housing strategy being compromised. g) A Contingency Policy should be included within the Core Strategy in order to provide for and manage the delivery of housing during the plan period.
Outcome	a) The LPPO sets out the Council's favoured approach to delivering sustainable growth in the Borough. b) The Local Plan Preferred Options do support sustainable development coming forward in lower order settlements, as long as they are within the settlement boundaries set by Policy GN1. c) The housing target in the LPPO is informed by a thorough analysis of housing need and the ability of the Borough to deliver new housing whilst remaining within the Borough's environmental limits. d) The housing target in the LPPO is a minimum target, as stated in Policy SP1. e) The Council will maintain a presumption in favour of sustainable development that is in line with the Local Plan. f) The "Plan B" safeguards additional land to be used if there is a shortfall in housing supply. g) The "Plan B" is the contingency policy - such a policy has to safeguard land as it will inevitably involve the release of land from Green Belt, which can only take place when preparing a Local Plan.
Officer recommendation	No Action required

ID	1342
Consultee name	Ms Yana Bosseva RenewableUK
Agent Name	
Nature of response	Support with conditions
Summary	This policy should include a reference to renewable energy as a key element of sustainable development, as well as a reference to the economic and social benefits of renewable energy. We welcome the reference to energy security to be achieved by encouraging renewable energy deployment in Paragraph 4.30. The reference to renewable energy in the Green Belt in this paragraph is also supported (F)
Outcome	Comments noted - more detail on Renewable Energy is provided in Policy EN1
Officer recommendation	no action required

ID	1346	
Consultee name	Mr Roger Clayton	South Lathom Residents Association
Agent Name		
Nature of response	Object	
Summary	Terminology used to distinguish between key service centres is inaccurate. Existing social problems within Skelmersdale not addressed through the plan. The plan wrongly favours greenfield land on the western fringe of Skelmersdale and quality agricultural land. Brownfield land and vacant properties should be considered first.(S)	
Outcome	There is an incorrect reference to Burscough as a "Market Town" and this will be corrected. However, reference to Skelmersdale as a "Regional Town" is appropriate. Ormskirk and Burscough should simply be labelled Key Service Centres. The Local Plan proposes to locate over half of new housing within Skelmersdale with Up Holland and the majority of this development will take place in the existing built-up area. The vast majority of available and deliverable brownfield sites in Skelmersdale will be required to deliver this target, hence the need to deliver some housing on greenfield sites. While the Council would like to see empty properties brought back into active use, and is encouraging this through other services in the Council, the re-occupation of empty properties cannot count toward the delivery of housing targets.	
Officer recommendation	Re-label Ormskirk with Aughton and Burscough as Key Service Centres only within the settlement hierarchy.	

Chapter/Policy Number: 4.2

Title: Key Diagram

ID 18
Consultee name Mr Howard Courtley Courtley Consultants Ltd
Agent Name
Nature of response Object
Summary Figure 4.1 should identify Southport.
Outcome Key Diagrams do not normally show settlements in neighbouring authorities as this is not WLBC's jurisdiction. However, the Local Plan does make frequent reference to West Lancashire's relationship to Southport and other neighbouring settlements.
Officer recommendation No Action

ID 968
Consultee name Strategy and Policy Group Lancashire County Council
Agent Name
Nature of response Object
Summary The Key Diagram (Figure 4.1) does not show the proposed transport infrastructure improvements identified in Policy IF2b. It is noted that the schemes are shown in Figure 8.1 It is advised that both "Key Sustainable" and "Rural Sustainable", listed in the legend, should have "villages" added. (F)
Outcome In order to ensure that the Key Diagram is easy to understand, proposed transport infrastructure was not included as it made the Key Diagram too confusing. However, Fig 8.1 was included so that there was a map reference for these proposals in the document. Drafting error in relation to Legend noted
Officer recommendation "Key Sustainable" and "Rural Sustainable", listed in the legend, should have "villages" added.

Chapter/Policy Number: 4.3

Title: Skelmersdale Town Centre

ID 3

Consultee name Mr Paul Stanley

Agent Name

Nature of response Support

Summary Support for the regeneration of Skelmersdale town centre but plans need to be realistic. Support for improved retail and walking/cycling paths and better rail links. Support for the Ormskirk bypass. (s)

Outcome • Whilst Skelmersdale as a centre of excellence may appear to be aspirational, this principle is included to guide development rather than be used to strictly manage development. • Retail studies carried out by White Young Green in 2007 and by Roger Tym and Partners in 2011 both indicate that there is capacity for an additional food store in Skelmersdale. • The plans for the Town Centre are still evolving but would seek to produce a mixed offer focusing particularly on leisure to fill the existing void with some retail to complement the current facilities. Control on rent would be outside of the remit of the Local Plan. • Cycling and walking are a priority within Skelmersdale within the Local Plan Preferred Option and the Local Transport Plan 3 (Produced by Lancashire County Council (LCC)). Work is underway to review the best way to improve these links through development in the proposed new Local Plan, planning contributions and other streams of funding. • The Council supports the delivery of a rail link into Skelmersdale and is assisting the responsible authorities i.e. Merseyrail, Network Rail and LCC, with their investigations into the feasibility and delivery of such a scheme. There are several possible ways to ensure delivery including a link that would be on the periphery of the town. However, it is early days in terms of planning and investigation so no detail or assurances regarding delivery are known. • The Ormskirk Bypass is a scheme that has been around for many, many years. Current government funding would suggest that it is unlikely to be delivered anytime soon. The Highways Authority (LCC) are currently considering possible softer measures to try and alleviate some of the pinch points on the A570 route.

Officer recommendation No action required

ID 62

Consultee name Mr Anthony Northcote Plannig and Local Authority Liason, The Coal Authority

Agent Name

Nature of response Support

Summary The Coal Authority supports the text in paragraph 4.33 which sets out the context for issues relating to the issues of ground conditions including unstable land in support of Policy SP1 (F)

Outcome Comments noted

Officer recommendation No change required

ID 174

Consultee name Patricia McKenzie

Agent Name

Nature of response Object

Summary Object to building of supermarket in town centre. Need more affordable housing (S).

Outcome Policy SP2 clearly states that a supermarket should be integrated with either the Concourse or the new high street and that most importantly it should form part of an integrated regeneration scheme and facilitate the delivery of such a scheme. As such a supermarket in the town centre would provide an "anchor role" to the major redevelopment of the area that would be critical to the regeneration plans. Whilst it is recognised that the Concourse forms a crucial part to the town centre, the purpose of the regeneration plans has always been to bring forward shops, restaurants, bars and a cinema to link the Concourse with the Asda and College and to introduce a stronger leisure and retail offer within Skelmersdale. Therefore, rather than being considered as "out of centre" the area of land to the west of the Concourse will become a focal point of the town centre, linking the key uses either end of the high street (the College and Asda with the Concourse). The Council recognises the need for affordable housing and an increased housing offer in general and has therefore designated land around the town centre area positioned close to existing residential areas where there is potential to develop links through these currently open areas into the town centre.

Officer recommendation No Action Required

ID 380

Consultee name Mr Steve Openshaw

Agent Name

Nature of response Observations

Summary Could larger retail companies be attracted to Skelmersdale as they have done to Warrington? (S)

Outcome The Local Plan has the opportunity to direct development types and the Council's regeneration team works hard to encourage inward investment. However, the locating of particular brands of stores is largely open to free market. Policy SP2, as a guiding principle, seeks to "make Skelmersdale a leisure, recreational and retail centre of excellence".

Officer recommendation No action required

ID 508

Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council

Agent Name

Nature of response Observations

Summary Chapter 4 Strategic Policies Policy SP2 page 49 sub paragraph 2.i - How is this statement consistent with the reduction in proposed dwellings to be provided within the extended town centre development area ? (F)

Outcome The reduction in housing targets for Skelmersdale is based on the need to disaggregate the borough-wide housing target based on environmental and infrastructure capacity and viable delivery rates. The Council's aspirations to deliver retail, leisure, office space and green space in the town centre, as detailed in Policy SP" (2.i) remain.

Officer recommendation No action required

ID 509
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Object
Summary Chapter 4 Strategic Policies Policy SP2 Page 50 sub paragraph xiii - Such fence-sitting is unnecessary and damaging to the Town Centre redevelopment plan . The need to provide housing close to the proposed High Street is fundamental to the creation of a town centre that does not die in the evening. This site should be designated as a (brownfield!) housing site. (S)
Outcome Restricting this site to one particular use risks limiting the opportunity that other uses which may be more viable coming forward. The purpose of SP2 is to encourage growth and economic development. Flexibility within the plan, where this is possible, will assist in achieving development delivery.
Officer recommendation No action required

ID 750
Consultee name Mr William Robinson
Agent Name
Nature of response Observations
Summary The number of dwellings expected to be provided in Skelmersdale town centre is around 800 in the Plan period. Development in School Lane could help to ensure these dwellings are delivered. (F)
Outcome Comments Noted
Officer recommendation No action required

ID 1093
Consultee name Mr Karl Vella MBE
Agent Name
Nature of response Support
Summary As a resident of Burscough and business owner in Skelmersdale I wish to comment on the above document as follows: - In general terms I support the preferred option for future development where the majority of development is concentrated in Skelmersdale but with substantial development proposed for Burscough - With regard to Skelmersdale it is of vital importance to the future of the town that the town centre is redeveloped to give it a commercial and retail centre with appropriate night-time leisure uses - Regeneration of the town centre is a pre-requisite for attracting further large scale housing development - Public transport from the town centre to all the outlying residential and employment areas must also be improved as part of the regeneration proposals - It is accepted that it is not feasible or desirable for all future development to be allocated to Skelmersdale and that other areas must be allowed to grow so that the area generally can prosper and attract investment (F)
Outcome Comments noted
Officer recommendation No action required

ID	1192
Consultee name	Mr John Gardner
Agent Name	
Nature of response	Observations
Summary	Much is made of the ideal for the development of Skelmersdale Town Centre and the provision of a railway station / link. Much has been promised to the residents of Skelmersdale over the last 60 years including a hospital but quite a lot has not materialised. (S)
Outcome	Comments noted
Officer recommendation	No action required

Chapter/Policy Number: Policy SP2

Title: Skelmersdale Town Centre - A Strategic Development Site

ID 2

Consultee name Mr Ron Webster

Agent Name

Nature of response Observations

Summary Skelmersdale Town Centre development should be built around the railway station, and the station should be built now. (s)

Outcome A rail link into Skelmersdale is clearly something the Council would very much wish to see come forward at the earliest opportunity. However, the delivery of such a large piece of infrastructure and the necessary funds to secure this are something which the Council recognises will not be realised in the short term. The planning stage for the rail link is currently focused on demand and costs and so there is no specific line or route that could be designated on the plan. The Network Rail study has identified the potential for a case to be made and suggested that further work be carried out. This is currently underway. In answer to your question, building the rail link first and now is unfortunately not an option due to the lack of significant funding which would be required to deliver such a scheme. The Council shares the desire to see a rail link into Skelmersdale, making it a more sustainable and accessible location and will continue to champion this scheme.

Officer recommendation No Action Required

ID 19

Consultee name Mr Howard Courtley Courtley Consultants Ltd

Agent Name

Nature of response Object

Summary The role of SKelmersdale in delivering the Councils housing strategy should be reviewed in light of the Councils failure to meet its housing needs across the Borough, and its reliance on Skelmersdale to meet its needs (S).

Outcome • The backlog of housing referred too is known as un-met need in terms of housing delivery and has been accounted for when setting the housing targets for the Local Plan period. • As a result of the last consultation, the target for Skelmersdale has been reduced by 20% from 200 dwellings per year to 160. Whilst the Council recognises that this is still a relatively high figure in terms of past delivery rates, we are confident that the quality of the housing land supply in Skelmersdale coupled with the town centre improvements will assist in achieving this target. • The different housing scenarios in the SHMA have been considered in the Housing Technical Paper. Our view is that the assumptions behind the higher development scenarios (in particular, the assumptions related to economic growth, jobs and commuting) are not realistic, and that the Borough's environmental assets, including its prime agricultural land, would suffer unacceptable harm if the higher housing requirements were adopted. • By incorporating both the household projections and the RSS backlog, the Council considers its housing requirement, if achieved, will meet the Borough's current and future housing needs.

Officer recommendation No action required

ID 586
Consultee name Mr Robin Buckley Redrow Homes (Lancs) Ltd
Agent Name Mr Tony McAteer
Nature of response Object
Summary 800 dwellings is too many for Skelmersdale Town Centre - the number should be halved and reallocated elsewhere. (S)
Outcome Comments noted. Whilst it is agreed that development of 800 dwellings in Skelmersdale Town Centre will be a challenge, this challenge is by no means insurmountable over the lifetime of the Local Plan. The town centre area is one of the most sustainable parts of the Borough, and thus appropriate for housing, and there is developer interest in the site. Furthermore, as one function of the housing is as enabling development, it is considered that halving the number of units would adversely affect the town centre regeneration's deliverability.
Officer recommendation No change

ID 864
Consultee name Mr Philip Carter Environment Agency
Agent Name
Nature of response Observations
Summary Policy SP2 refers to a Design Code that all new residential development should conform to. The Design Code, which is to be developed by the Council, should require that the Tawd Valley is incorporated into the layout of new residential developments as a feature. Dwellings and public spaces should face and overlook the valley; it should not be hidden behind rear gardens and enclosed spaces. (F)
Outcome Comments noted
Officer recommendation No action required

ID	966
Consultee name	Skelmersdale Limited Partnership
Agent Name	Mr Paul Singleton Turley Associates
Nature of response	Object
Summary	<p>The Skelmersdale Limited Partnership has a long-standing and substantial interest in the future of Skelmersdale town centre and has sought to engage with the Council and influence the policy framework to ensure the continued and long term success of the Concourse Centre and the town centre as a whole. 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 Local Plan 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. SLP has significant objections to Policy SP2 as currently worded and considered that it is fundamentally flawed, to the extent that it, and therefore the Local Plan as a whole, is unsound and should not be progressed without significant amendments to address this fundamental issue.(S)</p>
Outcome	<p>It is agreed that reference to the requirement of development to integrate with and protect the Concourse will strengthen the Policy. Regarding the concerns relating to integration, it is not considered necessary to include significant additional wording as this lengthens the policy without adding value and it is important to remember that integration within the Town Centre is about more than just the Concourse, it also extends to Asda, the college and the Tawd Valley. Integration with the Concourse can be achieved through SP2, particularly with the inclusion of reference to protect the Concourse at Criterion 2 (i) To ensure the Policy remains flexible the reference to retail floorspace figures will be removed and the justification will require proposals to accord with the latest available evidence. The reference to a new high street is no longer appropriate and will be amended. The location and timing of a supermarket is clearly linked within Policy SP2 (ii) to the need for integration into the Concourse, Asda and the College and the need for it to facilitate and deliver the regeneration scheme needed for the Town Centre. Therefore, the suggested risk of a supermarket delivered in isolation could not happen. Furthermore, it is not considered that any integration between the existing key town centre uses (the Concourse, Asda and the College) will be lost by allowing for flexibility in the location of the food store. Policy SP2 clearly sets out the parameters for in which the food store must be delivered and these include ensuring the delivery of the wider regeneration scheme which will create the required connectivity and ensure integration of all uses in the town centre. Whilst the Council may agree to some extent that the replacement of these civic buildings would provide benefit to the overall regeneration of the Town Centre, a certain degree of pragmatism must be applied. Delivery and viability of the much needed connectivity within the town centre, additional retail offer and introduction of a leisure offer is essential. The Council has given careful consideration to the comments and points put forward by SLP. In many cases it is considered that the provisions of SP2 in its current form does provide for the integration to the Concourse and other existing uses within the Town Centre. However, where the comments have suggested this could be strengthened these have been taken on board and will be carried forward in the latest version of the Policy.</p>
Officer recommendation	<p>Criterion 2 (i) Delete the last sentence relating to floor space and replace with "Any scheme should not harm the viability and vitality of the Concourse Centre. Incorrect retail floorspace is also picked up by other reps (1289, 1179, 1335) and is propose</p>

ID 969
Consultee name Strategy and Policy Group Lancashire County Council
Agent Name
Nature of response Support
Summary The intentions of this policy to take forward and expand the master plan for Skelmersdale Town Centre are broadly supported. (F)
Outcome Comment noted
Officer recommendation No action required

ID 1021
Consultee name Mr Francis Williams Ormskirk Friends of the Earth
Agent Name
Nature of response Observations
Summary 1 v The figure of 10% for affordable housing to meet local needs seems particularly low. 1 x We endorse the proposal that the River Tawd should be a major feature of Skelmersdale Town Centre, and also suggest a that it should be unculverted where it runs underground. Skelmersdale should celebrate its greenness. (F)
Outcome The level of affordable housing is set at a level that is considered can be delivered without stifling development and is based on financial evidence. Comments regarding the Tawd Valley noted
Officer recommendation No action required

ID 1113
Consultee name Chris Henshall
Agent Name
Nature of response Support
Summary The HCA notes and welcomes the priority given to the Town Centre in the Plan, particularly the emphasis on high quality design and the aim to locate a new food store close to the Concourse or the proposed new high street. We are also pleased to note the continued commitment to redevelopment or remodelling of the Firbeck estate and to link this with a high quality housing scheme on the Findon site. In respect of affordable housing, the HCA support the policy in the Town Centre of restricting the requirement to 10%. (F)
Outcome Comments noted
Officer recommendation No action required

ID 1148
Consultee name Mr Robin Buckley Redrow Homes (Lancs) Ltd
Agent Name Mr Tony McAteer
Nature of response Object
Summary 800 dwellings is too many for Skelmersdale Town Centre - the number should be halved and reallocated elsewhere. (S)
Outcome Comments noted. Whilst it is agreed that development of 800 dwellings in Skelmersdale Town Centre will be a challenge, this challenge is by no means insurmountable over the lifetime of the Local Plan. The town centre area is one of the most sustainable parts of the Borough, and thus appropriate for housing, and there is developer interest in the site. Furthermore, as one function of the housing is as enabling development, it is considered that halving the number of units would adversely affect the town centre regeneration's deliverability.
Officer recommendation No change

ID 1158
Consultee name Mr Roger Clayton South Lathom Residents Association
Agent Name
Nature of response Object
Summary SP2 is not up to date and coherent with the true picture. The creation of new offices for the Co-op would be supported if they commit to support jobs in Skelmersdale. (S)
Outcome With regard to the SPD, whilst the situation in terms of financial viability and delivery of some of the elements of the town centre scheme has changed since 2008, the main thrust and guiding principles within the SPD Master Plan remain. Paragraph 4.46 acknowledges this. Comments regarding the new offices are noted but are outside of the remit of this Local Plan.
Officer recommendation No action required.

ID	1179
Consultee name	Mr Jonathan Clarke Knowsley MBC
Agent Name	
Nature of response	Support with conditions
Summary	As you will be aware Knowsley Council has been working with partners to formulate a deliverable regeneration strategy for Kirkby town centre. The regeneration of Kirkby is a key priority for Knowsley Council and we would be extremely concerned if the proposals for the regeneration of Skelmersdale were of a nature and/or scale which would prejudice this. As the regeneration of Skelmersdale town centre is central to the delivery of West Lancashire's emerging Local Plan it is agreed that the town centre should be designated as a Strategic Site. However, it is important to ensure that the need for growth and its scale are clearly identified, and that any potential adverse impacts on nearby centres such as Kirkby are prevented. Knowsley is not objecting to the quantum of additional retail development (33,440m ²) proposed within Skelmersdale Town Centre in principle. However, the Council would welcome greater clarity in relation to how the overall figure relates to comparison and convenience retail provision and also gross or net sales floor space. West Lancashire's strategy states that in the event the town centre regeneration stalls, then different ways of delivering the scheme will be sought. While Knowsley appreciates the need to provide flexibility in the strategy, this approach appears very broad and open to a degree of interpretation. Therefore it does not give much certainty to developers or neighbouring authorities such as Knowsley. The Council would welcome further clarification of what West Lancashire's approach would be in this situation. (F)
Outcome	The overall figures relating to additional retail floor space and capacity have now been up dated through recent evidence. In order to allow the plan to remain flexible it has been decided to remove the reference to a figure and instead require proposals to be in accordance with the most up to date retail evidence relating to retail capacity within the Borough and to take account of the impact of any proposals on the retail centres in the sub-region. The Key Issues is a place for setting out exactly that rather than exploring possible viable alternatives to delivery of the strategy. Notwithstanding this, the wording will be altered to remove any uncertainty from this section of the document about what this means.
Officer recommendation	Remove reference in SP2 (2.i) to quantity of floorspace and replace with wording within the justification that states "proposals to be in accordance with the most up to date retail evidence relating to retail capacity within the Borough and to take account

ID	1253
Consultee name	Mr Alan Hubbard The National Trust
Agent Name	
Nature of response	Observations
Summary	Policy SP2 If it is determined that this potential major development site should be developed then it is considered that it will be essential to ensure it is well integrated in a number of ways. Not least of these is provision of, and connection to, West Lancashire's strategic green infrastructure network. Whilst the proposed new park would be a significant resource in itself, it does not appear to be related to other, existing, green infrastructure. There is a particular opportunity, given the proximity, to link the site to the Leeds-Liverpool canal corridor and towpath which would be a significant benefit for existing and new residents and employees, as well as for wildlife. Reference is made in the suggested policy to improving pedestrian and cycle connections but at present the wider opportunity to improve and extend the Borough's strategic green infrastructure network is missing. (F)
Outcome	Policy SP2 (ii) ensures that new green infrastructure is integrated into existing communities through new development. Furthermore, Policy EN3 point 1 (ii) requires that new development be integrated into the existing green infrastructure network. Therefore, additional wording is not considered necessary to ensure new proposals for the Town centre and green infrastructure are fully integrated.
Officer recommendation	No action required.

ID 1289
Consultee name St Modwen Properties PLC
Agent Name John Francis
Nature of response Object
Summary Given its role as the Council's and HCA's preferred developer it is not surprising that St Modwen is keen to ensure that this critical policy maximises prospects of its preferred masterplan succeeding, including in the short term. We have some concerns that as drafted the policy does not create the maximum degree of support it could for St Modwen's proposals. We also have some concerns that the policy in parts is too detailed and unnecessarily prescriptive about uses and floorspace targets particularly given that the targets are not supported by the recently published West Lancashire Retail Study (by RTP). There are also some ambiguities between the policy's title and its key aims and aspirations, including what the key focus of new development is and where it should take place. In this respect a key concern relates to the 2008 SPD which is referred to in the justification. Changes to wording suggested (S)
Outcome Some of the comments suggested within the representation add value to the purpose of SP2 and where this is the case clearly these should be incorporated into the final version of the policy. However, many of the suggestions simply limit the flexibility of the policy which, in its current form, is considered to provide an effective framework to allow the current scheme to come forward. Specifically, it is not considered entirely appropriate or flexible to continue to refer to the Strategic Development Site as being north west of the Concourse when it is the wider town centre area as set out in 4.2 that is allocated as the SDS.
Officer recommendation Criterion 2 (i) Delete "A new high street" and replace with "Development". Delete Skelmersdale College and replace with West Lancashire College. Delete the last sentence relating to floor space and replace with "Any scheme should not harm the viability an

ID 1334
Consultee name Mr David Cheetham
Agent Name
Nature of response Support
Summary We support with reservations the intentions of the policy, particularly key principles i, ii, iv and v. We welcome the proposed new offices and leisure facilities. (F)
Outcome Comment noted
Officer recommendation No action required

ID 1335
Consultee name Mr David Cheetham
Agent Name
Nature of response Object
Summary Amendments needed to policies and figures (S)
Outcome •Key principle iii should remain as Lancashire County Council supports the view that possible new links can be made in Skelmersdale, in particular, to the network of footpaths and cycleway's. •Figure 4.2 is indicative and shows the extent of the town centre and key main features. It is not intended to be a detailed master plan and any conflict with Figure 1 .1 of the SPD Masterplan is due to progression of the scheme since the adoption of the SPD in 2008. However, the location of the wet and dry leisure centre does require updating and amendment to the land allocation adjacent to Asda is also required. •Comments relating to retail viability noted. However, additional retail is not the only purpose of the redevelopment of the Town Centre. Connecting all of the Town Centre components, providing a leisure offer and an improved retail offer are amongst the key drivers for this strategic policy. •The retail target will be removed to ensure the policy remains flexible, wording will be included to state proposals should be in accordance with the most up to date evidence. •The development opportunity site at the former college has been identified for housing amongst other uses.
Officer recommendation Amend figure 4.2 to show correct location for wet and dry leisure centre and change retail and leisure opportunity to the west of Asda to Leisure development opportunity to reflect the current situation regarding the development of the scheme. Remove reta

ID 1336
Consultee name Mr David Cheetham
Agent Name
Nature of response Support
Summary We welcome the proposal to make "Major Improvements" to the Tawd Valley Park and link it to the Town Centre by creating a Formal Park.
Outcome Comment noted
Officer recommendation No action required

ID	1337
Consultee name	Mr David Cheetham
Agent Name	
Nature of response	Object
Summary	Opposed to increase of the town centre. Development of housing in the Tawd Valley is inconsistent with Objective 4. More housing in the town centre is questionable (S).
Outcome	A) The extension to the Town Centre site within the LPPO is to ensure the underutilised and poorly managed green spaces can be included within a comprehensive scheme that seeks to reconnect this green lung within Skelmersdale to the surrounding areas and maximise its functionality in terms of access to open space and its variety of uses. Whilst some of this space would be required for housing development, this would be offset by the improvements made to the remaining valley area. The findings of the SHLAA and the justification for parking these sites relates to the fact they were considered against the current policy framework. This document proposes a change to the policy framework. B) Policy EN3 is clear that the Council will protect all biological heritage sites (which the Cloughs are). Their inclusion within Policy SP2 is to ensure that delivery of new development within the Town Centre accounts for this natural asset and maximises their ecological and aesthetic value in line with criterion 2.x of the Policy.
Officer recommendation	No change required

Chapter/Policy Number: 4.4

Title: Yew Tree Farm, Burscough

ID	4
Consultee name	Gavin Rattray
Agent Name	
Nature of response	Object
Summary	Object to Burscough option.
Outcome	<p>Response to each of the above bullets:</p> <ul style="list-style-type: none">• All brownfield sites in West Lancs have been taken into account and the vast majority will be required for development in the Local Plan period – Green Belt release has only been considered because there is insufficient brownfield land to meet the housing and employment land targets. Policy SP1 sets out the approach to brownfield land and that it will be favoured over delivery of green field sites with the recognition that delivery of development targets is also important.• Any development of the Yew Tree Farm site, whether for residential or employment uses, would be required to meet standard planning and building regulations in relation to distances between residential and employment uses, and so an appropriate and safe buffer between residential and employment areas would be maintained. The land at Yew Tree Farm as it currently stands provides a far larger buffer than is required to maintain the safety of residents.• The Council, together with Lancashire County Council (as highways authority), have undertaken analysis of the potential increase in traffic associated with all new developments proposed in the Local Plan, and the three separate options previously consulted upon. While new development in Burscough will add more vehicles onto the road network around the settlement, the capacity of the road network can adequately support the increased number of vehicles, when taken together with improvements to junctions and the management of traffic.• The Council has no evidence of land instability at the Yew Tree Farm site that would inhibit development. There is no fluvial flood risk associated with the site and surface water flooding may be addressed through new development as the engineering work that must be put in place by a developer or landowner to ensure that the surface water infrastructure can cope with the additional development will also improve the existing situation. Such improvements must be made before any development proposals on Yew Tree Farm are delivered.• The agricultural land quality of the Yew Tree Farm site, which was assessed by professional consultants, was only one factor used in assessing the potential sites for Green Belt release. In comparison to the other sites assessed (including some which had been assessed in more detail for agricultural land quality), the Yew Tree Farm site generally did not have as good quality agricultural land.• The information presented within the consultation report was factual and local objection and support to development in each locality is something which occurs across the Borough. Point regarding the interpretation of results is acknowledged. However, whilst community consultation is important to the process to ensure the plan has the opportunity to be shaped and respond to local communities, it is not the only factor to be considered. Technical evidence demonstrating West Lancashire's housing and employment needs along with evidence base studies to guide development must be given equal weight.
Officer recommendation	No action required

ID 5
Consultee name Mr Brian Sillett
Agent Name
Nature of response Object
Summary Question suitability of locating development in Burscough.
Outcome The Local Plan Preferred Options (LPPO) document supersedes what was previously called the Core Strategy Preferred Options. The document is very similar but shows a progression in terms of, amended development targets and broad locations for development and now includes allocated land for some of the largest housing and employment sites. Once finalised and found sound by the independent Planning Inspectorate the document will then supersede the existing West Lancashire Replacement Local Plan (July 2006). The Infrastructure Delivery Plan supports the LPPO and sets out how it will be delivered. The consultation exercise was publicised and the material associated with the Local Plan Preferred Options made available in Council offices, Post Offices, Libraries and online to allow the public to review the document and consider the contents. The purpose of the forums and exhibitions was to allow the public to meet officers, ask questions and discuss the proposals. Neither event was a pre-requisite for the other just a different way to get involved. Yew Tree Farm is not and never has been a listed a building. The Infrastructure Delivery Plan sets out which infrastructure is required, to support development proposals within the LPPO. It also identifies who will deliver it, when it will be required, the cost and possible funding mechanisms. The Transport Technical Paper sets out the likely implications of development on traffic and transport links. Once the Preferred Option for development has been finalised more detail can be established to ensure the necessary highway infrastructure improvements are delivered in conjunction with the development. Planning for development and economic growth across the Borough will assist in ensuring West Lancashire has an opportunity to recover from the recession. However, austerity measures and market influences are outside of the control of the planning system.
Officer recommendation No action required

ID 10
Consultee name Dr Annemarie Mullin
Agent Name
Nature of response Object
Summary Object to Burscough proposals. (S)
Outcome • Whilst community consultation is important to the process to ensure the plan has the opportunity to be shaped and respond to local communities, it is not the only factor to be considered. Technical evidence demonstrating West Lancashire's housing and employment needs along with evidence base studies to guide development must be given equal weight. • In terms of highways infrastructure and traffic congestion, whilst new development in Burscough will add more vehicles onto the road network around the settlement, the Highways Authority (Lancashire County Council) has not raised any objections to the plans. • Owing to a shortage of suitable sites within areas excluded from the Green Belt, it has been necessary to propose Green Belt release in this Local Plan to meet development requirements. • The amount of housing proposed forms part of a borough-wide target for housing which is needed to meet the projected growth of the West Lancashire population. The role of the Local Plan is to direct this development proportionally to areas and settlements within the Borough based on infrastructure and environmental capacity to ensure the development is delivered as sustainably as possible.
Officer recommendation No action required

ID 11
Consultee name Linda Topping
Agent Name
Nature of response Object
Summary i wish to object to the local plan to build 850 New Houses in Burscough (F)
Outcome Objection noted.
Officer recommendation No action required

ID 22
Consultee name Margaret Whitfield
Agent Name
Nature of response Object
Summary Object to Burscough proposals on the basis of green belt, traffic, character and wildlife.(S)
Outcome Points 1,2 and 3 are all addressed with the Councils response to the Burscough Standard Template Letter. 4. All development will be subject to full ecological assessment and must mitigate any possible impacts on wildlife.
Officer recommendation No action required

ID 28
Consultee name Mr Martin Gilchrist
Agent Name
Nature of response Object
Summary The present planning application that has been submitted by Burscough Football Club has this land identified on Victoria Park for car parking, which is a form of development. The natural greenbelt boundary would not include this land, therefore lending itself to some form of alternative development, i.e., commercial or residential use. (F)
Outcome This is outside of the Local Plan Preferred Option consultation
Officer recommendation No action required

ID 30
Consultee name Mr Brian Sillett
Agent Name
Nature of response Object
Summary Object to the Burscough proposals (S).
Outcome • Existing empty homes in the Borough cannot be counted toward the housing target for the Local Plan and WLBC have never stated that it can. A 3% vacancy is typical in any housing market and is required to ensure an appropriate level of “churn” in the housing market. • The planning permission at Ainscough (Burscough) Mill does contribute to the 850 dwellings assumed for the Burscough area. • Vacancy rates within Burscough Industrial Estate are relatively low and must be tempered with the existing market conditions. Projected employment development takes account of historic take-up rates and should therefore be typical of what the Borough has achieved in the past. • Comments regarding the planning process noted. However, the Council considers the Local Plan Preferred Option sets out the most sustainable plan for development in the Borough to support growth that is projected and must be provided for. • The Council are looking at releasing Green Belt land for development only as a last resort in order to meet housing and employment needs over the next 15 years. The total area of Green Belt release proposed in the Local Plan is for approximately 135 ha, which constitutes only 0.39% of the Borough’s Green Belt.
Officer recommendation No action required

ID 31
Consultee name Mr Phil Stott
Agent Name
Nature of response Object
Summary I object to the Burscough proposals. (S)
Outcome • The role of the Local Plan is to direct this development proportionally to areas and settlements within the Borough based on infrastructure and environmental capacity to ensure the development is delivered as sustainably as possible. The Infrastructure Delivery Plan sets out the provision of roads, sewage system, public transport, schools, hospital and G.P. services etc. Where a possible shortfall in infrastructure may occur as a result of growth, it then identifies what infrastructure is likely to be required, who will deliver it, the cost and possible funding streams. • Addressing the constraints of the existing waste water treatment infrastructure that serves Ormskirk, Burscough, Rufford and parts of Scarisbrick is not a constraint that the Council can resolve independently. United Utilities are the sewerage undertaker for West Lancashire and as such they have a duty to upgrade and improve the network to support growth and development. However, the Council have regular dialogue with both United Utilities and the Environment Agency to assist in delivering these improvements in order to support development and growth within the Borough. • Development of the Yew Tree Farm site offers the opportunity to address some of the heavy goods and large farm vehicular traffic that currently uses the Pippin Street junction with the A59 and at times, Higgins Lane. Detailed junction improvements directly associated with the Yew Tree Farm site would be assessed and identified through a separate master planning exercise for the site in the future, in close consultation with the local community. • The Council are working closely with transport providers to encourage improvements to rail and bus services / infrastructure that serve Burscough. However, given that the responsibility for implementing any public transport or highway improvements does not lie with the Council, all the Local Plan can do is support proposals the Council believes would be beneficial and cost-effective and encourage those organisations responsible for that infrastructure to deliver improvements. This would include the Burscough Curves.
Officer recommendation No action required

ID	34
Consultee name	Mr Nick Eckersley Hurlston Brook
Agent Name	
Nature of response	Support
Summary	Support the Burscough policy (S).
Outcome	Comments noted regarding support for this allocation and renewable energy initiatives. Given the uncertainty regarding viability and feasibility of certain technologies it is not appropriate to be over prescriptive in Policy SP3 as this would limit this development to particular renewable energy types. Comments relating to the delivery of the land within your ownership are noted and consideration will be given to the implications of allowing these parts of the development to be brought forward at an earlier time.
Officer recommendation	Consideration given to the timing of delivery for the eastern portion of the employment allocation of the Yew Tree Farm site.
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ID	56
Consultee name	Mr Thomas Rawlinson
Agent Name	
Nature of response	Object
Summary	Object to Burscough YTF development (S)
Outcome	See response to Burscough standard template letter
Officer recommendation	No action required
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ID	57
Consultee name	Mrs M J Rawlinson
Agent Name	
Nature of response	Object
Summary	Object to the YTF development proposals (S)
Outcome	See response to Burscough standard template letter
Officer recommendation	No action required
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ID	65
Consultee name	Mr Ralph Rawsthorne
Agent Name	
Nature of response	Object
Summary	Another viable alternative for West Lancs 2027 is for each parish to be allocated so many affordable houses. This would be more fair to everyone and people would be happier with this vast development. (S)
Outcome	The amount of housing proposed forms part of a borough-wide target for housing which is needed to meet the projected growth of the West Lancashire population. The role of the Local Plan is to direct this development proportionally to areas and settlements within the Borough based on infrastructure and environmental capacity to ensure the development is delivered as sustainably as possible. Local need for affordable housing is considered within the Housing Needs Assessment which informs the Local Plan and this is assessed on a parish basis.
Officer recommendation	No action required
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ID 66
Consultee name Mr Ralph Rawsthorne
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 67
Consultee name Ms G O'Neill
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 71
Consultee name Mr John F Clarke
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S).
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 78
Consultee name Mr Mike Riding
Agent Name
Nature of response Object
Summary Object to proposed plans for housing in Burscough area (S).
Outcome Comments relating to highways infrastructure and congestion are addressed in the Councils full response to the Burscough Standard Template Letter. • The consultation was well publicised and structured to allow as many residents as possible to interact in different ways. The purpose of the forums was to facilitate useful discussion and capture feedback. Therefore, numbers at all forums across the Borough were restricted to ensure the groups were manageable and the discussion was useful. Notwithstanding this, an additional forum was organised and all those who expressed an interest in attending any previous forums that were full were accommodated at the additional event. Furthermore, exhibitions were held to allow the public to “drop-in” and discuss the plans with officers.
Officer recommendation No change required

ID 79
Consultee name Mrs MARIA RIDING
Agent Name
Nature of response Object
Summary I write to state my objection to the development proposed in Burscough at Yew Tree Farm (S)
Outcome Objection Noted
Officer recommendation No change required

ID 80
Consultee name Dr. Harald Braun
Agent Name
Nature of response Observations
Summary We are still somewhat apprehensive about the Yew Tree Farm development. This is not because we do not see or do not appreciate the need and the benefits of developing Burscough, but rather because of lack of detail about the development. Still, due provision for ensuring environmental and infrastructural sustainability appear to have been made and we look forward to receiving more detailed information from West Lancs Borough Council and to further consultation in the near future. Of particular concern to working parents who have to combine a commute with "school runs" is the flow of traffic on the A59 (S)
Outcome The Council understands the concerns residents may have in terms of the need for detail. However, the Local Plan process requires that a variety of options must be considered and in doing so it would not be practical to establish the finer detail regarding all of the possible options for future development. Notwithstanding this, the options presented within the Local Plan Preferred Options have all been assessed to some degree and evidence confirms that they are all fundamentally deliverable. If the Yew Tree Farm option remains the Council's "preferred option" significant further assessment work will be required to ensure the development is delivered in the most sustainable way. The master planning process would also include extensive community consultation to ensure the wider benefits of the development are of real use to the residents, for example a park or the location of new facilities.
Officer recommendation No action required

ID 82
Consultee name Ms Anne Porter
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 83
Consultee name Laura Porter
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 84
Consultee name Mr Mike Marshall
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 85
Consultee name Karen Williams
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 104
Consultee name Mr Peter Bamber
Agent Name
Nature of response Object
Summary Development in Burscough should not be at the cost of ruining grade 1 arable land due to drainage problems (S).
Outcome Surface water flooding is the responsibility of United Utilities, who have a duty to maintain and upgrade the sewers, and landowners, who have a duty to maintain culverts on their land, along with the Environment Agency. New development provides a potential opportunity to address some of these issues as the engineering work that must be put in place by a developer or landowner to ensure that the surface water infrastructure can cope with the additional development will also improve the existing situation. Such improvements must be made before any development proposals on Yew Tree Farm are delivered.
Officer recommendation No action required

ID 109
Consultee name Davean Kerr
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S).
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 110
Consultee name F J Hannon
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 112
Consultee name Mr Davies
Agent Name
Nature of response Object
Summary Concerns over flooding. Object to Burscough proposals unless all promises to tackled drainage are fulfilled (S).
Outcome The responsibility for addressing the surface water flooding issues in Burscough lies with United Utilities, who have a duty to maintain and upgrade the sewers, and landowners, who have a duty to maintain culverts on their land. New development provides a potential opportunity to address some of these issues as the engineering work that must be put in place by a developer or landowner to ensure that the surface water infrastructure can cope with the additional development will also improve the existing situation. Such improvements must be made before any development proposals on Yew Tree Farm are delivered.
Officer recommendation No action required

ID 113
Consultee name Mr & Mrs D Pope
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No Action Required

ID 114
Consultee name Mr Brian Sillett
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 115
Consultee name CJ Bolton
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 116
Consultee name Janine Fleming
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 117
Consultee name Mr J Bagnall
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 118
Consultee name Mr & Mrs Knowles
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 119
Consultee name Mrs C Sylvester
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 120
Consultee name E Barrie
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 121
Consultee name Mr Gordon Forshaw
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 122
Consultee name Mr Anthony Martin
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 123
Consultee name P Etherbridge
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 124
Consultee name Mr & Mrs A Rawsthorne
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 125
Consultee name Lynda Prendergast
Agent Name
Nature of response Object
Summary Object to Burscough proposals based on traffic impacts (S)
Outcome Comments relating to the impact of this development on the highway and traffic congestion, along with concerns relating to the rural nature of Burscough have all been addressed within the Councils response to the Burscough Standard Template Letter.
Officer recommendation No action required

ID 126
Consultee name F. D. Bligh
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome

- The amount of housing proposed forms part of a borough-wide target for housing which is needed to meet the projected growth of the West Lancashire population. The role of the Local Plan is to direct this development proportionally to areas and settlements within the Borough based on infrastructure and environmental capacity to ensure the development is delivered as sustainably as possible.
- Development on both brown and greenfield land may have equal impacts on the road network, depending on the actual location of the site. The use of local labour and local supplies equally applies to green field sites and is at the discretion of the developer and largely outside of the planning system.
- Comments relating to housing market noted.
- The size of the site is substantially large enough to deliver 500 dwellings, associated road infrastructure, parks and if required, a school. Through the planning process, any direct infrastructure required as a result of development will be secured through a legal obligation.
- Comments relating to highways, congestion, sustainable transport and agricultural land have all been addressed in detail within the Councils response to the Burscough Standard Template Letter.

Officer recommendation No action required

ID 127
Consultee name Mr MS Keen
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome Comments relating to highways and the loss of Green Belt are addressed in some detail within the Councils response to the Burscough Standard Template Letter. • In terms of how the infrastructure will cope, the Infrastructure Delivery Plan sets out which infrastructure is required, to support development proposals within the LPPO. It also identifies who will deliver it, when it will be required, the cost and possible funding mechanisms. The Transport Technical Paper sets out the likely implications of development on traffic and transport links. Once the Preferred Option for development has been finalised more detail can be established to ensure the necessary highway infrastructure improvements are delivered in conjunction with the development. • Community consultation is important to the process to ensure the plan has the opportunity to be shaped and respond to local communities. However, it is not the only factor to be considered when producing a new local plan. Technical evidence demonstrating West Lancashire's housing and employment needs along with evidence base studies to guide development must be given equal weight. Unfortunately, the impact of development on local house prices is not something the planning system can consider.
Officer recommendation No action required

ID 129
Consultee name Mrs BM Fearn
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome • The proposals are not for Council houses, the plan is for development in general and will include a mixture of market and affordable housing. • Comments relating to the impact on the highway are addressed in some detail within the Councils response to the Burscough Standard template Letter. • The amount of housing proposed forms part of a borough-wide target for housing which is needed to meet the projected growth of the West Lancashire population. The role of the Local Plan is to direct this development proportionally to areas and settlements within the Borough based on infrastructure and environmental capacity to ensure the development is delivered as sustainably as possible.
Officer recommendation No action required

ID 133
Consultee name Mrs Jan Clintworth
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 134
Consultee name Mr Daniel Robinson
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 135
Consultee name Mr George Harrison
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 136
Consultee name J Crombleholme
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 137
Consultee name Mr & Mrs JA Finch
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 138
Consultee name N Smith
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 139
Consultee name Karen Senior
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 140
Consultee name Mr John Baker
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 141
Consultee name John Kenny
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation no action required

ID 142
Consultee name Mr J G Marriott
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 143
Consultee name F Johnson
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 144
Consultee name Mr K Hunter
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 145
Consultee name Mr J Brown
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 146
Consultee name WA Bleasdale
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 147
Consultee name Stephanie Horridge
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 148
Consultee name Mr & Mrs F Lyon
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 149
Consultee name Mr G Martin
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 150
Consultee name Mr Geoff Murray
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 151
Consultee name Mr James Kenyon
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 152
Consultee name Lawrence and Janice McNabb
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 153
Consultee name Mrs M Pritchard
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 154
Consultee name RJ Kerrison
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 155
Consultee name Mr & Mrs T Doran
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 156
Consultee name Mr & Mrs Langton
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 157
Consultee name Dr A Mullin
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See the Council's response to Burscough template letter
Officer recommendation No change required

ID 158
Consultee name Mrs P Francis
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 159
Consultee name Mr Chris Taylor
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 160
Consultee name Mr Stephen Beaumont
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 161
Consultee name Ms Carolyn Malone
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 162
Consultee name DR Gadsby
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 163
Consultee name Mrs BM Fearn
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 164
Consultee name Mr & Mrs T Hayes-Sinclair
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 165
Consultee name Mr Chris Gandun
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 166
Consultee name Mr Ashcroft
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 167
Consultee name I Johnson
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome No action required
Officer recommendation See response to Burscough standard template letter

ID 168
Consultee name Cherry North
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 169
Consultee name Ms L Orme
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 170
Consultee name Mrs S Brandreth
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 171
Consultee name Mr Barry Welsh
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 172
Consultee name Joan Liggett
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 173
Consultee name Ms B Fleming
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 182
Consultee name Mr John McCloskey
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 183
Consultee name S J McCloskey
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 187
Consultee name Mr George Devenish
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 188
Consultee name Mrs Vivien Devenish
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 189
Consultee name Miss Jennifer Prescott
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 190
Consultee name Mrs Angela Prescott
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 191
Consultee name Mr Andrew Devenish
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 192
Consultee name Mr William Prescott
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 196
Consultee name Mr Mike Williams
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome In response to the first question, the justification for the number of homes proposed for Burscough is based on the Borough wide requirement to meet housing targets based on the projected growth in households and population over the Plan period. The Local Plan apportions this development to areas which are capable of meeting this need in environmental and infrastructure capacity terms and focuses on the 3 main settlement areas of Skelmersdale, Ormskirk and Burscough. Secondly, whilst community gains through development are a consideration of the planning process in terms of ensuring the existing and proposed communities are able to function once development is built; specific benefits to existing residents as a result of development are not. With regard to traffic comments, the suggestions for easing traffic have been noted. This level of detail and master planning will be applied once the Local Plan has been found sound and adopted and the land has been allocated for development. The key point at this stage is that the proposals are not fundamentally undeliverable. Further details regarding the Councils position in relation to highways are set out in the Councils detailed response to the Burscough Standard Template Letter.
Officer recommendation No action required

ID 198
Consultee name Mr Andrew Chapman
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome All brownfield sites in West Lancs have been taken into account and the vast majority will be required for development in the Local Plan period. The Council supports in principle the bringing back into use of vacant properties. However, vacancy levels in West Lancashire are in the nationally accepted normal range (3-4%) required for the housing market to function efficiently. As we must demonstrate that our housing land supply is "deliverable", the contribution from vacant properties has not been taken into account in terms of meeting our housing requirement (although each vacant property brought back into use can count as part of our housing land supply). Issues relating to waste water and highways have been addressed in detail in the Councils response to the Burscough template letter. The Local Education Authority (Lancashire County Council) has confirmed that the additional development is likely to lead to the requirement for additional primary school places in the region of 1 full class per year. This is subject to fluctuating birth and migration rates and will be monitored ongoing. The LEA has confirmed that capacity of secondary school places is good and can accommodate the projected growth.

Officer recommendation

ID 202
Consultee name Ms Brenda McDonald
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 203
Consultee name Mr & Mrs DB Lowman
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 204
Consultee name Mr & Mrs Kirby
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 205
Consultee name JF Clarke
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 206
Consultee name Mr & Mrs K LeMarinel
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 207
Consultee name Mr & Mrs A Fyles
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 208
Consultee name Mr M Moss
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 209
Consultee name Mr Ian Clements
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 210
Consultee name R McDonald
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 211
Consultee name Elaine Bellamy
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 212
Consultee name Steve McDonald
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 213
Consultee name Mr R Lambert
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 214
Consultee name Mr J Greenall
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 215
Consultee name Maureen Sheehah
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 216
Consultee name Mr K Connell
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 217
Consultee name Mr A Maher
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 218
Consultee name Mrs J Caunce
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 219
Consultee name M Rawsthorne
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 220
Consultee name Claire Birchall
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 221
Consultee name Mr & Mrs Disley
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 222
Consultee name Mr Allen Ward
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 223
Consultee name E Norris
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 224
Consultee name Mr L Jones
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 225
Consultee name Mr SC Boreham
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 226
Consultee name D Williams
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 227
Consultee name Mr & Mrs Holker
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 228
Consultee name Mrs J Downey
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 229
Consultee name Alan Burdett
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 230
Consultee name Mrs O Russell
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 231
Consultee name Derek Dillon
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 232
Consultee name SM Cranness
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 233
Consultee name J & L Fyles
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 234
Consultee name TR Bowen
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 235
Consultee name Will Farley
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 236
Consultee name Mrs B Atkinson
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 264
Consultee name S Martland
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 265
Consultee name MT Trigg
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 266
Consultee name Mrs E Trigg
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 267
Consultee name M Parle
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 268
Consultee name Mr Sutcliffe
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 269
Consultee name Mr & Mrs A Ditchfield
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 270
Consultee name Mr & Mrs EP Jones
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 271
Consultee name DA Briggs
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 272
Consultee name Paul Shepherd
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 274
Consultee name Mr Richard Norris
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 275
Consultee name JN Bampton
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 276
Consultee name Mr M Ireland
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 277
Consultee name Mr Ivan Long
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 278
Consultee name Mr HC Massie
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 279
Consultee name Mr & Mrs Burke
Agent Name
Nature of response Object
Summary Object to proposals
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 280
Consultee name Mr & Mrs Topping
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 281
Consultee name David Brown
Agent Name
Nature of response Object
Summary Object to Burscough proposals
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 282
Consultee name AA Baxter
Agent Name
Nature of response Object
Summary Object to Burscough proposals
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 283
Consultee name Mr & Mrs J Barge
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 284
Consultee name Mr R Lowe
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 285
Consultee name Mr & Mrs Suggett
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 286
Consultee name Mrs Lisa Wilson
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 287
Consultee name Mrs B White
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 288
Consultee name Dave Lea
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 289
Consultee name Margaret James
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 290
Consultee name TM Bridge
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No change required

ID 291
Consultee name JS Dutton
Agent Name
Nature of response Object
Summary Object to Burscough proposals
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 292
Consultee name Mrs A Fitness
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 293
Consultee name David Heaton
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 294
Consultee name A Sylvester
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 295
Consultee name Mr & Mrs Killeen
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 296
Consultee name Mr S Cheung
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 297
Consultee name Mrs J Fisher
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 298
Consultee name Mrs HM Powell
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 299
Consultee name Eric Bellingall
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 300
Consultee name Mr D Booth
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 301
Consultee name David Fairclough
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 302
Consultee name James Downey
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 303
Consultee name Nicola Moore
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 304
Consultee name Mr Smith
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 305
Consultee name A Blythin
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 306
Consultee name Margaret Whitfield
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 307
Consultee name Ms B Physick
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 308
Consultee name Elaine Merrick
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 309
Consultee name Dr C Stott
Agent Name
Nature of response Object
Summary Object to burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 310
Consultee name P Stott
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 321
Consultee name Mr G Ries-Birchall
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 322
Consultee name Mr & Mrs Lyon
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 323
Consultee name B Difonzo
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 324
Consultee name Mr WS Lee
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 325
Consultee name Miss P Harrison
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 326
Consultee name N Rollins
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 327
Consultee name Mrs Walker
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 328
Consultee name Lucille Connolly
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 329
Consultee name Miss Ruth Wareing
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 330
Consultee name Mrs Barbara Orme
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 331
Consultee name Elaine O'Neill
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 332
Consultee name Diane Williams
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 333
Consultee name Jill Swift
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 334
Consultee name Elaine Wood
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 335
Consultee name Nicholas Swift
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 336
Consultee name Mrs J Ashcroft
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 337
Consultee name Mr G Thorman
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 338
Consultee name Mr RJ Davies
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 339
Consultee name Karen Hampson
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 340
Consultee name Mrs Lynn Gill
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 341
Consultee name Mr and Mrs Fairclough
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 342
Consultee name J Mackintosh
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 343
Consultee name T&G Milliken
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 344
Consultee name Patricia Cork
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 345
Consultee name Mrs D Earnshaw
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 346
Consultee name Mr Bryan Perrett
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 347
Consultee name Mrs S Dawson
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 348
Consultee name Mrs F Hall
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 349
Consultee name Mr & Mrs RL Bunting
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 350
Consultee name JM Even
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 351
Consultee name Dr Harald E Brown
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 352
Consultee name J Harrison
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome Comments relating to population growth are noted. In terms of infrastructure, consideration has been given to the impact of development on transport, waste, water problems and congestion and the findings do not suggest that the delivery of this site would be fundamentally flawed as a result of these issues. In relation to flooding, use of brownfield sites, spreading development more widely and waste water issues and improvements, see standard Burscough Template Letter Response where these issues are all addressed in detail.
Officer recommendation No action required

ID 353
Consultee name Mr & Mrs J Graham
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome Comments relating to Burscough as a village, the use of brownfield land and highways congestion have all been addressed in detail in the Councils response to the Burscough template letter. Skelmersdale with Up Holland is proposed to take over half the new housing in the Borough over the next 15 years. The market cannot deliver any greater than this in any one area and the needs of the entire Borough must be met by spreading the development across other main settlements.
Officer recommendation No action required

ID 373
Consultee name Reg Porter
Agent Name
Nature of response Observations
Summary Concerns over the potential impact on traffic flows through Newburgh, including effects on pedestrians. (S)
Outcome The results of the Councils Traffic Impact Assessment Tool have now been completed and a report published showing the findings of this work. This report can be found on the Borough Council's website. This report shows that the local road network should be able to cope with the expected levels of development provided appropriate mitigation measures are put in place.
Officer recommendation No action required

ID 378
Consultee name Mr Martin Webber
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome In response to comments relating to traffic, the loss of Green Belt, waste water constraints and Burscough as a village the Councils response to the Burscough template letter addressed these concerns in detail. In response to comments relating to infrastructure – Close consultation has taken place with the NHS through the Primary Care Trust and also the GP Consortium. Feedback suggests that there is likely to be a need for improved health facilities in Burscough which would be resolved at the time of a planning application through a legal obligation which the developer would have to agree too before the granting of any planning consent. The cost of new infrastructure will be borne by both the developer and infrastructure provider where they have a statutory duty to provide infrastructure to support population growth e.g. United Utilities, Local Education Authority. The process of developing the Local Plan differs from determining individual planning applications (such as Heathfields). It allows for master planning and high level principles, such as the need for community facilities within large scale developments, to be engrained within the plan and subsequently a firm requirement of development assessed against the plan. In response to comments relating to housing demand – The amount of housing proposed for both Burscough and Ormskirk forms part of a borough-wide target for housing which is needed to meet the projected growth of the West Lancashire population. The role of the Local Plan is to direct this development proportionally to areas and settlements within the Borough based on infrastructure and environmental capacity to ensure the development is delivered as sustainably as possible.
Officer recommendation No change required

ID 381
Consultee name Mr Carl Munnelly
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome The Infrastructure Delivery Plan sets out which infrastructure is required, to support development proposals within the LPPO. It also identifies who will deliver it, when it will be required, the cost and possible funding mechanisms. Following liaison with the various infrastructure providers, any requirements as a result of projected growth have been identified and will be a requirement of both the developer and the statutory infrastructure provider at the time the growth occurs. All other points are addressed in the response to the Burscough Standard Template Letter.
Officer recommendation No action required

ID 382
Consultee name Mrs B Cronin
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No change required

ID 383
Consultee name Mr D Cronin
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No change required

ID 384
Consultee name Mr A Beaham
Agent Name
Nature of response Object
Summary I wish to protest about the renewed housing development in the local plan at Yew Tree Farm, Burscough. (S)
Outcome Comments noted
Officer recommendation No change required

ID 385
Consultee name Ms Gillian Bjork
Agent Name
Nature of response Object
Summary Petition objected to Burscough proposals (S)
Outcome Attached is the Councils formal response to the submitted petition. Points 1, 2, 3 and 4 have all been addressed in the Councils response to the Burscough template letter. The Council is satisfied that the evidence base studies used to support the LPPO are reliable and up to date.
Officer recommendation No change required

ID 410
Consultee name RJ Lock
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 411
Consultee name Mr L Jackson
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 412
Consultee name Chris Whitehead
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 413
Consultee name L Brough
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 414
Consultee name D&K Dean
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 415
Consultee name Margaret Scarisbrick
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 416
Consultee name Lisa Farrington
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 417
Consultee name Mr and Mrs R Thompson
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 418
Consultee name Mr ES King
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 419
Consultee name Mrs A James
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 420
Consultee name F. D. Bligh
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 421
Consultee name M Roughley
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 422
Consultee name M Connolly
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 423
Consultee name Mr & Mrs R Burke
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 424
Consultee name G McDougall
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 425
Consultee name Mr & Mrs R Christie
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 426
Consultee name Keith Neale
Agent Name
Nature of response Object
Summary Object to burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 427
Consultee name Mr W Jones
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 428
Consultee name S Denovan
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 430
Consultee name AD Warden
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 431
Consultee name Mrs N Davies
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 432
Consultee name Miss D Owen
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 433
Consultee name EH Jeffries
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 434
Consultee name JD Cartwright
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 435
Consultee name Gordon Anderson
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 436
Consultee name Kathryn Morley
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 437
Consultee name Mr A Baybutt
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 438
Consultee name Mr and Mrs Holker
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 439
Consultee name Ian Craven
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 440
Consultee name Sheila Oldfield
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 441
Consultee name Lee Wallbank
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 442
Consultee name Joyce Hopson
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 443
Consultee name Mr & Mrs Stannard
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 444
Consultee name Mr R Dawson
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 445
Consultee name T Butterworth
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 446
Consultee name Jean Medway
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 447
Consultee name Gary Ennis
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 448
Consultee name Mrs Karen Ennis
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation no action required

ID 457
Consultee name Brian Woods
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 458
Consultee name J & N Roby
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 459
Consultee name MC Rimmer
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No change required

ID 460
Consultee name Mr Robert Young
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 461
Consultee name Mrs Mary Price
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See the Council's response to Burscough template letter
Officer recommendation No change required

ID 462
Consultee name Ms G O'Neill
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 463
Consultee name Mr J Mudd
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 464
Consultee name Mrs Gill Burnside
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 465
Consultee name NM Lunn
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 466
Consultee name AR Allen
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 467
Consultee name Mrs CA Hillman
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 468
Consultee name Mr J Nicholson
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 469
Consultee name Dr Cox
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 470
Consultee name Mr D Spencer
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 471
Consultee name Mrs Maureen McKenzie
Agent Name
Nature of response Object
Summary Object to burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 535
Consultee name Mr Bryan Pready
Agent Name
Nature of response Support
Summary Policy SP3 The Yew Tree Farm site in Burscough offers an excellent opportunity to develop land for housing, employment and community facilities (including a new community primary school) in a way that will enhance Burscough, linking the present straggle of ribbon development at the south of the settlement into a coherent whole. The land to be developed is not of such high agricultural value as other land in the Borough and the site does not really fulfil the Green Belt function of keeping settlements separate. (S)
Outcome Comments noted
Officer recommendation No action required

ID 555
Consultee name Mr David Cain
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 556
Consultee name Jennifer Duffy
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 557
Consultee name Catherine Cain
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 558
Consultee name David Cain
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 559
Consultee name Michael Duffy
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 560
Consultee name Mr Carl Maxfield
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 561
Consultee name Marcus Maxfield
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required.

ID 562
Consultee name Morven Mitchell
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 563
Consultee name Mr & Mrs Morley
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 564
Consultee name Mr & Mrs Dean
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 565
Consultee name Mr and Mrs Humphries
Agent Name
Nature of response Object
Summary Object to burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 566
Consultee name P Birch
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 567
Consultee name Mr & Mrs Billington
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 568
Consultee name EJ Leet
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 569
Consultee name Mrs E Cook
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 570
Consultee name Mr and Mrs T J Clancy
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 571
Consultee name Mrs Ann Lea
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 572
Consultee name E Molyneux
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 573
Consultee name Mr D Jean
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 574
Consultee name Mr G Lawson
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 575
Consultee name Mr and Mrs K Suppell
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 576
Consultee name Thomas Birney
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 577
Consultee name KM Bryant
Agent Name
Nature of response Object
Summary Object to Burscough proposals ((S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 578
Consultee name L Formby
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 579
Consultee name M Welham
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 580
Consultee name W Beesley
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 581
Consultee name Mr MF Voller
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 583
Consultee name Mr L Carberry
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 584
Consultee name P Marshall
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 585
Consultee name Victoria Forshaw
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 587
Consultee name Mr A Cocks
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 588
Consultee name Mrs Susan Bold
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 589
Consultee name Mr S Miller
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 591
Consultee name Mrs S Wallace
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 592
Consultee name Shelly Roche-Walker
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 594
Consultee name Joy Murray
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 597
Consultee name I Martin
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 599
Consultee name Mr and Mrs F Hayton
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 600
Consultee name K Newton
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See the Council's response to Burscough template letter
Officer recommendation No change required

ID 601
Consultee name Mr DR Newton
Agent Name
Nature of response Object
Summary The 'alternative option' which proposed a policy of a large development site (see 7.28) has been specifically and resolutely rejected in the local plan (see 7.29), but the local plan specifically identifies and endorses a large development site at Yew Tree Farm (see 4.53) There appears to be a substantive conflict. Surely a development of 500 houses and aexpansion of Burscough to the magnitude of 50% is a true (and dreadful) 'significantly expanded settlement '(sic).
Outcome In relation to comments regarding extracts 7.28 and 7.29, this Local Plan does not propose to allocate all of the development needs for the Borough in one place as is suggested in the representation. The LPPO directs 18% of the total development needs of the Borough to Burscough as a whole, of which 10% would be located at the Yew Tree Farm site. In relation to comments about extract 4.53, Burscough is the Borough's third largest settlement, is considered a Key Service Centre that residents from a wide surrounding area use for services and amenities and is a far more sustainable settlement than the next largest settlement in the Borough (Tarleton) with comparably better infrastructure than the rural areas of the Borough. Whilst it is understandable that residents do not wish to see the local area change, planning for large scale development through the Local Planning process is considered to be appropriate to the Burscough settlement, the wider Borough and in tune with the guidance of the National Planning Policy Framework (paragraph 52).
Officer recommendation No change required

ID 606
Consultee name Mr JM Parker
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 607
Consultee name Mrs E McMillan
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 608
Consultee name Michelle Bull
Agent Name
Nature of response Object
Summary Object to Burscough proposal (S)
Outcome See the Council's response to Burscough template letter
Officer recommendation No change required

ID 609
Consultee name Judy Musson-Christie
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 610
Consultee name George Stevenson
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 611
Consultee name Mr DE Lucas
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 612
Consultee name Mr/Mrs Birch
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 613
Consultee name Mr and Mrs J Day
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 614
Consultee name C Beesley
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 615
Consultee name Jackie Coyle
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 616
Consultee name Christine Moore
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 617
Consultee name Hopwells Frozen Foods
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 618
Consultee name Mr Scott David Ashton
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 619
Consultee name Mr Peter Finch
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 620
Consultee name Ms LM Greene
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 621
Consultee name Mr Stephen Jepson
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 622
Consultee name Mr and Mrs L Saunders
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 625
Consultee name Mr K Dundersale
Agent Name
Nature of response Object
Summary Object to Burscough proposals on grounds of green belt, other available brownfield sites, inproportionate sixze, road system, local services (S).
Outcome 1. The Council values the Green Belt and is only considering a release due to the shortage of non Green Belt land to deliver future housing and employment growth for the Borough. 2. Comments relating to brownfield sites are addressed in detail in the Councils response to the Burscough template letter. 3. Burscough is the third largest settlement in the Borough and in total is allocated 18% of the overall development needs of West Lancashire. The Council considers this to be proportionate. 4. Comments relating to highways and congestion are addressed in detail in the Councils response to the Burscough template letter. 5. The Infrastructure Delivery Plan sets out which infrastructure is required, to support development proposals within the LPPO. It also identifies who will deliver it, when it will be required, the cost and possible funding mechanisms. Following liaison with the various infrastructure providers, any requirements as a result of projected growth have been identified and will be a requirement of both the developer and the statutory infrastructure provider at the time the growth occurs
Officer recommendation No change required

ID 629
Consultee name Mr F Delaney
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 630
Consultee name Stephanie Morley
Agent Name
Nature of response Object
Summary Object to burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 631
Consultee name Carol and Thomas Brown
Agent Name
Nature of response Object
Summary Object to burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 632
Consultee name Chris Clarke
Agent Name
Nature of response Object
Summary Object to burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 633
Consultee name B Hounslea
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 634
Consultee name Jayne Shacklady
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 635
Consultee name Mr & Mrs P Beaumont
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 636
Consultee name John Starkie
Agent Name
Nature of response Object
Summary Object to Burscough proposal (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 637
Consultee name Mr S Garrett
Agent Name
Nature of response Object
Summary Object to burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 638
Consultee name Amanda Hesketh
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 639
Consultee name Stuart Garrett
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 640
Consultee name Mrs JA Munro
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 641
Consultee name Frank Shaw
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 642
Consultee name Mr & Mrs S Roberts
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 643
Consultee name Gemma Lewis
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 644
Consultee name Joe Garrett
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 645
Consultee name Lynn Garrett
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 646
Consultee name Ron Beaton
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 647
Consultee name Mr Stevenson
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 648
Consultee name John Garrett
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 649
Consultee name Mr Luke Garrett
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 650
Consultee name Mr MJ Wareing
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 651
Consultee name Mrs B Glaysher
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 652
Consultee name Mr & Mrs G Kingston
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 653
Consultee name Mrs C Newton
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 654
Consultee name Paul Forshaw
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 655
Consultee name Mark Forshaw
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 656
Consultee name Mrs Janet Forshaw
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 657
Consultee name Laura Clarke
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 658
Consultee name Mr Josh Rolf
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 659
Consultee name Lynne Jepson
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID	723
Consultee name	Ms Gillian Bjork
Agent Name	
Nature of response	Object
Summary	Objection to proposed development at Yew Tree Farm, Burscough on a variety of grounds including size of development, inaccurate information, inaccurate assessments of land, sustainability assessment, loss of agricultural land, insufficient assurances of drainage and traffic issues being resolved, a vague traffic study, ignoring objections from previous consultations, queries over housing targets and the rejection of earlier options. (S)
Outcome	<p>1) Comments relating to brownfield sites are addressed in detail in the Council's response to the Burscough template letter. 2) Burscough is the third largest settlement in the Borough and a Key Service Centre. The LPPO apportions 18% of the total housing development needs for the Borough to Burscough as a whole. The Council considers this is reasonable given that Burscough is a Key Service Centre. 3) Comments relating to the use of Green Belt land are addressed in detail in the Council's response to the Burscough template letter. However, in addition to these comments, the suggestion to use the former airstrip (land to the west of Tollgate Road) has been considered and ruled out by the Council. This land, also within the Green Belt, is only enclosed by development to the north and east and could constitute further sprawl into the open countryside. Furthermore, whilst it would not directly affect the residential properties on Liverpool Road, the issues that might impact Burscough as whole as a result of development of the airstrip site would be similar to that at Yew Tree Farm. 4) The inaccuracy regarding a swimming pool within the Council's Infrastructure Delivery Plan is a misprint of a dot in a column where one should not be and will be corrected in the next version of the IDP. This factor played little or no influence in allocating the Yew Tree Farm site. 5) Burscough's railway stations offer existing connections both east to west and north to south. Whilst the frequency of services is currently limited on the Ormskirk to Preston line, the basic infrastructure offers potential to improve this facility for the good of the existing and future community. This is something which the Council supports and the Local Plan may plan positively to improve. The NPPF is clear that significant development should be focused on locations that are or can be made sustainable. Burscough is both sustainable in terms of its key service centre status and has potential to be made more sustainable. 4.55 – The Green Belt Study included site visits and the information recorded was as accurate as was visible and available at that time. The process of consultation identified one or two instances where incorrect information had been recorded and this was then subsequently amended before the final study was published. No submissions were made in relation to such inaccuracies relating to the parcels at the Yew Tree Farm Site. The Study was independently validated by Lancashire County Council and not self regulated as is suggested. The Council is not in a position to financially support independent assessments of all parcels of land in relation to soil quality and so usually utilises the most up to date and available information from DEFRA. However, if more up to date information has been presented to the Council then this cannot be ignored. The assessment was carried out by independent professionals and the Council has no justification to suspect it is inaccurate. 4.56 – This is incorrect. The Sustainability Appraisal concluded that whilst there were variances in the individual criteria assessing the sustainability, both Options A and B were broadly equal in terms of overall sustainability. 4.59 – The planning system has a duty to contribute to achieving sustainable development. This includes supporting strong, vibrant, healthy communities through provision of facilities that reflect their needs. The IDP sets out any infrastructure deficiencies and through the masterplanning and planning application process, any deficiencies identified must be rectified by the development in order to make it acceptable. However, the system must ensure that development remains deliverable and viable and cannot overburden developments with community gains above and beyond what is required to make the development acceptable. The delivery of improved utilities is outside of the planning system and regulated by other means. However, the Council, through continued liaison with the utility provider, remains optimistic that these improvements will be achieved. 4.61 – This issue has been addressed within the Council's detailed response to the Burscough template letter. However, no area of land was entirely removed from consideration based on the agricultural land classification. 4.62 – See response to 4.59 above. 4.63 / 4.64 - This issue has been addressed within the Council's detailed response to the Burscough template letter. 4.68 – Paragraph 4.68 clearly states that 51% of people who took part in the consultation objected to the proposal. 4.70 – This sentence states a fact. The petition was received by the Council long after the document had been written,</p>

finalised and printed so could not have been included. Council resources prevent the Planning Policy Team of five officers from approaching all residents in all areas across the Borough, directly affected by the plan. However, the consultation exercise was publicised and the material associated with the Local Plan Preferred Options made available in Council offices, Post Offices, Libraries and online to allow the public to review the document and consider the contents. The purpose of the forums and exhibitions was to allow the public to meet officers, ask questions and discuss the proposals. 4.71 – The size of the parcel at Yew Tree Farm remains the same and the likely density of development has never changed so the “potential” amount of housing that could be delivered there has not altered. However, the LPPO is clear about how much housing is expected to be delivered, based mainly on how many the market will allow in the time period in which this parcel may come forward. The last round of consultation suggested the site would deliver 600 dwellings in the plan period. This has been reduced to 500 to account for feedback regarding delivery within this plan period. 4.72 / 4.73 / 4.74 – This is answered above in point 2. 4.76 – Comment noted

Officer recommendation No Action Required

ID 741

Consultee name Mrs Jeannie Pritchard

Agent Name

Nature of response Object

Summary Object to Burscough proposals on grounds of drainage, traffic and insufficient numbers of schools and GPs. (S)

Outcome Concerns regarding various strands of infrastructure are noted. The Infrastructure Delivery Plan sets out which infrastructure is required, to support development proposals within the LPPO. It also identifies who will deliver it, when it will be required, the cost and possible funding mechanisms. Following liaison with the various infrastructure providers, any requirements as a result of projected growth have been identified and will be a requirement of both the developer and the statutory infrastructure provider at the time the growth occurs. Addressing the constraints of the existing waste water treatment infrastructure is not a constraint that the Council can resolve independently. United Utilities are the sewerage undertaker for West Lancashire and as such they have a duty to upgrade and improve the network to support growth and development. However, the Council have regular dialogue with both United Utilities and the Environment Agency to assist in delivering these improvements in order to support development and growth within the Borough. Whilst new development in Burscough will add more vehicles onto the road network around the settlement, the Highways Authority (Lancashire County Council) has confirmed the capacity of the road network can adequately support the increased number of vehicles, when taken together with improvements to junctions and the management of traffic.

Officer recommendation No change required

ID 742
Consultee name Mrs Cynthia Dereli
Agent Name
Nature of response Object
Summary Questions as to statements received on earlier planning application in relation to traffic and access from the Yew Tree Farm site and its relevance to Local Plan proposals. Question in relation to ownership of land. (S)
Outcome The Council understands the concerns residents may have in terms of the need for detail and how access may be taken to the Yew Tree Farm site. However, the Local Plan process requires that a variety of options must be considered and in doing so it would not be practical to establish the finer detail regarding all of the possible options for future development. Notwithstanding this, the options presented within the Local Plan Preferred Options have all been assessed to some degree and evidence confirms that they are all fundamentally deliverable. If the Yew Tree Farm option remains the Council's "preferred option" significant further assessment work will be required to ensure the development is delivered in the most sustainable way. The master planning process would also include extensive community consultation to ensure the wider benefits of the development are of real use to the residents, for example a park or the location of new facilities. Land ownership is irrelevant to the planning process.
Officer recommendation No change required

ID 743
Consultee name Diane Abram
Agent Name
Nature of response Object
Summary Object to Burscough proposals on grounds of traffic, loss of agricultural land, insufficient parking in the centre, insufficient facilities and services to cope with the population, water issues, drainage. (S)
Outcome Comments regarding congestion are noted. The Council, together with Lancashire County Council (as highways authority), have undertaken analysis of the potential increase in traffic associated with all new developments proposed in the Local Plan, and the three separate options previously consulted upon. While new development in Burscough will add more vehicles onto the road network around the settlement, the capacity of the road network can adequately support the increased number of vehicles, when taken together with improvements to junctions and the management of traffic. The Council values Green Belt and is only considering its release as a last resort. Policies within the Local Plan will continue to protect the remaining Green Belt (over 90% of the Borough) as has been the case in the past. In relation to parking, travel plans will be required through the master planning and planning application process to support all development sites proposed within the Local Plan. It is the Council's intention that development should seek all opportunities to promote sustainable transport links such as walking and cycling. However, parking will need to be considered where proposals to upgrade facilities in the centre are submitted. The responsibility for addressing the surface water flooding issues in Burscough lies with United Utilities, who have a duty to maintain and upgrade the sewers, and landowners, who have a duty to maintain culverts on their land. New development provides a potential opportunity to address some of these issues as the engineering work that must be put in place by a developer or landowner to ensure that the surface water infrastructure can cope with the additional development will also improve the existing situation. Such improvements must be made before any development proposals on Yew Tree Farm are delivered. Yew Tree Farm is not considered a "flood area" as is suggested in the representation. Burscough is the third largest settlement in the Borough and in total is allocated 18% of the overall development needs of West Lancashire. The Council considers this to be proportionate and the distribution of development is akin with spreading it rather than consolidating it in one location.
Officer recommendation No change required

ID	748
Consultee name	Mr Peter Link
Agent Name	
Nature of response	Object
Summary	Object to Burscough proposals on grounds of highway safety, traffic, loss of green belt, loss of identity, excessive scale, loss of agricultural land, inadequate swers, flooding risk, insufficient demand for housing. smaller pockets development spread out over Lancashire which encourage green living would be more beneficial for future generations. (S)
Outcome	<p>Highway Safety and Additional Traffic The Council, together with Lancashire County Council (as highways authority), have undertaken analysis of the potential increase in traffic associated with all new developments proposed in the Local Plan, and the three separate options previously consulted upon. While new development in Burscough will add more vehicles onto the road network around the settlement, the capacity of the road network can adequately support the increased number of vehicles, when taken together with improvements to junctions and the management of traffic Loss of Greenbelt The Council are looking at releasing Green Belt land for development only as a last resort in order to meet housing and employment needs over the next 15 years. The total area of Green Belt release proposed in the Local Plan is for approximately 135 ha, which constitutes only 0.39% of the Borough's Green Belt. This relatively small quantity of land, not all of which is used for agriculture, represents a very small proportion of the Borough's agricultural land and will have little effect on the agricultural economy in the Borough. Identity of Burscough Burscough is the Borough's third largest settlement and is considered a Key Service Centre that residents from a wide surrounding area use for services and amenities. Whilst it is understandable that residents may not wish to see the local area change, the Yew Tree Farm development site would be located between existing developed areas (Liverpool Road and the Industrial estate). This reduces the likely impact development would have on the rural nature of the Borough and in particular the impact that development would have if it was located in proximity to some of the smaller villages that do not have the scale of urban area that Burscough has. Excessive Scale The amount of housing proposed forms part of a borough-wide target for housing which is needed to meet the projected growth of the West Lancashire population. The role of the Local Plan is to direct this development proportionally to areas and settlements within the Borough based on infrastructure and environmental capacity to ensure the development is delivered as sustainably as possible. Loss of High Quality Agricultural Land Although the council values agricultural land, the quality of the land at the Yew Tree Farm site, which was assessed by professional consultants, was only one factor used in assessing the potential sites for Green Belt release. In comparison to the other sites assessed (including some which had been assessed in more detail for agricultural land quality), the Yew Tree Farm site generally did not have as good quality agricultural land. Public Sewers Inadequate Addressing the constraints of the existing waste water treatment infrastructure that serves Ormskirk, Burscough, Rufford and parts of Scarisbrick is not a constraint that the Council can resolve independently. United Utilities are the sewerage undertaker for West Lancashire and as such they have a duty to upgrade and improve the network to support growth and development. However, the Council have regular dialogue with both United Utilities and the Environment Agency to assist in delivering these improvements in order to support development and growth within the Borough. Risk of Flooding The responsibility for addressing the surface water flooding issues in Burscough lies with United Utilities, who have a duty to maintain and upgrade the sewers, and landowners, who have a duty to maintain culverts on their land. New development provides a potential opportunity to address some of these issues as the engineering work that must be put in place by a developer or landowner to ensure that the surface water infrastructure can cope with the additional development will also improve the existing situation. Such improvements must be made before any development proposals on Yew Tree Farm are delivered.</p>
Officer recommendation	No change required

ID 751
Consultee name Mr William Robinson
Agent Name
Nature of response Observations
Summary Development in School lane has good infrastructure to cope with expansion both in terms of in out-commuting to satisfy the retail and community requirements of the future occupiers, via the M58 and M6. (F)
Outcome Comments noted
Officer recommendation No action required

ID 767
Consultee name Mr L Richardson
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome The Mill has planning permission and can be developed at anytime. The Council has taken this into account when considering how we will meet future housing requirements. Regarding all other points, see the Council's response to the Burscough template letter.
Officer recommendation No change required

ID 769
Consultee name Mr & Mrs Morley
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See the Council's response to the Burscough template letter
Officer recommendation No change required

ID 770
Consultee name Jake Norris
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See the Council's response to the Burscough template letter
Officer recommendation No change required

ID 773
Consultee name Mr and Mrs Spencer
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 774
Consultee name Mrs J Allen
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 775
Consultee name Christine Frith
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 776
Consultee name A Walmsley
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 777
Consultee name Harold Barlow
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 778
Consultee name Mr and Mrs L Abram
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 779
Consultee name Mr and Mrs G Jones
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See the Council's response to the Burscough template letter
Officer recommendation No change required

ID 780
Consultee name Karen Morris
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 781
Consultee name Craig Rood
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 782
Consultee name Stuart Rood
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 783
Consultee name PM Norbury
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 784
Consultee name Michelle Killen
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 785
Consultee name Gill Chadburn
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 786
Consultee name K McClennon
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 820
Consultee name Mr Edward Ainscough
Agent Name
Nature of response Object
Summary Comments on traffic issues.
Outcome Comments relating to Pinfold Garage and (1) speed restrictions are outside the remit of this plan and consultation. 2) Comments noted, development of the Yew Tree Farm site offers the opportunity to address some of the heavy goods and large farm vehicular traffic that currently uses the Pippin Street junction with the A59 and at times, Higgins Lane. Detailed junction improvements directly associated with the Yew Tree Farm site would be assessed and identified through a separate master planning exercise for the site in the future, in close consultation with the local community. 3) See above point regarding prospect of upgrading existing junctions. 4) Skelmersdale remains the focus for employment development throughout the plan and will deliver almost 70% of the total employment needs for the Borough.
Officer recommendation No change required.

ID 826
Consultee name Mr Mark James
Agent Name
Nature of response Object
Summary I write to object to the building of houses and industrial units in Burscough on green belt at Yew Tree Farm. It is quite frankly a preposterous idea giving the problems already with congestion and flooding in the area. I feel that there must be further solutions that must be looked into in particular Option 3. (F)
Outcome Objection noted. Both traffic and flooding have been considered in defining this "preferred option" and details setting out the Councils understanding of these issues is available within the response to the Burscough template letter. The main issues relating to Option 3 where the greater impacts of traffic that would be felt on Ormskirk Town Centre and the quality of the Green Belt in terms of how well it fulfils the purposes of including land within the Green Belt as set out in the NPPF.
Officer recommendation No change required.

ID 827
Consultee name Mr and Mrs AT Jones
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S).
Outcome Comments relating to traffic, building on green belt land, infrastructure, waste water problems are noted. Burscough is the Borough's third largest settlement and is considered a Key Service Centre that residents from a wide surrounding area use for services and amenities. Whilst it is understandable that residents may not wish to see the local area change, the Yew Tree Farm development site would be located between existing developed areas (Liverpool Road and the Industrial estate). This reduces the likely impact development would have on the rural nature of the Borough and in particular the impact that development would have if it was located in proximity to some of the smaller villages that do not have the scale of urban area that Burscough has.
Officer recommendation No change required

ID 836
Consultee name Mrs JA Munro
Agent Name
Nature of response Object
Summary Object to proposals in Burscough and Grove Farm. Concerns over loss of character, flooding, loss of greenbelt, infrastructure. (S)
Outcome All points relating to the use of brownfield land, release of Green Belt, Burscough as a village, surface water flooding and empty properties have been addressed in detail in the Council's response to the Burscough template letter.
Officer recommendation No action required

ID 850
Consultee name Mrs Pauline Parker
Agent Name
Nature of response Object
Summary I object to proposed development at Yew Tree Farm, Burscough due to the size of development, loss of greenbelt, insufficient assurance regarding infrastructure concerns, the effect on the village and the withdrawal of earlier options. (S)
Outcome All points relating to the use of brownfield land, release of Green Belt and impact on transport and infrastructure in general have been addressed in detail in the Council's response to the Burscough template letter. The consultation exercise was publicised and the material associated with the Local Plan Preferred Options made available in Council offices, Post Offices, Libraries and online to allow the public to review the document and consider the contents. The purpose of the forums and exhibitions was to allow the public to meet officers, ask questions and discuss the proposals. This was limited to ensure the groups were manageable by the officers. In any event, the small amount of residents turned away where offered and alternative event to attend.
Officer recommendation No change required

ID	859
Consultee name	Mrs Cynthia Dereli
Agent Name	
Nature of response	Object
Summary	<p>•The Yew Tree Farm site at Burscough is too large in relation to the scale of the village and should never have been selected as it is contrary to the Council's own criteria and that of Green Belt policy. •The Green Belt Study that supports the allocation is flawed. •There is no need for up to 1200 homes locally to Burscough so this housing should go elsewhere. •There is no local support for Yew Tree Farm and this is not reflected in the plan. •Infrastructure constraints are misrepresented, the waste water treatment issue is not fully addressed in the document and there is no easily identifiable solution to the traffic congestion on the A59, also not dealt with by the Plan. •The arguments made within the plan in relation to infrastructure delivery are inaccurate and misleading. •Safeguarding of land should not only be in Burscough it should be in other settlements, including Skelmersdale. •Affordable housing is a major need and the Council should be using publicly owned land to deliver it. •Environmental issues are not properly addressed in the plan including no reference to a brook at YTF which could flood and renewable energy should be applied to all sites not just YTF. •The infrastructure delivery plan does not relate to the Local Plan.(S)</p>
Outcome	<p>Burscough is the third largest settlement in the Borough and a Key Service Centre. In total, 18% of the overall development needs of West Lancashire are directed to Burscough. The Council considers this to be proportionate. In response to 5.22 - Yew Tree Farm is largely enclosed and so in Green Belt terms no longer fulfils the purposes of including land in the Green Belt. The National Planning Policy Framework is clear that plans should identify 'safeguarded land' in order to meet longer-term development needs stretching well beyond the plan period. Land at Yew Tree Farm achieves this. 2) The Green Belt Study has been independently validated and is accepted by the Council as evidence to inform the Local Plan. The Study went through its own round of consultation and was subject to some changes as a result of feedback. Assessing the Green Belt is inevitably a subjective process. National guidance is not so prescriptive as to result in an entirely objective method of assessing Green Belt, and so the interpretation of different purposes and of different boundaries will vary somewhat even between planning professionals. In particular, the character of the Yew Tree Farm site makes it more difficult than most to divide into parcels and indeed, some planning professionals would consider it as one whole parcel due to the strongest boundaries in the area being the roads and built-lines that make up the boundary of the strategic development site. However, it is unlikely that a change to how the site was divided into parcels would have resulted in a different outcome. 3) The consultation exercise was publicised and the material associated with the Local Plan Preferred Options made available in Council offices, Post Offices, Libraries and online to allow the public to review the document and consider the contents. The purpose of the forums and exhibitions was to allow the public to meet officers, ask questions and discuss the proposals. The information presented within the consultation report was factual and local objection and support to development in each locality is something which occurs across the Borough. Point regarding the interpretation of results is acknowledged. However, whilst community consultation is important to the process to ensure the plan has the opportunity to be shaped and respond to local communities, it is not the only factor to be considered. Technical evidence demonstrating West Lancashire's housing and employment needs along with evidence base studies to guide development must be given equal weight. Relevant sections comments on various pages and paragraphs – P46 – noted P58 - includes the quote that 51% of people taking part in the consultation objected to the Burscough option. 4.70 – noted 4.76 – noted.</p>
Officer recommendation	No change required

ID 865
Consultee name Mr Simon Bjork
Agent Name
Nature of response Object
Summary Object to Burscough proposals on grounds of: highway safety/traffic generation; loss of green belt land; loss of agricultural land; excessive development; inadequacy of sewerage system; drainage; environment study. (S)
Outcome Points 1, 2, 3, 4, 5 have all been addressed in detail in Council's response to the Burscough template letter. 6) Plans for the stream and any other site specific features will be considered in detail at master planning stage in the event that Yew Tree Farm remains within the Councils "preferred option" for development. 7) Initial environmental assessment has been carried out on the entire plan through the Sustainability Appraisal and Habitats Regulations Assessment. More detailed surveys may be conducted at master planning stage and would be required as part of a planning application.
Officer recommendation

ID 874
Consultee name Mrs Patricia King
Agent Name
Nature of response Object
Summary Object to Burscough proposals on grounds of loss of character, traffic, loss of agricultural land, poor infrastructure. Other brownfield sites should be investigated and used for development. The Council are ignoring the views of residents. (S)
Outcome Issues relating to 1) Burscough as a village, 2) traffic and congestion, 3) use of agricultural land, 4) infrastructure capacity are addressed in detail in the Councils response to the Burscough template letter. Comments in points 5 and 6 are noted. Point 7) relating to the use of brownfield land is also addressed in the Councils response to the Burscough template letter.
Officer recommendation No change required

ID 899
Consultee name Sharon Rawsthorne
Agent Name
Nature of response Object
Summary Object to Burscough proposals on following grounds: highway safety, traffic generation, loss of greenbelt, identity of Burscough, overdevelopment, excessive scale, loss of high quality agricultural land, inadequate sewers, flood risk, loss of open space, better sites available locally. (S)
Outcome Comments relating to 1) Highway safety, 2) traffic and congestion, 3) loss of Green Belt and 4) Burscough as a village are addressed in detail in the Councils response to the Burscough template letter. In response to comments at points 5 and 6, Burscough is the third largest settlement in the Borough and a Key Service Centre. The LPPO apportions 18% of the total housing development needs for the Borough to Burscough as a whole. The Council considers this is proportionate. Comments relating to Point 7, 8, 9, 10 and 11 are also addressed in the Councils response to the Burscough template letter.
Officer recommendation No change required

ID 900
Consultee name Laura Porter
Agent Name
Nature of response Object
Summary Object to Burscough proposals on grounds of: loss of village character, development scale, traffic, insufficient infrastructure, sewage problems, loss of green belt, loss of wildlife, availability of brownfield sites. Support previous Ormskirk option. (S)
Outcome Comments relating to Burscough as a village, traffic congestion, infrastructure, sewage, flooding, development of Green Belt land, use of brown field land and property vacancy are all addressed in detail in the Councils response to the Burscough template letter.
Officer recommendation No change required

ID 901
Consultee name Mr Mervyn King
Agent Name
Nature of response Object
Summary Object to Burscough proposals based on traffic, loss of greenbelt land, loss of agricultural land, effects on ecology, excessive scale, other viable alternatives available. Concern that Council have already made their mind up and are ignoring resident views (S)
Outcome Comments relating to traffic, Green Belt, Burscough as a village and the level of development and viable alternatives have all been addressed in the Council's response to the Burscough template letter.
Officer recommendation No change required

ID 908
Consultee name Mrs & Mr Glyn & Pat Blackledge
Agent Name
Nature of response Object
Summary Object to Burscough proposals on following grounds: traffic, sewage and drainage, loss of green belt, loss of wildlife,
Outcome Comments relating to traffic drainage, the use of brown field land and Green Belt and infrastructure capacity are addressed in detail in the Councils response to the Burscough template letter. The land at Ainscough Mill has planning permission and has been counted towards meeting the future housing need of the Borough. As and when this comes forward is at the discretion of the land owner. All other comments noted.
Officer recommendation No change required.

ID 910
Consultee name Mrs & Mr Glyn & Pat Blackledge
Agent Name
Nature of response Object
Summary Object to Burscough proposals on following grounds: traffic, sewage and drainage, loss of green belt, loss of wildlife,
Outcome Comments relating to traffic drainage, the use of brown field land and Green Belt and infrastructure capacity are addressed in detail in the Councils response to the Burscough template letter. The land at Ainscough Mill has planning permission and has been counted towards meeting the future housing need of the Borough. As and when this comes forward is at the discretion of the land owner. All other comments noted.
Officer recommendation No change required

ID 916
Consultee name BJ Taylor
Agent Name
Nature of response Object
Summary Object to Burscough proposals on grounds of: traffic, flood, infrastructure, excessive scale, (S)
Outcome Comments regarding the consultation are noted. The consultation exercise was publicised and the material associated with the Local Plan Preferred Options made available in Council offices, Post Offices, Libraries and online to allow the public to review the document and consider the contents. The purpose of the forums and exhibitions was to allow the public to meet officers, ask questions and discuss the proposals. Whilst the feedback gave a good first hand understanding of local opinion, it is not the only aspect considered in taking the LPPO forward.
Officer recommendation No action required

ID 920
Consultee name Michelle Blair
Agent Name
Nature of response Object
Summary Object to Burscough proposal on grounds of 1. Surface water flooding 2. Waste water 3. School places 4. Traffic 5. Green belt 6. Amenities, wildlife habitat and heritage 7. Housing See attached 23 page document also. (S)
Outcome no change required as raises no new evidence not already considered by the Council that changes the assessment of options for the Local Plan – see separate full response
Officer recommendation No change

ID 970
Consultee name mr john colbourn
Agent Name
Nature of response Object
Summary Object on grounds of traffic. (S)
Outcome Comments relating to traffic concerns have been addressed in detail in the Council's response to the Burscough template letter. Whilst it would be an ideal situation to present the proposals with detailed worked up traffic solutions, this is impractical at this stage due to the level of detail this would require and the cost of such work. The Local Plan is still at preferred options so there is only a limited degree of certainty that can be afforded to the proposals at this stage. This makes significant investment in such works unfeasible.
Officer recommendation No change required

ID 999
Consultee name Diane Bjork
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1000
Consultee name Carl Bjork
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1022
Consultee name Mr Francis Williams Ormskirk Friends of the Earth
Agent Name
Nature of response Object
Summary The A59 through Burscough is prone to congestion, and very long traffic delays are a certainty when any roadworks begin. Without a great improvement of the A59, rather than just traffic mitigation measures, any significant development will make the congestion much worse. No assessment appears to have been made of the agricultural potential of the site. This is regrettable set against a background of rising food prices and increasing population. (F)
Outcome Comments relating to both agricultural land and traffic congestion at Yew Tree Farm have been addressed in detail in the Council's response to the Burscough template letter.
Officer recommendation No action required

ID 1032
Consultee name Peter O'Connor
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No change required

ID 1033
Consultee name L O'Connor
Agent Name
Nature of response Object
Summary Object to Burscough proposals on grounds of roads, infrastructure and development scale (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1034
Consultee name Mr Derek Mellor
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1035
Consultee name PM Woods
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1036
Consultee name Rosalie Sullivan
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1037
Consultee name TJ & BS O'Brywd
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1038
Consultee name Deborah Murray
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1039
Consultee name Elizabeth Galma
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1040
Consultee name Mr & Mrs G Birchall
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1041
Consultee name Mrs J Disley
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1042
Consultee name Mr Martin Williams
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1043
Consultee name Mrs M Mellor
Agent Name
Nature of response Object
Summary Object to Burscough proposal (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1044
Consultee name Penny Price
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1045
Consultee name Lara Thompson
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1046
Consultee name Mr & Mrs P Stubbings
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1047
Consultee name Mr & Mrs G Hayton
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1048
Consultee name Graham Moreton
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1049
Consultee name Mal Scott
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1050
Consultee name Patricia Brierly
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1051
Consultee name Corinne Drury
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1052
Consultee name David Drury
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1053
Consultee name Katie Marley
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1054
Consultee name Mr & Mrs Critchley
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1055
Consultee name Peter & Gwen Stevenson
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1056
Consultee name Mr & Mrs J Basterra
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1057
Consultee name Alan & Pam Roberts
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1058
Consultee name Simon Walisley
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1059
Consultee name Sharon Rawsthorne
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1060
Consultee name Mr John McCloskey
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1061
Consultee name Mr & Mrs Frank & Beryl Johnson
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1062
Consultee name Mrs HJ Barclay
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1063
Consultee name WC Slowey
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1064
Consultee name Jess E Parker
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1065
Consultee name MJ Parker
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1066
Consultee name PA Parker
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1067
Consultee name Mary Connell
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1068
Consultee name Joanne Rawsthorne
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1069
Consultee name Michael Dawson
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1070
Consultee name Ms Gillian Bjork
Agent Name
Nature of response Object
Summary Object to Burscough proposal on grounds of 1. Surface water flooding 2. Waste water 3. School places 4. Traffic 5. Green belt 6. Amenities, wildlife habitat and heritage 7. Housing See attached document also. (S)
Outcome no change required as raises no new evidence not already considered by the Council that changes the assessment of options for the Local Plan – see separate full response
Officer recommendation No change

ID 1071
Consultee name Gavin Rattray
Agent Name
Nature of response Object
Summary Object to Burscough proposal on grounds of 1. Surface water flooding 2. Waste water 3. School places 4. Traffic 5. Green belt 6. Amenities, wildlife habitat and heritage 7. Housing See attachment. (S)
Outcome no change required as raises no new evidence not already considered by the Council that changes the assessment of options for the Local Plan – see separate full response
Officer recommendation No change

ID 1075
Consultee name Mrs Sheena Rawsthorne
Agent Name
Nature of response Object
Summary Object on grounds of flooding, public sewers and traffic. (S)
Outcome Comments relating to points 1, 2 and 3 have all been addressed in the Council's response to the Burscough template letter.
Officer recommendation No change required

ID 1076
Consultee name Julie Dale
Agent Name
Nature of response Object
Summary Object on grounds of traffic, infrastructure, agricultural land, excessive scale (S)
Outcome Comments relating to traffic, Green Belt and the scale of development are all addressed in detail in the Council's response to the Burscough template letter.
Officer recommendation No change required

ID 1078
Consultee name Judith Birchall
Agent Name
Nature of response Object
Summary Object on grounds of traffic, infrastructure, drainage, agricultural land (S)
Outcome Comments relating to the scale of development, agricultural land, wildlife, traffic and drainage are all addressed in detail in the Council's response to the Burscough template letter.
Officer recommendation No change required

ID 1085
Consultee name Ms Jane Thompson
Agent Name
Nature of response Support
Summary I personally would like to see houses built near Higgins Lane in Burscough. It is derelict land and has been for years and years. It is not top class green belt land - in fact far from it. I think it would help to regenerate Burscough if affordable homes were built there. This area needs regenerating. (S)
Outcome comments noted
Officer recommendation No change required

ID 1087
Consultee name Susan Dunn West Lancashire Civic Trust
Agent Name
Nature of response Support
Summary Support Burscough development due to benefits it brings and use of lesser grade agricultural land (S)
Outcome comments noted
Officer recommendation No change

ID 1094
Consultee name Mr Karl Vella MBE
Agent Name
Nature of response Support
Summary Support the proposals for Bursough to enable employment expansion and provision, protect better quality green belt areas elsewhere in the Borough, and bring money into the area through spending. Flooding and traffic issues will be addressed before development commences. (S)
Outcome comments noted
Officer recommendation no change required

ID 1099
Consultee name Mr Keith Williams Burscough Parish Council
Agent Name
Nature of response Object
Summary Object to loss of green belt and agricultural land. (S)
Outcome Comments relating to Green Belt and agricultural land are addressed in detail in the Council's response to the Burscough template letter.
Officer recommendation No change required

ID 1102
Consultee name Mr Keith Williams Burscough Parish Council
Agent Name
Nature of response Object
Summary Object on grounds of inadequate infrastructure (S)
Outcome Comments relating to infrastructure, drainage, sewage and traffic are set out within the Council's response to the Burscough template letter. The Infrastructure Delivery Plan sets out greater available detail relating to the specifics of infrastructure delivery.
Officer recommendation No change required

ID 1110
Consultee name Mr David Mansell
Agent Name
Nature of response Object
Summary Object on grounds of traffic, scale and loss of green belt (S)
Outcome Detailed comments relating to traffic concerns are set out in the Council's response to the Burscough template letter.
Officer recommendation No change

ID 1121
Consultee name Julie Higson
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1122
Consultee name Mr & Mrs Purcell
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1123
Consultee name R Lason
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1124
Consultee name Catherine and Paul Shiel
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough standard template letter
Officer recommendation No action required

ID 1125
Consultee name Mr Roger Bell
Agent Name
Nature of response Support with conditions
Summary We believe the proposed Local Plan offers several benefits for a large housing development at Yew Tree Farm but a number of infrastructure improvements are essential for this development to go ahead. (s)
Outcome Comments noted - all infrastructure issues have been considered in allocating the Yew Tree Farm site and, where infrastructure providers have informed the Council of potential improvements that are required, Policy SP3 has addressed these.
Officer recommendation no change required

ID 1185
Consultee name Joe Lewis
Agent Name
Nature of response Object
Summary I wish to object to the planned housing development on Yew Tree Farm proposed in the local plan. There are objections based on the loss of farm land, the effect of congestions in Burscough, the many other changes that would be forced through in the face of strong local objection. (F)
Outcome Comments relating to agricultural land and Green Belt and congestion have been addressed in the Councils response to the Burscough template letter.
Officer recommendation no change

ID 1197
Consultee name RDM Bligh
Agent Name
Nature of response Object
Summary I object to the latest development plan for the following reasons: a) sustainable development b) WLBC plan for development Object to loss of agricultural land. (S)
Outcome Until such a time as Central Government places national importance on our local resource (farmland) this must be tempered with other needs of the Borough including those for economic growth, jobs and housing. Comments relating to the use of agricultural land, brownfield sites, have been addressed in detail in the Councils response to the Burscough template letter. The consultation exercise was publicised and the material associated with the Local Plan Preferred Options made available in Council offices, Post Offices, Libraries and online to allow the public to review the document and consider the contents. The purpose of the forums and exhibitions was to allow the public to meet officers, ask questions and discuss the proposals. The restriction of numbers helped the groups to remain informative and manageable. Notwithstanding this, any residents or interested parties not able to attend the Burscough forum where offered an alternative event.
Officer recommendation No change required.

ID 1198
Consultee name Mr John Crawford
Agent Name
Nature of response Object
Summary Object to proposals on grounds of traffic, sewage/drainage, scale, public transport, loss of green belt, loss of agricultural land, scrapping of option 3, public objection (S).
Outcome Comments relating to the impact on the Village, transport, infrastructure Green Belt, congestion and brownfield sites are all addressed in the Council's response to the Burscough Template letter.
Officer recommendation No change

ID 1201
Consultee name Mr ST Thompson
Agent Name
Nature of response Object
Summary Object to Burscough proposals on grounds of loss of green belt land, loss of agricultural land, no demand for industrial space, waste water / sewage problems, traffic problems, rejection of earlier options - particularly Ormskirk (S)
Outcome Comments relating to agricultural land, Green Belt, waste water, surface water flooding, traffic, viable alternatives, are all addressed in the Councils response to the Burscough template letter. Vacancy rates within Burscough Industrial Estate are relatively low and must be tempered with the existing market conditions. Projected employment development takes account of historic take-up rates and should therefore be typical of what the Borough has achieved in the past. The information presented within the consultation report was factual and local objection and support to development in each locality is something which occurs across the Borough. However, whilst community consultation is important to the process to ensure the plan has the opportunity to be shaped and respond to local communities, it is not the only factor to be considered. Technical evidence demonstrating West Lancashire's housing and employment needs along with evidence base studies to guide development must be given equal weight.
Officer recommendation

ID 1209
Consultee name Cain Cunningham
Agent Name
Nature of response Object
Summary Object to Burscough proposals on grounds including traffic, environment, green belt, agricultural land, drainage, (S)
Outcome Comments relating to traffic, the environment and Burscough as a village have all been addressed in the Councils response to the Burscough template letter. Whilst the Council has had a long standing desire to see the development of the Ormskirk bypass, financial resources and other Government priorities mean that this will be unlikely in the near future. The consultation exercise was publicised and the material associated with the Local Plan Preferred Options made available in Council offices, Post Offices, Libraries and online to allow the public to review the document and consider the contents. The purpose of the forums and exhibitions was to allow the public to meet officers, ask questions and discuss the proposals. The meetings were limited to allow for meaningful discussion in groups of a manageable size. Notwithstanding this, any residents who were unable to attend where offered an alternative meeting. Affordable housing would be a required element of any housing development in the Burscough area. Furthermore, housing supply also directly relates to the affordability of houses.
Officer recommendation No change required

ID 1226
Consultee name Mr PF McLaughlin
Agent Name
Nature of response Support
Summary The Yew Tree Farm development will bring many benefits to Burscough, with new amenities, school and park. It is essential for all developments, especially Burscough, that services and infrastructure are in place. (F)
Outcome comment noted
Officer recommendation no change

ID 1232
Consultee name Mr J Maddocks
Agent Name
Nature of response Support
Summary Support the Burscough proposals. Problems can be resolved and Burscough needs houses and employment (S).
Outcome Comments noted
Officer recommendation No change

ID 1233
Consultee name Mr & Mrs JA Dobson
Agent Name
Nature of response Support
Summary Support for Burscough proposals on grounds of improvements it will bring to Burscough, new housing and new employment (S)
Outcome comments noted
Officer recommendation No change

ID 1236
Consultee name Mrs Erika Price
Agent Name
Nature of response Observations
Summary Page 58, bullet point 9 Satisfaction should not only be for the Environment Agency but also for local population (the victims). Similar attention by United Utilities re waste disposal and treatment is essential. Please insist on a landscape design being submitted with every planning application for houses, offices case versions and similar. (F)
Outcome Comments noted
Officer recommendation No chaneg required

ID 1245
Consultee name Robert J. & K. ADA Travis
Agent Name
Nature of response Object
Summary Object to Burscough proposals. Development should be located in Skelmersdale (S)
Outcome Officer note: letter refers to reps made in June 2011. See earlier reps. comments noted
Officer recommendation No change

ID	1294	
Consultee name	Kate Wheeler	Natural England
Agent Name		
Nature of response	Object	
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 (S)	
Outcome	Whilst the Council fully appreciates the value of conserving and enhancing biodiversity, landscape, recreation opportunities and access to green spaces through well planned GI, we are confident that the broader plan as a whole will guide all development in delivering these requirements and will assist in the master planning of the site at a later stage, should this remain the Council's preferred option for development.	
Officer recommendation	No change	

Chapter/Policy Number: Policy SP3

Title: Yew Tree Farm, Burscough - A Strategic Development Site

ID 7

Consultee name Mrs Elaine Lea

Agent Name

Nature of response Object

Summary Burscough does not require any further expansion to do so would be detrimental to the area and local community. (S)

Outcome • All brownfield sites in West Lancs have been taken into account and the vast majority will be required for development in the Local Plan period – Green Belt release has only been considered because there is insufficient brownfield land to meet the housing and employment land targets. • The Council, together with Lancashire County Council (as highways authority), have undertaken analysis of the potential increase in traffic associated with all new developments proposed in the Local Plan, and the three separate options previously consulted upon. While new development in Burscough will add more vehicles onto the road network around the settlement, the capacity of the road network can adequately support the increased number of vehicles, when taken together with improvements to junctions and the management of traffic.

Officer recommendation No action required

ID 8

Consultee name Ms Claire Rimmer

Agent Name

Nature of response Object

Summary Object to Burscough proposals (S).

Outcome • The Infrastructure Delivery Plan sets out which infrastructure is required, to support development proposals within the “plan”. It also identifies who will deliver it, when it will be required, the cost and possible funding mechanisms. The Transport Technical Paper sets out the likely implications of development on traffic and transport links. Once the Preferred Option for development has been finalised more detail can be established to ensure the necessary highway infrastructure improvements are delivered in conjunction with the development. • The Council, together with Lancashire County Council (as highways authority), have undertaken analysis of the potential increase in traffic associated with all new developments proposed in the Local Plan, and the three separate options previously consulted upon. While new development in Burscough will add more vehicles onto the road network around the settlement, the capacity of the road network can adequately support the increased number of vehicles, when taken together with improvements to junctions and the management of traffic. • Growth for the Borough includes economic growth to ensure West Lancashire does not become entirely reliant on sources of employment in other Local Authority areas. However, existing strong travel to work patterns with Merseyside and Wigan must be acknowledged and are likely to continue due to the largely rural nature of the Borough.

Officer recommendation No action required

ID 9
Consultee name Mrs Doreen Williams
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S).
Outcome • The Council, together with Lancashire County Council (as highways authority), have undertaken analysis of the potential increase in traffic associated with all new developments proposed in the Local Plan, and the three separate options previously consulted upon. While new development in Burscough will add more vehicles onto the road network around the settlement, the capacity of the road network can adequately support the increased number of vehicles, when taken together with improvements to junctions and the management of traffic. • Development of the Yew Tree Farm site offers the opportunity to address some of the heavy goods and large farm vehicular traffic that currently uses the Pippin Street junction with the A59 and at times, Higgins Lane. Detailed junction improvements directly associated with the Yew Tree Farm site would be assessed and identified through a separate master planning exercise for the site in the future, in close consultation with the local community. • Whilst community consultation is important to the process to ensure the plan has the opportunity to be shaped and respond to local communities, it is not the only factor to be considered. Technical evidence demonstrating West Lancashire's housing and employment needs along with evidence base studies to guide development must be given equal weight.
Officer recommendation No action required .

ID 20
Consultee name Mr Howard Courtley Courtley Consultants Ltd
Agent Name
Nature of response Object
Summary Selection of Yew Tree Farm in preference of the Plan B sites is not justified or consistent with PPG2 or their own policies. Fine Janes Farm is sustainable, brownfield, deliverable and meets the sequential test. Alternative sites set out in Plan B have not been properly assessed. Phasing Plan B sites beyond 2027 will not meet the Councils 5 year supply (S).
Outcome PPG2 includes a provision for Green Belt boundaries to be reviewed and Green Belt land to be released where exceptional circumstances exist. The significant amount of land within the Borough designated as Green Belt (over 90%) and lack of existing brownfield land, coupled with the need to deliver housing and economic growth to support the growing population within West Lancashire, we consider to be exceptional circumstances. Whilst Fine Janes Farm can potentially assist in meeting development needs in the event of a housing delivery shortfall, the size and location of the site means it would only meet a small amount of housing need which is more likely to be associated with need located within Sefton.
Officer recommendation No action required

ID 21
Consultee name Mr Howard Courtley Courtley Consultants Ltd
Agent Name
Nature of response Object
Summary Paragraph 5.58 suggests that " no other substantial site or combination of sites can deliver the level of development needed. This clearly incorrect. The reserve/ plan B sites identify a supply of 760 dwellings, they are evenly spread around the Borough. They offer choice, spread supply and in general are likely to be at a scale which will facilitate delivery. Given West Lancs BC past record on housing delivery, concentrating development at only one or two locations outside Skemdale is not a robust or sound strategy. Fine Janes Farm offers a site which already satisfies the criteria for its release from the GB. The site is brownfield, has now waste or surface water issues and has no demonstrable highway problems. The site is on the urban edge of Southport with excellent connections to schools, shops, services and employment. (F)
Outcome • Paragraph 5.58 of the Local Plan Preferred Options document makes reference to suitability of sites in general when applying the sequential test. • Technical Paper 1 in the supporting evidence base sets out how all sites were assessed and the relative merits of each site which lead to categorising them as "preferred" or "Plan B". • Whilst Fine Janes Farm can potentially assist in meeting development needs in the event of a housing delivery shortfall, the size and location of the site means it would only meet a small amount of housing need which is more likely to be associated with need located within Sefton.
Officer recommendation No action required

ID 107
Consultee name Ms Julie Hotchkiss Ashton, Leigh & Wigan Primary Care Trust
Agent Name
Nature of response Support
Summary West Lancashire needs more housing and particularly more specialist housing for people with specific needs, for instance due to disabilities. Young people need to be able to get on the housing ladder, and older people need suitable housing. Burscough would be an ideal site and is well connected to facilities. Local businesses would be supported (S).
Outcome comments noted
Officer recommendation No change required.

ID 184
Consultee name L McCloskey
Agent Name
Nature of response Object
Summary Object to Burscough proposals (S)
Outcome See response to Burscough template letter
Officer recommendation No action required

ID 375
Consultee name Mr Andy Pringle ICD / Maharishi Community
Agent Name
Nature of response Support
Summary The selection of Yew Tree Farm for green belt release and major residential and employment development will strengthen Burscough and result in improved infrastructure in the town. Burscough has excellent transport links and is well suited to a sustainable development as proposed.(S)
Outcome comments noted
Officer recommendation No change required

ID 590
Consultee name Mr Robin Buckley Redrow Homes (Lancs) Ltd
Agent Name Mr Tony McAteer
Nature of response Object
Summary The suitability, achievability and appropriateness of the proposed Green Belt release at Yew Tree Farm is questioned. (S)
Outcome The Infrastructure Delivery Plan sets out which infrastructure is required, to support development proposals within the LPPO. It also identifies who will deliver it, when it will be required, the cost and possible funding mechanisms. Following liaison with the various infrastructure providers, any requirements as a result of projected growth have been identified and will be a requirement of both the developer and the statutory infrastructure provider at the time the growth occurs. The Council has developed a effective relationship with the utility provider (United Utilities) and considers that communication with the provider along with the broader legislative requirements placed on United Utilities, offers a great deal of comfort in relation to the delivery of upgraded waste water treatment works. Comments relating to highways infrastructure and traffic congestion are addressed in detail in the Councils response to the Burscough template letter. Spreading Green Belt release across several smaller sites around the Borough was considered as a potential option early on in the preparation of the Local Plan, but was rejected because it would impact on more areas of Green Belt (many of which actually fulfil the purposes of Green Belt), it would spread the impact on infrastructure around the Borough without raising sufficient developer contributions to address the infrastructure issues created by those developments in several different places, and even a small amount of development on the edge of a rural village can have a much greater impact than on a small town like Burscough.
Officer recommendation No action required

ID 796
Consultee name Mr Robert W. Pickavance
Agent Name
Nature of response Observations
Summary 1. Development at Rufford should not be delayed by the New Lane WWTW issues. 2. No objections were received to the New Road site during the last consultation period. 3. If the Yew Tree Farm /Grove Farm and Banks sites were reduced slightly, the New Road site could be accommodated. This site should be allocated for development ahead of any Green Belt release. (S)
Outcome 1. Sites at Rufford should be treated the same way as sites at Burscough, as they use the same WWTW. 2. Point noted, but bear in mind the previous version of the Plan (like this one) did not highlight New Road as a potential development site. 3. There is no need to reduce capacities on other sites - housing targets are minima. It is agreed that non-Green Belt sites should preferably be developed before Green Belt sites.
Officer recommendation No change.

ID 867
Consultee name Mr Philip Carter Environment Agency
Agent Name
Nature of response Observations
Summary The policy clearly recognises the problem of sewerage capacity affecting the Yew Tree Farm strategic site. The policy will ensure that no development can commence until the sewerage capacity issue is resolved, and we strongly support this. (S)
Outcome Comments noted
Officer recommendation No action required

ID 928
Consultee name Mr Peter Banks
Agent Name
Nature of response Object
Summary Yew Tree Farm should not be a strategic development site. Development in Burscough should be incremental and in smaller developments. The Yew Tree Farm site should therefore not be a strategic site, but parts of it, adjacent to existing developments, should be included as smaller incremental developments totalling perhaps 70 dwellings. The Red Cat Lane site should be transferred from 'Plan B' to the main plan and the shortfall of 430 made up by including the three Plan B sites at or near Halsall. Some of the remaining Yew Tree Farm site could then be moved to Plan B. (F)
Outcome In relation to Yew Tree Farm, when removing land from the Green Belt, the new boundary must be set to a robust and defensible boundary which is logical and will withstand into the future. There are no such boundaries within the Yew Tree Farm site so the most logical solution is to remove the entire parcel and safeguard to remaining land for future needs. This is in line with National Guidance. In relation to Red Cat Lane, the site is considered to be less deliverable than Yew Tree Farm as access to the main through route (A59) is not as direct as the Yew Tree Farm site.
Officer recommendation No change required

ID 944
Consultee name Ms Michelle Blair
Agent Name
Nature of response Object
Summary Reason for objection to 1. Surface water flooding (plus notes on fluvial flooding). Comments available through Rep 920 and the supporting documentation attached. (S)
Outcome no change required as raises no new evidence not already considered by the Council that changes the assessment of options for the Local Plan – see separate full response
Officer recommendation No action required

ID 945
Consultee name MR gavin rattray
Agent Name
Nature of response Object
Summary There is insufficient capacity in Burscoughs secondary school for the planned increase in the population. There is no provision in the plan for the developer to provide funds to expand the current school or build an additional school and if the money to do this is not provided it will result in Burscough children being bused to schools in Ormskirk and Skelmersdale. (S)
Outcome The Local Education Authority (LEA) has raised no issue in relation to the capacity and provision of secondary school places within West Lancashire as a result of the growth plans set out within the LPPO. However, the LEA forecasts for school provision on a much shorter time frame than the Local Plan period (5 years). The process of infrastructure planning is ongoing and the LEA will continue to work closely with the Council on all planning matters. In the event a need for additional secondary school capacity is identified then the Council, through either the Community Infrastructure Levy or Section 106 agreement may secure financial recompense to ensure this deficiency is resolved in order to make the planning permission acceptable.
Officer recommendation No change required

ID 946
Consultee name Ms Michelle Blair
Agent Name
Nature of response Object
Summary Reason for objection 2. Waste water Comments available through Rep 920 and the supporting documentation attached. (S)
Outcome no change required as raises no new evidence not already considered by the Council that changes the assessment of options for the Local Plan – see separate full response
Officer recommendation No change required

ID 947
Consultee name Ms Michelle Blair
Agent Name
Nature of response Object
Summary Reason for objection 3. School places Comments available through Rep 920 and the supporting documentation attached. (S)
Outcome no change required as raises no new evidence not already considered by the Council that changes the assessment of options for the Local Plan – see separate full response
Officer recommendation No change required

ID 948
Consultee name Ms Michelle Blair
Agent Name
Nature of response Object
Summary Reason for objection 4. Traffic Comments available through Rep 920 and the supporting documentation attached. (S)
Outcome no change required as raises no new evidence not already considered by the Council that changes the assessment of options for the Local Plan – see separate full response
Officer recommendation No change required

ID 950
Consultee name Ms Michelle Blair
Agent Name
Nature of response Object
Summary Reasons for objection 5. Green belt
Outcome no change required as raises no new evidence not already considered by the Council that changes the assessment of options for the Local Plan – see separate full response
Officer recommendation No change required

ID 952
Consultee name Ms Michelle Blair
Agent Name
Nature of response Object
Summary Reasons for objection 6. Loss of amenities, wildlife habitat and heritage
Outcome no change required as raises no new evidence not already considered by the Council that changes the assessment of options for the Local Plan – see separate full response
Officer recommendation No change required

ID 954
Consultee name Ms Michelle Blair
Agent Name
Nature of response Object
Summary Reason for objection 7. Housing
Outcome no change required as raises no new evidence not already considered by the Council that changes the assessment of options for the Local Plan – see separate full response
Officer recommendation No change required

ID 1024
Consultee name Mr Francis Williams Ormskirk Friends of the Earth
Agent Name
Nature of response Object
Summary The Yew Tree Farm site consists mostly of highly productive agricultural land, and although there are derelict farm buildings on the site, there is no reason why the buildings could not be restored or replaced and the farmland be put back to productive use, otherwise this will give an incentive to developers to purchase farmland on the urban edge and leave it fallow in the hope it will be developed. (F)
Outcome Use of Green Belt, infrastructure capacity and agricultural land have all been addressed in the Council's response to the Burscough template letter. The council sets out clearly within the Green Belt Study how the land at Yew Tree Farm is considered to no longer fulfil the purposes of the Green Belt. However, in response to the comments made, the parcel as a whole is contained by development on 3 sides. Whilst the Council considers it regrettable to have to release land from Green Belt designation, this parcel is likely to have a lesser impact on the openness of the Green Belt and countryside in West Lancashire than any other parcel as there are no other locations which are surrounded on 3 sides by development. Comments relating to the Environment Agency's views on development in Aughton will be further investigated as to date this view has not been shared with the Council, despite the EA's continued engagement in the process.
Officer recommendation No change required

ID 1095
Consultee name Bickerstaffe Trust
Agent Name Mr Graham Love Turley Associates
Nature of response Object
Summary Justified (i.e. exceptional) green belt release should only take place in the most appropriate (i.e. sustainable) locations and not necessarily simply where green belt land is no longer considered to be performing one or more of its statutory purposes. Yew Tree Farm is not considered an appropriate site. (S)
Outcome Comments noted
Officer recommendation No change required

ID 1149
Consultee name Mr Robin Buckley Redrow Homes (Lancs) Ltd
Agent Name Mr Tony McAteer
Nature of response Object
Summary The suitability, achievability and appropriateness of the proposed Green Belt release at Yew Tree Farm is questioned. (S)
Outcome Infrastructure and drainage comments are addressed in detail in the Councils response to the Burscough template letter. However, the LPPO focuses development in the most sustainable locations within the Borough, as per National Guidance. The existing infrastructure in many aspects has basic capacity and where there are deficits, these have been identified to ensure improvements are made in line with development. To spread development more broadly to less sustainable non-Green Belt locations would not be in keeping with the purpose of the planning system to assist in the delivery of sustainable development
Officer recommendation No change required

ID 1167
Consultee name Crompton property developments David Crompton
Agent Name Mr Simon Pemberton JASP Planning Consultancy Ltd
Nature of response Support
Summary Support for Policy SP3 and the approach taken to develop the Policy
Outcome comments noted
Officer recommendation No change required

ID 1170
Consultee name Mr Leslie Connor The Jean and Leslie Connor Charitable Foundation
Agent Name Mr Tony McAteer
Nature of response Object
Summary The suitability, achievability and appropriateness of the proposed Green Belt release at Yew Tree Farm is questioned. (S)
Outcome Infrastructure and drainage comments are addressed in detail in the Councils response to the Burscough template letter. However, the LPPO focuses development in the most sustainable locations within the Borough, as per National Guidance. The existing infrastructure in many aspects has basic capacity and where there are deficits, these have been identified to ensure improvements are made in line with development. To spread development more broadly to less sustainable non-Green Belt locations would not be in keeping with the purpose of the planning system to assist in the delivery of sustainable development
Officer recommendation No change

ID	1210
Consultee name	Mr JG Murray
Agent Name	
Nature of response	Object
Summary	Object to Burscough proposals on grounds including traffic, drainage, infrastructure, loss of green belt, loss of agricultural land, non-consideration of Ormskirk option, loss of habitat (S)
Outcome	<p>Response to each point in turn. 1. Burscough is the Borough's third largest settlement and is considered a Key Service Centre that residents from a wide surrounding area use for services and amenities. Whilst it is understandable that residents may not wish to see the local area change, the Yew Tree Farm development site would be located between existing developed areas (Liverpool Road and the Industrial estate). This reduces the likely impact development would have on the rural nature of the Borough and in particular the impact that development would have if it was located in proximity to some of the smaller villages that do not have the scale of urban area that Burscough has. 2. Up to 35% would be required to affordable housing which would not necessarily be entirely made up of social housing. Addressing housing affordability is vital to ensure the boroughs settlements maintain an economically active population. Burscough is allocated a total of 18% of housing development over the plan period. As the third largest settlement the Council considers this is proportionate and that the assertion that Burscough is taking the burden is inaccurate. 3. Traffic issues are addressed in detail in the Council's response to the Burscough template letter (points 6 and 7). 4. It would be unreasonable and unproductive for the Council to refuse to build any more development until the Ormskirk bypass is funded. Feedback from our infrastructure providers suggests that development can be accommodated subject to some upgrades and improvements as set out within the IDP. Without a delivery strategy, a new Local Plan would not be found sound leading to a planning policy vacuum which could result in pressure for development in even less appropriate locations. 5. Control over environmental concerns during construction phase may be managed through planning conditions and other legislation (Environmental Health). 6. Securing of financial planning obligations may be through either Section 106 agreements which must meet strict tests or through the collection of a Community Infrastructure Levy if and when the Council establishes one. Both mechanisms are transparent and would apply to new developer regardless of its site. 7. Unfortunately property value is not a planning consideration. 8. Comments relating to traffic are addressed in detail within the Councils response to the Burscough template letter (points 6 and 7). The concerns relating to the site to the east of Ormskirk were also related to the impact on Green Belt as this parcel of land is entirely open to the countryside to the east whereas the Yew Tree Farm site is already surrounded on three side by development. 9. Design of development through the master planning stage would allow for the necessary buffers to be included within the site ensuring no negative impacts arise from conflicting land uses. Use of this site would limit the impact of urban sprawl for the reasons set out in point 9. 10/11. Concerns relating to agricultural land and wildlife are addressed in detail in the Council's response to the Burscough template letter (point 8). 12. The Local Plan includes a strategy to deliver development to meet the needs of the existing and future needs of the residents of the Borough as a whole.</p>
Officer recommendation	No change required

ID 1250
Consultee name Bickerstaffe Trust
Agent Name
Nature of response Object
Summary Agrees with the principle of Green Belt release. However, believes that Ormskirk is a more sustainable and suitable settlement for a strategic site than Burscough. (s)
Outcome comments noted
Officer recommendation no change required

ID 1278
Consultee name Mr David Grimshaw
Agent Name
Nature of response Support
Summary Development of this land (Red Cat Lane) would be a significant assistance to West Lancashire District Council in complying with Policy GD1. The land considered in this application is also on the Public Transport bus routes 1,2,3,4 which ensure journeys to the main places of employment adjacent to Burscough centre are within easy travelling distance. It is for this reason that we believe the application is consistent with Policy GD1 3.5 19:
Outcome comments noted
Officer recommendation no change

ID 1356
Consultee name Mr Roger Bell OPSTA
Agent Name
Nature of response Support with conditions
Summary OPSTA supports the development of the Yew Tree farm site but would have concerns if the site was not integrated into the local transport infrastructure. (s)
Outcome Comments noted. Electrification of the rail line between Ormskirk and Burscough and the reopening of the Burscough Curves is supported by the Local Plan and the relationship between development at Yew Tree Farm / Burscough generally and these potential improvements is recognised.
Officer recommendation No Action required

Chapter/Policy Number: 5.1

Title: Settlement Boundaries

ID 12
Consultee name Mr Alastair Caird
Agent Name
Nature of response Object
Summary Green Belt land should be untouched until all brownfield land is used up. (S)
Outcome The Council agrees with the general principle of developing brownfield land before greenfield / Green Belt land. There are a number of brownfield sites already with applications or permission for housing and other uses, and it is hoped these developments will take place. Much of the remaining brownfield land is employment land, and is required for employment uses. Green Belt has been looked at as a last resource, as there is a lack of suitable sites within areas excluded from the Green Belt to meet development needs for 2012-2027.
Officer recommendation No change

ID 536
Consultee name Mr Bryan Pready
Agent Name
Nature of response Support
Summary I support the Policies in this Chapter, including the 'Plan B' sites identified in Policy GN2. (F)
Outcome Comments noted
Officer recommendation No change

Chapter/Policy Number: Policy GN1

Title: Settlement Boundaries

ID 91

Consultee name Church Commissioners For England

Agent Name Miss Jennifer Hadland Smiths Gore

Nature of response Object

Summary 1. Some boundaries of small settlements should be reconsidered to allow enough development for them to avoid decline; 2. Development on greenfield land within settlements should not be restricted; 3. The feasibility and viability of small-scale affordable housing developments is questioned; 4. Market housing and employment development are needed within settlements to ensure viability. (S)

Outcome 1. It is considered that the proposed settlement boundaries allow for development in future. The SHLAA shows there is sufficient land within the proposed settlement boundaries to meet the development targets for the smaller settlements. 2. Policy GN1 allows for development of greenfield land within settlements, subject to other policies being satisfied. Development targets for these settlements are minimum figures, and can be exceeded, although constraints such as infrastructure need careful attention. 3. Comments noted. A number of small-scale affordable housing schemes have been delivered in West Lancashire over recent years. 4. Policy GN1 allows for market housing and employment development within settlements. (Please also see response to representation 96.)

Officer recommendation No change to Policy GN1.

ID 178

Consultee name Mr Andrew Watt

Agent Name

Nature of response Support

Summary Proposed changes to the Settlement Boundary at Burscough detailed in Appendix G of the Local Plan Preferred Options are welcomed and supported by Timetoken Limited. (S)

Outcome Comments noted

Officer recommendation No change

ID 244
Consultee name Ms Judith Nelson English Heritage
Agent Name
Nature of response Support with conditions
Summary It is suggested that section a) also covers impact on the historic environment, heritage assets and their settings and the contribution of the area/open space to local character. (S)
Outcome Section (a) of the policy refers to "all relevant policies applying to the site", and makes it clear that the list of considerations is not exhaustive. The suggested text is not considered necessary in the policy, given impact on historic environment / heritage assets / their settings can be covered by the above phrase, and also by Policy EN4. Text could be added to the policy justification (paragraph 5.8 bullet points) to refer to impact on the character and appearance of the settlement and the setting of heritage assets and the contribution of the area/open space to local character.
Officer recommendation Add text to paragraph 5.8 to cover impacts on the character and appearance of the settlement and the setting of heritage assets, and the contribution of the area/open space to local character.

ID 510
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Object
Summary Changes have been made to settlement boundaries at Blaguegate Lane / Firwood Road, in contravention of the Inspector's findings. (F)
Outcome No boundary change has been made at Blaguegate Lane / Firwood Road: this land is marked as being within a settlement area in the 2006 West Lancashire Replacement Local Plan, and it remains so in the emerging plan. There is no contravention with regard to the findings of the 2006 WLRLP Inspector's Report.
Officer recommendation No change

ID 511
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Object
Summary Chapter 5 General Development Policies page 64 paragraph 5.13 - Comments about matters not covered by the LDF Preferred Options document were discouraged by the Council, with the assurance that Site Allocations would form a later part of the process. It is not equitable (sic), therefore to use comments from people who ignored that advice in advance of the rest having an opportunity to comment on these matters. (F)
Outcome Comments noted. Whilst views during the 2011 CSPO consultation were taken into account in assessing potential sites for allocation, they were a minor consideration. Other matters, for example policy considerations and settlement sustainability, had much greater weight.
Officer recommendation No change.

ID 593
Consultee name Mr Robin Buckley Redrow Homes (Lancs) Ltd
Agent Name Mr Tony McAteer
Nature of response Support
Summary Redrow Homes support the principle that all development should be within defined settlement boundaries, and the recognition that greenfield development will contribute to the development needs of settlements. (F)
Outcome Comments noted
Officer recommendation No change

ID 797
Consultee name Mr Robert W. Pickavance
Agent Name
Nature of response Observations
Summary Being part brownfield, and given its characteristics, the development of the New Road site would be in line with Policy GN1. (S)
Outcome Comments noted
Officer recommendation No change

ID 828
Consultee name Ms June Iddon
Agent Name
Nature of response Object
Summary Settlement boundaries in Tarleton: the boundary around the Objector's property has been incorrectly drawn, and needs to be correct in the forthcoming plan. (S)
Outcome Comments noted. Not all of the land in the Objector's ownership (as described in the objection) should be part of the 'building zone' (in this case, the settlement area). However, the settlement boundary will follow existing features on the ground, e.g. property boundaries. The settlement boundary at the south east of the Objector's plot will be subject to a minor amendment to make it consistent with the Objector's land.
Officer recommendation Amend settlement boundary between 174/176 Hesketh Lane so that it coincides with the boundary between these two curtilages.

ID 841

Consultee name Anglo International Up Holland Ltd

Agent Name Ms Lorraine Davison DPP

Nature of response Object

Summary The policy would benefit from amendment to reflect the fact that there will be circumstances where new development that is unable to satisfy the broad thrust of the policy as drafted would secure other plan objectives, e.g. enabling development. Change to policy wording suggested. (S)

Outcome The special circumstances relating to St Joseph'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. (This would not automatically mean that it would be granted permission because the specific justification for the particular enabling development proposed would need to be assessed.) As with other objections on behalf of Anglo International, the Council does not consider it appropriate or necessary to add wording to this Local Plan policy to refer to this specific scenario.

Officer recommendation No change

ID 913

Consultee name Mr & Mrs E Ramsbottom

Agent Name Mr Michael Cunningham Cunningham Planning

Nature of response Object

Summary The wording of Policy GN1 is accepted and appropriate, however, the identification of the settlement boundary around Chapel Lane is incorrect in that it excludes 2 sites which form part of the settlement and should be included.

Outcome It is not considered appropriate or necessary to amend the Green Belt / settlement boundary at this location. The reasoning set out in the 2006 WLRLP Inspector's Report with regard to the Green Belt boundary is considered to remain applicable at this juncture.

Officer recommendation No change

ID 919

Consultee name Mr Ian Ramsbottom

Agent Name Mr Michael Cunningham Cunningham Planning

Nature of response Object

Summary The Green Belt / settlement boundary identified on map G2 should be amended to include the area bounded by Ruff Lane / Wellfield Lane and Vicarage Lane within the settlement area, in order to comply with National Policy contained in PPG2 and accurately reflect the true settlement boundary. (S)

Outcome PPG paragraph 2.11 allows for built-up areas to be washed over. In previous local plans, it has been judged appropriate for the Vicarage Lane area to be washed over. The Council considers that this remains the case. Green Belt policy allows for reasonable extensions to existing dwellings, so there is not considered to be undue restriction with regard to the existing properties in this area being kept in the Green Belt.

Officer recommendation No change.

ID 921

Consultee name Estate of Mr J Travis Estate of John Travis

Agent Name Mr Michael Cunningham Cunningham Planning

Nature of response Object

Summary The Orrell Lane site should be identified on the Proposals Map as part of the settlement area of Burscough and appropriate for residential / employment / community uses. The site is a more appropriate location for development than the site at Yew Tree Farm which has been the subject of significant public opposition. Whilst the Orrell Lane site is not as large as the strategic development site at Yew Tree Farm, it should form part of a provision for residential / employment / community uses in this part of the Borough with other areas currently designated as safeguarded land in Ormskirk/Aughton being brought forward as development land. (S)

Outcome Comments noted. For the reasons set out in the Green Belt Study and the Strategic Options and Green Belt Release Technical Paper, it is considered preferable to release the site at Yew Tree Farm from the Green Belt, rather than the land at Orrell Lane.

Officer recommendation No change.

ID 922

Consultee name Mr T Dickinson

Agent Name Mr Michael Cunningham Cunningham Planning

Nature of response Object

Summary The Green Belt boundary in the area around Elm Place should be altered to exclude the overgrown and derelict area of land identified as proposed new children's play area. The area of land in question should therefore be designated as forming part of the main settlement area. (S)

Outcome Sport and recreation are appropriate uses in the Green Belt. The land is considered inappropriate for incorporation into the settlement (and therefore for development) as access to it is poor. There are not considered to be any special circumstances that would suggest this site should be removed from the Green Belt.

Officer recommendation No change.

ID 1025

Consultee name Mr Francis Williams Ormskirk Friends of the Earth

Agent Name

Nature of response Observations

Summary Greenfield land within settlements if not suitable for farming, may still be useful for community food production. (S)

Outcome Comments noted.

Officer recommendation No change.

ID 1107

Consultee name Mr Andy Pringle Ideal Community Developments

Agent Name

Nature of response Observations

Summary Land south west of Abbey Lane has potential to be developed as a central sports facility. This will strengthen the town Burscough as a Key Service Centre, provide excellent sporting facilities, and enhance employment opportunities, thus helping to maximize Burscough's tourism and recreational potential. (S)

Outcome Comments noted. The land is in the Green Belt and currently designated as recreational land. It is considered that the appropriateness of the specific proposals for this site would need to be tested through the planning application process, rather than a Local Plan allocation.

Officer recommendation No change.

ID 1150

Consultee name Mr Robin Buckley Redrow Homes (Lancs) Ltd

Agent Name Mr Tony McAteer

Nature of response Support

Summary Redrow Homes support the principle that all development should be within defined settlement boundaries, and the recognition that greenfield development will contribute to the development needs of settlements. (F)

Outcome Comments noted

Officer recommendation No change

ID 1162

Consultee name Mr Roger Clayton South Lathom Residents Association

Agent Name

Nature of response Object

Summary The Blaguegate Lane / Firwood Road area is rural and should not be considered with the wider Skelmersdale urban area. The land is safeguarded in the 2006 Local Plan for development beyond 2016, and only if there are no longer any other suitable sites within the urban area to meet any identified development needs. 17. The Blaguegate Lane/Firwood Road area does not even meet the description set out under the heading "Defining settlement boundaries" in paragraph 5.5 (S)

Outcome The land at Blaguegate Lane / Firwood Road is contiguous with the Skelmersdale urban area and includes XL Business Park (a functioning part of the wider Stanley Industrial Estate in Skelmersdale), the land proposed to be allocated between Firwood Road and Neverstitch Road for housing (and which may well have its primary access onto Neverstitch Road in Skelmersdale) and the existing residential properties on Ormskirk Road and Firwood Road. Therefore, while this land may, administratively, be within Lathom South, functionally and spatially it is a part of the Skelmersdale urban area and not an independent settlement. In terms of "Section 17" of the SLRA representation, the land at Firwood Road is currently safeguarded under WLRLP Policy DS3, and is not "Open Land" as referred to in WLLP 5.5 (Open Land is under WLRLP Policy DS4). Given development requirements and housing land supply, the land at Firwood Road is needed to help meet the development requirements for the new Plan period 2012-2027, also taking into account potential housing sites within Skelmersdale and other settlements.

Officer recommendation No change.

ID 1218
Consultee name Mr Andrew Taylor David Wilson Homes
Agent Name Ms Lorraine Davison DPP
Nature of response Object
Summary The settlement boundary relating to Aughton should be revised to exclude from the Green Belt all land proposed for development as part of the proposed Parr's Lane, Aughton Strategic Housing Allocation. (S)
Outcome Comments noted. Please see response to Representation 1212.
Officer recommendation No change.

ID 1255
Consultee name Mr Alan Hubbard The National Trust
Agent Name
Nature of response Support
Summary The National Trust supports the approach of not proposing any new designations, settlement boundary changes or Green Belt boundary changes in Rufford. This is of particular importance in ensuring there are no adverse impacts upon Rufford Old Hall and in safeguarding its character and the openness of its rural setting - a key part of its special significances. (F)
Outcome Comments noted
Officer recommendation No change

ID 1269
Consultee name Mr Alexis De Pol
Agent Name
Nature of response Object
Summary Open land on the Urban Fringe in the Northern parishes should be considered for development within the settlement boundaries.
Outcome Land designated under WLRLP Policy DS4 ("Protected Land") was considered as one of the sources of land supply to meet development targets. One piece of DS4 land at Chequer Lane has been allocated as a housing site. However, much of the DS4 land is in areas subject to constraints (e.g. Northern Parishes, subject to wastewater, drainage, highways, flood risk, etc. constraints) and such locations were not generally judged appropriate for allocating new development. Therefore it has been considered preferable to exclude much of the DS4 land from settlements, and to meet development needs on safeguarded land and, exceptionally, on a number of Green Belt sites.
Officer recommendation No change

ID 1308
Consultee name Mrs Margaret Wiltshire CPRE (West Lancs Group)
Agent Name
Nature of response Support
Summary We support the principles of this policy, trusting that the published NPPF will re-assert the Government's concern to protect the Green Belt and emphasise its purposes. (P38 paras 133, 134 in the draft version). Then the Council will be able to "plan positively to enhance the beneficial use of the Green Belt" (Para 135). (F)
Outcome Comments noted
Officer recommendation No change

ID 1309
Consultee name Mrs Margaret Wiltshire CPRE (West Lancs Group)
Agent Name
Nature of response Support
Summary Para 5.8, 7th bullet point We appreciate the Council's concern to minimise the loss or sterilisation of agricultural land. This, especially the extensive "best and most versatile" land is one of the Borough's most valuable resources. (F)
Outcome Comments noted
Officer recommendation No change

Chapter/Policy Number: 5.2

Title: Safeguarded Land

ID 128
Consultee name Mrs Sheila Hart
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome Unfortunately, a small proportion of Green Belt land is required for development or the "Plan B" in the Local Plan in order to meet housing and employment land needs in the Borough over the 15-year plan, and to ensure that there is flexibility in housing land supply, as per the latest Government guidance on planning for housing. The Mill Lane site was found to be one of the more suitable sites for release from the Green Belt and, should it be required as part of the "Plan B" would not place undue stress on local infrastructure and services. It is the Council's understanding that the planning permission previously granted on appeal for the development of apartments at the St Joseph's College site is no longer viable and deliverable and is not anticipated to be implemented during the Local Plan period. Moreover, this site is more remote and less accessible and sustainable than sites such as Mill Lane, which is only 200m from the village centre and a Quality Bus Route.
Officer recommendation No Action Required

ID 130
Consultee name Mr Peter Fairhurst
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome Future use of Green Belt land - Mill Lane is the only site currently in the Green Belt proposed for release, so no other sites will be considered for release of Green Belt at least for the lifetime of this Local Plan. Up Holland is not considered to have any significant infrastructure deficiencies and the Mill Lane site in particular is only within 200m of the Village Centre and a Quality Bus Route. In relation to highways impacts associated with Mill Lane, highways access to the site could be designed such that it makes Mill Lane safer for pedestrians and vehicular traffic alike. Should development be required at Mill Lane, it would not affect the vast majority of the open space at Mill Lane. The only change would likely be the need to provide a highways access across the north-west corner of the recreation area, and so the need to replace the Play Area elsewhere in the open space. The selection of Plan B sites is set out in the Strategic Options and Green Belt Release Technical Paper, available on the Council's website - all evidence presented above was considered as part of this process. Policy GN3 and other aspects of national planning policy provides for the need for new development not to impact unduly on the amenity of neighbouring properties and uses. Therefore, any detailed design of development on the Mill Lane site would have to minimise impact on the amenity of neighbours. Consultation process - all households received information on the consultation event either via a "wraparound" feature on the Champion Newspaper or via a leaflet sent to any addresses that do not receive the Champion.
Officer recommendation No change required

ID 131
Consultee name Mrs Sheila Hart
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals. (S)
Outcome The Childrens Play Area, if it were affected, would be replaced elsewhere on the Mill Lane open space. The Local Plan Preferred Options and accompanying evidence base documents show that there is not sufficient brownfield land to deliver the Borough's housing targets over the 15-year Local Plan period.
Officer recommendation No action

ID 179
Consultee name Mr Colin R Gardiner
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals on the basis of traffic (S)
Outcome In relation to highways impacts associated with Mill Lane, highways access to the site could be designed such that it makes Mill Lane safer for pedestrians and vehicular traffic alike.
Officer recommendation No action

ID 181
Consultee name Julie Haeger
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals on a number of grounds including roads, facilities and the need to protect green belt (S)
Outcome Up Holland is not considered to have any significant infrastructure deficiencies and the Mill Lane site in particular is only within 200m of the Village Centre and a Quality Bus Route. In relation to highways impacts associated with Mill Lane, highways access to the site could be designed such that it makes Mill Lane safer for pedestrians and vehicular traffic alike. With regard to housing demand, due to the slow economic recovery from the recent recession, the housing market has not yet picked up as well as hoped. However, the Local Plan covers a 15-year period and it is expected that the market will recover over the coming few years. With specific reference to St Joseph's College (which is also in the Green Belt), the recent planning permission has proven unviable because there is no demand for apartments in Up Holland.
Officer recommendation No action

ID 193
Consultee name Mr Ian Ramsdale
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 194
Consultee name Mr Roy Richardson
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 195
Consultee name Mr George Bradley
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 197
Consultee name Mr Michael Corcoran
Agent Name
Nature of response Object
Summary Object to development at Parrs Lane (S)
Outcome a) The Council are only considering Green Belt release as a last resort and are minimising how much is released in order to limit the loss of agricultural land. b) While it is recognised that Parr's Lane is in many ways a semi-rural location, it is on the edge of the Borough's second largest built-up area and the site has been found to no longer fulfil the purposes of the Green Belt. c+d) While new development would inevitably increase traffic to a degree, Parrs Lane and the associated junctions are able to cope with the increase traffic and junction improvements could actually make the junctions safer despite the increase in traffic. e) Any new development would be required to put in place measures to ensure that surface water run-off was not made worse by the development. Such improvements often help resolve existing issues as well.
Officer recommendation No change required

ID 199
Consultee name Mrs Gillian Cottell
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome In relation to highways impacts associated with Mill Lane, highways access to the site could be designed such that it makes Mill Lane safer for pedestrians and vehicular traffic alike. With regard to houses available on the market, they cannot be counted toward meeting the housing targets for the Borough. With specific reference to St Joseph's College (which is also in the Green Belt), the recent planning permission has proven unviable because there is no demand for apartments in Up Holland.
Officer recommendation no action required

ID 200
Consultee name Mr Marcus Hart
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals on a number of grounds, including traffic (S).
Outcome 1+4) Planning Permission was refused for the erection of two three-storey buildings comprising 32 affordable apartments at 26 Mill Lane in 2006 because "the buildings by reason of their scale, orientation and design would be an incongruous development within the street scene", not because of concerns over traffic congestion or safety. In relation to potential highways impacts associated with Mill Lane Plan B site, highways access to the site could be designed such that it makes Mill Lane safer for pedestrians and vehicular traffic alike. 2) Should development be required at Mill Lane, it would not affect the vast majority of the open space at Mill Lane. The only change would likely be the need to provide a highways access across the north-west corner of the recreation area, and so the need to replace the Play Area elsewhere in the open space. 3) An application relating to St Joseph's College was granted on appeal in 2006, but has not been delivered because there is not a market for apartment developments in Up Holland. Green Belt land is proposed for release in several locations across the Borough in the Local Plan Preferred Options because there is insufficient land within the built-up areas of the Borough to deliver the full housing target for the 15-year Local Plan period. 5) The information the Council has indicates that no sewerage disposal pipes or works are under the Mill Lane site. If there were, any development proposals would need to adequately relocate these at the cost of the developer to the satisfaction of the Environment Agency and United Utilities prior to development. 6) All brownfield sites across the Borough have been considered and accounted for in proposals for delivering the Local Plan housing target. That is why Green Belt is required for development. Consultation process - all households in the Borough received information on the consultation event either via a "wraparound" feature on the Champion Newspaper or via a leaflet sent to any addresses that do not receive the Champion.
Officer recommendation no action required

ID 201
Consultee name Sharon Caffery
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome The Council are only considering Green Belt release as a last resort and are minimising how much is released in order to limit the loss of open land. Should development be required at Mill Lane, it would not affect the vast majority of the open space at Mill Lane. The only change would likely be the need to provide a highways access across the north-west corner of the recreation area, and so the need to replace the Play Area elsewhere in the open space. In relation to potential highways impacts associated with Mill Lane Plan B site, highways access to the site could be designed such that it makes Mill Lane safer for pedestrians and vehicular traffic alike. The Infrastructure Delivery Plan accompanying the Local Plan does not identify any deficiency in school places in Up Holland (based on information from the Education Authority).
Officer recommendation No change required

ID 249
Consultee name Pamela Beer
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 250
Consultee name Mr W Hollingsworth
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 251
Consultee name Karen McGathan
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 252
Consultee name Mr John Gaskell
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 253
Consultee name Joyce K Tweedie
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 254
Consultee name Mrs M Train
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 255
Consultee name Ms L Skelly
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 256
Consultee name Mr David McGathan
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 257
Consultee name Mr G Swift
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 258
Consultee name Mrs A Davies
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 259
Consultee name Mrs LJ Glover
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 260
Consultee name Brenda Clarke
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 261
Consultee name J Glover
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 262
Consultee name Mr & Mrs R Frampton
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 263
Consultee name Frank Higham
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 355
Consultee name Marion Phythian
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required.

ID 356
Consultee name Mr Michael Entwistle
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required.

ID 357
Consultee name JB Tyrer
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required.

ID 358
Consultee name Maureen Tyrer
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required.

ID 359
Consultee name Dorothy M Bond
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 360
Consultee name Mrs Joan Taberner
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 361
Consultee name JR Dean
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 362
Consultee name Mrs A Hurst
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 363
Consultee name Mrs LM Clark
Agent Name
Nature of response Object
Summary Object to Mill lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 364
Consultee name Mr Christopher Hesketh
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 365
Consultee name Mrs Sylvia Farnworth
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 366
Consultee name Mr & Mrs Hedley
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 367
Consultee name Jennifer Gerrard
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 368
Consultee name Eileen Peet
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 369
Consultee name Barbara McCoy
Agent Name
Nature of response Object
Summary Object to Mill lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 370
Consultee name Catherine Winstanley
Agent Name
Nature of response Object
Summary Object to Mill lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID	371
Consultee name	Mr & Mrs K Roxburgh
Agent Name	
Nature of response	Object
Summary	Object to Mill Lane proposals (S)
Outcome	See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation	No action required

ID	379
Consultee name	Mr Frank Dawber
Agent Name	
Nature of response	Object
Summary	Object to Mill Lane and Chequer Lane proposals in Up Holland. (S)
Outcome	<p>1) Section 6.0 of the Strategic Options and Green Belt Release technical paper addresses which areas may be suitable locations for "Plan B" sites. Up Holland is one of several locations in the Borough that is considered potentially suitable because it is not limited by infrastructure or strategic environmental constraints and, while the Skelmersdale housing market area could not deliver more development than is already proposed in the preferred strategy, there is some potential for the Up Holland housing market to deliver more than just the single allocated housing site at Chequer Lane. 2) While the St Joseph's College site does have an outstanding permission for an apartment development, it is the Council's understanding that this permission is not viable in the foreseeable future. In relation to any subsequent application on the site for housing, this application would be determined on its own merits, and planning permission for housing on this site is far from certain to be granted. 3) The Mill Lane site is in a sustainable location given that Up Holland is not considered to have any significant infrastructure deficiencies and the Mill Lane site in particular is only within 200m of the Village Centre and a Quality Bus Route. In relation to highways impacts associated with Mill Lane, highways access to the site could be designed such that it makes Mill Lane safer for pedestrians and vehicular traffic alike. Any safety issues potentially raised by construction would be dealt with through conditions on any planning permission, if the site were to even come forward for development in the plan period. 4) No concerns have been expressed by the Highways Authority as to the capacity of this double mini-roundabout, but if the development of the Mill Lane site were to create an issue at this junction, the developer would be required to address this issue through junction improvements. 5+6) It is not appropriate to count empty properties or properties for sale towards the delivery of the housing targets in a Local Plan. These properties are already a part of the housing market and it is normal to have a certain amount of empty properties or properties for sale in the housing market at any given time. West Lancashire has lower than average levels of vacant homes compared to the rest of the country. 7) These expected completions are accounted for in the delivery of the housing target proposed in the Local Plan. 8) See answers to 5, 6 + 7. 9) The Chequer Lane site is proposed as a housing allocation, but no number of dwellings has been stipulated in draft policy. However, the Council have assumed that approximately 175 dwellings could be delivered on the site. While the Council recognise that the location of the site would involve a fair walk to access to local services, it is on the edge of a sustainable village (Up Holland) and in close proximity to the largest Key Service Centre in the Borough (Skelmersdale). The site is also not currently within the Green Belt and so if it were not to be included as an allocation, an alternative site in the Green Belt on the edge of Skelmersdale or Up Holland (e.g. Mill Lane) would need to be released as a preferred allocation. 10+11) The new Local Plan would replace the previous Local Plan (including Policy DS4), and so the allocation of the Chequer Lane site for residential development would supercede the previous Policy DS4 covering the site. While the Council would prefer not to have to release land currently protected by Policy DS4 or Green Belt land, there is a need to release a small amount of such land in the Borough to meet the housing targets. 12) see answer to 7+8 13) see answer to 10+11</p>
Officer recommendation	No change required

ID 389
Consultee name Mr Philip Banks
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome 1) While the Council would rather that Green Belt did not have to be released, given the lack of available and suitable land within the built-up areas of the Borough, a small amount of Green Belt land will be required for development in order to meet housing targets for the Borough. However, it should be noted that the Mill Lane site is only to be safeguarded for the "Plan B", and will by no means be certain to be developed during the 15-year plan period. Although the St Joseph's college proposals do have planning permission, it is the council's understanding that those proposals are unlikely to be delivered in the foreseeable future because they are not viable. 2) The Mill Lane site is in a sustainable location given that Up Holland is not considered to have any significant infrastructure deficiencies and the Mill Lane site in particular is only within 200m of the Village Centre and a Quality Bus Route. 3) In relation to highways impacts associated with Mill Lane, highways access to the site could be designed such that it makes Mill Lane safer for pedestrians and vehicular traffic alike. 4) Comment noted, but there is an ongoing need for new housing in the Borough, based on Government Household Projections for West Lancashire. 5) Planning decisions cannot have regard to any potential impact on value of property, only on whether a new development would significantly impact on the amenity of neighbouring properties. This would not include loss of long distance views from an individual property.
Officer recommendation no action required

ID 390
Consultee name CD Whalley
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 391
Consultee name Mr Martin Green
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 392
Consultee name Mr RE Hannah
Agent Name
Nature of response Object
Summary Object to Mill lane proposals (S)
Outcome While the Council would rather not release land from the Green Belt for development, there is a need to to meet the housing targets for the Borough. In relation to highways impacts associated with Mill Lane, highways access to the site could be designed such that it makes Mill Lane safer for pedestrians and vehicular traffic alike. Up Holland does not suffer from any significant infrastructure constraints and so it is a suitable and sustainable location for new development.
Officer recommendation no action required

ID 393
Consultee name R Stokes
Agent Name
Nature of response Object
Summary Object to Mill lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 394
Consultee name B & I Eaton
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 395
Consultee name Marie-Therese Hill
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 396
Consultee name Mr & Mrs Sankey
Agent Name
Nature of response Object
Summary Object to Mill lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 397
Consultee name C Woods
Agent Name
Nature of response Object
Summary Object to Mill lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 398
Consultee name G Train
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 399
Consultee name Mr R Hampson
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 400
Consultee name Mrs Julia Richardson
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 401
Consultee name T Sutton
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 402
Consultee name David Noble
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 403
Consultee name J Johnston
Agent Name
Nature of response Object
Summary Object to Mill Lane proposal (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 404
Consultee name Chris Ackers
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 405
Consultee name N Seddon
Agent Name
Nature of response Object
Summary Object to Mill lane proposal (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 406
Consultee name Mr & Mrs Prentice
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 407
Consultee name Mr & Mrs K Grimshaw
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 408
Consultee name M Simpkin
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 409
Consultee name Mrs K Dainty
Agent Name
Nature of response Object
Summary Object to Mill Lane proposal (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 451
Consultee name Mrs DH Higgins
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 452
Consultee name Doris Ramsdale
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 453
Consultee name Mr Denis John Green
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 454
Consultee name Brian Coates
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 455
Consultee name Mr K Phythian
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S0)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 456
Consultee name Sydney Ball
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID	478
Consultee name	Rev Margaret Jennings
Agent Name	
Nature of response	Object
Summary	Objection to Mill Lane proposals on the grounds of poor notification about consultation, use of village green for release, use of Green Belt for release, traffic and highways issues, other sites being more suitable (S)
Outcome	<p>Consultation process - the Council have gone above and beyond what is required by our own Statement of Community Involvement and Government legislation on consulting on Local Plans and all residents were made aware of the key proposals in the Local Plan and the 8 consultation events held across the Borough through the "wrap-around" feature on the Champion Newspaper. It was also made clear that residents could contact Council Officers at any time during the consultation to discuss the proposals."Village Green" - Should development be required at Mill Lane, it would not affect the vast majority of the open space at Mill Lane. The only change would likely be the need to provide a highways access across the north-west corner of the recreation area, and so the need to replace the Play Area elsewhere in the open space. Infrastructure and services - Up Holland is not considered to have any significant infrastructure / service deficiencies and the Mill Lane site in particular is only within 200m of the Village Centre and a Quality Bus Route. Properties for Sale - It is not appropriate for properties for sale to be counted towards meeting Local Plan housing targets as these properties are already a part of the housing market and it is normal to have a number of properties for sale in an area at any given time. In addition, properties for sale are usually still occupied and so meeting an existing housing need. Traffic / Highway Safety concerns - In relation to highways impacts associated with Mill Lane, highways access to the site could be designed such that it makes Mill Lane safer for pedestrians and vehicular traffic alike. It is the Council's understanding that the capacity of Mill Lane and the double mini-roundabout junction can take the additional traffic potentially generated by the Mill Lane site, but if such development were anticipated to create a traffic or safety issue, the developer would be required to resolve these issues prior to development. Green Belt, Agricultural land quality and wildlife habitat - the vast majority of land in the Borough is agricultural land (often of the highest quality) or has value for wildlife habitat and is in the Green Belt and fulfils at least one purpose of the Green Belt. Therefore, while these factors were considered, virtually all sites assessed were affected by these issues, and this doesn't remove the fact that a small amount of such land is required somewhere in the Borough to meet development targets. Brownfield land - all available and suitable brownfield land in the Borough is already proposed for inclusion within the Local Plan, but some greenfield / Green Belt land is still required to deliver development targets. Affordable housing - no sites are allocated solely for affordable housing in the Local Plan, but all housing sites would be expected to deliver a proportion of affordable housing (35% in Up Holland)."Plan B" - the process as to how the Plan B could be implemented (if triggered) is set out in the justification to Policy GN2 and Chapter 10 of the Local Plan Preferred Options document. Alternative sites suggested: Land bound by Ormskirk Road, Newgate Road, Windmill Road, Stannanought Road - this land is public open space and used for playing fields. Land bounded by Tower Hill Road, Wellcross Road, Cinnamon Brow - this very large area of land is in the Green Belt, is not as well enclosed as the Mill Lane site, nor as sustainably located, and would have a severe impact on wide, open landscape views to and from the south. Land at Whalley Road and St James Primary School - this land is already allocated or located within settlement boundaries so could be developed as part of the preferred strategy.</p>
Officer recommendation	No action required

ID 624
Consultee name Miss Sarah Jones
Agent Name
Nature of response Object
Summary Object to Mill lane proposals on grounds of losing a community park, the village character, traffic and safety, loss of agriculture, loss of views (S)
Outcome Should development be required at Mill Lane, it would not affect the vast majority of the open space at Mill Lane. The only change would likely be the need to provide a highways access across the north-west corner of the recreation area, and so the need to replace the Play Area elsewhere in the open space. In relation to highways impacts associated with Mill Lane, highways access to the site could be designed such that it makes Mill Lane safer for pedestrians and vehicular traffic alike. The loss of a small amount of agricultural land is an unfortunate necessity in order to meet the Local Plan development targets, and the Local Plan Preferred Options proposals keep this loss to an absolute minimum.
Officer recommendation no action required

ID 627
Consultee name Mr Peter Finch
Agent Name
Nature of response Object
Summary Object to development at Red Cat Lane, Burscough. (S)
Outcome Traffic issues - Were development to be permitted on the Red Cat Lane site, any anticipated impact on the junction with the A59 would need to be mitigated for by junction improvements funded by the developer. While it is acknowledged that the A59 can get busy through Burscough town centre, this is to be expected given it is a town centre. Ultimately, however, the capacity of the A59 is not a concern and any impacts from increased levels of traffic can be mitigated for through junction improvements. Waste water and surface water infrastructure - improvements to this type of infrastructure is the responsibility of United Utilities (waste water) and landowners (on-site surface water infrastructure), with oversight from the Environment Agency. The Council have no control over this key aspect of infrastructure or its delivery but are working with United Utilities to see improvements to waste water infrastructure made as soon as possible. Ultimately, this means that greenfield sites in the Burscough area cannot come forward until UU resolve this issue. On surface water drainage, unless landowners improve on-site infrastructure, existing issues cannot be resolved. As part of new developments, developers are required to improve surface water infrastructure on-site to ensure that the situation is not made worse. This often leads to a wider benefit as the existing situation is actually improved by the new infrastructure put in place by the developer. Martin Mere - the Habitat Regulations Assessment (HRA) on the Local Plan Preferred Options did not identify any impact on Martin Mere that could not be satisfactorily mitigated for. Brownfield land - all available and suitable brownfield sites in the existing built-up areas of the Borough has been considered and included in the preferred strategy for the Local Plan. However, to meet the development targets, a small amount of Green Belt land is also required.
Officer recommendation No Action required

ID 628
Consultee name Graham and Betty Hall
Agent Name
Nature of response Object
Summary Object to Up Holland proposals. Question over housing figures and brownfield land availability. Concerns over traffic and infrastructure constraints. (S)
Outcome Traffic concerns on Mill Lane - In relation to highways impacts associated with Mill Lane, highways access to the site could be designed such that it makes Mill Lane safer for pedestrians and vehicular traffic alike. It is the Council's understanding that the capacity of Mill Lane and the double mini-roundabout junction can take the additional traffic potentially generated by the Mill Lane site, but if such development were anticipated to create a traffic or safety issue, the developer would be required to resolve these issues prior to development. Infrastructure and services - Up Holland is not considered to have any significant infrastructure / service deficiencies and the Mill Lane site in particular is only within 200m of the Village Centre and a Quality Bus Route. St Joseph's College - Although the St Joseph's college proposals do have planning permission, it is the council's understanding that those proposals are unlikely to be delivered in the foreseeable future because they are not viable. Green Belt release - Green Belt release proposed in the Local Plan essentially falls within two categories: that released as part of the preferred strategy for development between 2012 and 2027 and that released to be safeguarded for the "Plan B". The latter would only be released for development should the preferred strategy fail to deliver the housing targets, otherwise the land would remain as it is until at least 2027. Housing targets and brownfield land - the Council cannot tailor the housing target to limit development just to brownfield sites because the housing target is based on national household projections (i.e. projected housing need) for West Lancashire. All available and suitable brownfield sites in the Borough have been accounted for and there is still a need for additional greenfield / Green Belt land in order to meet the housing targets. National planning policy requires housing targets to be minimum targets, and no maximum is set. However, due to the constraints of Green Belt in West Lancashire, it would be difficult for much more than the minimum target to be delivered.
Officer recommendation No change required

ID 660
Consultee name Mrs Imelda Essery
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 661
Consultee name Mr Geoffrey Whitfield
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action required

ID 662
Consultee name Mrs A Martland
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 663
Consultee name J Parker
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 664
Consultee name Brendan Holland
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 665
Consultee name WH Lown
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 666
Consultee name D Horrocks
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 667
Consultee name Mr M Stephens
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 668
Consultee name Mrs J Horrocks
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 669
Consultee name James O'Brien
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 670
Consultee name Sylvia Johnson
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 671
Consultee name Dorothy Smith
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 672
Consultee name KA Brady
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals on basis of wildlife protection, traffic, character of Up Holland and personal reasons. (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 674
Consultee name Patricia Sharples
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 676
Consultee name Mr Hogarth
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 677
Consultee name Mr Ian Hedley
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 678
Consultee name David A Liptrot
Agent Name
Nature of response Object
Summary Object to Mill Lane proposal (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 679
Consultee name Mrs J Liptrot
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 680
Consultee name Mr & Mrs Rhodes
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 681
Consultee name Tanya Eastwood
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 682
Consultee name Miss Smallshaw
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 686
Consultee name Ann Wilcock
Agent Name
Nature of response Object
Summary Object to Mill Lane proposal (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 687
Consultee name Elaine Burge
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 688
Consultee name Denis Balmer
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 689
Consultee name Suzanne Moore
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 690
Consultee name J Fitzgibbon
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 691
Consultee name A Spearing
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 692
Consultee name J Ashcroft
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 693
Consultee name L Birch
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 694
Consultee name I Heaton
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 695
Consultee name P Scully
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 696
Consultee name Alyson Smith
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 697
Consultee name David Smith
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 698
Consultee name Matthew David Gaskell
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 699
Consultee name V Wynn
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action required

ID 700
Consultee name William Howarth
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 701
Consultee name EA Eaton
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 702
Consultee name W Simpkin
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S0)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 703
Consultee name H Ashcroft
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action required

ID 704
Consultee name Neil Martin
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 705
Consultee name Geoffrey Forrest
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 706
Consultee name A & G Smith
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 707
Consultee name John Hartill
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 708
Consultee name Mrs E Ploughley
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 709
Consultee name J Roughley
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 710
Consultee name Derek Roughley
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 711
Consultee name E Roughley
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 712
Consultee name G Glover
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 713
Consultee name Kathleen Jones
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 714
Consultee name LG Powell
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 715
Consultee name DJ Daniels
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 716
Consultee name Mr Ashley Bailey
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 717
Consultee name Glezel Bailey
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 718
Consultee name Mr Kenneth Bailey
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 719
Consultee name Mrs Pauline Bailey
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 720
Consultee name Mrs ED Pinnington
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 721
Consultee name Mrs Janet Alker
Agent Name
Nature of response Object
Summary I wish to object to the inclusion of the Mill lane site in the proposed Plan B section of the West Lancashire Local Plan preferred options paper. This land in green belt should be protected from development as stated in the current Replacement Local Plan. Up Holland has already lost too much open land to housing developments. The infrastructure cannot take any further housing developments. There are insufficient doctors, dentists, school places, playing areas for children. The roads in Up Holland are already full of cars which causes gridlock during rush hour periods. Parking around Hall Green is scarce. There is no requirement for additional housing development in Up Holland. The adjacent St Josephs College site already has planning permission for more than 300 dwellings. There are also plans submitted for 80 dwellings on Chequer lane. I urge you to remove this site from inclusion in Plan B. (F)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 722
Consultee name Mrs Pam Farrall
Agent Name
Nature of response Object
Summary I wish to object to the inclusion of the Mill lane site in the proposed Plan B section of the West Lancashire Local Plan preferred options paper. This land in green belt should be protected from development as stated in the current Replacement Local Plan. Up Holland has already lost too much open land to housing developments. The infrastructure cannot take any further housing developments. There are insufficient doctors, dentists, school places, playing areas for children. The roads in Up Holland are already full of cars which causes gridlock during rush hour periods. Parking around Hall Green is scarce. There is no requirement for additional housing development in Up Holland. The adjacent St Josephs College site already has planning permission for more than 300 dwellings. There are also plans submitted for 80 dwellings on Chequer lane. I urge you to remove this site from inclusion in Plan B.
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 728
Consultee name JP & M Walsh
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S) on following grounds: use of land as park and recreation area, land subject to probate, safety in relation to traffic and highways, existing empty homes, no infrastructure provision, poor communication and consultation, classing Up Holland as part of Skelmersdale. (S)
Outcome 1) Should development be required at Mill Lane, it would not affect the vast majority of the open space at Mill Lane. The only change would likely be the need to provide a highways access across the north-west corner of the recreation area, and so the need to replace the Play Area elsewhere in the open space. 2) The Council are not aware of any probate on the land and the land owner has not made the Council aware of their intentions for the land. 3) In relation to highways impacts associated with Mill Lane, highways access to the site could be designed such that it makes Mill Lane safer for pedestrians and vehicular traffic alike. Planning Permission was refused for the erection of two three-storey buildings comprising 32 affordable apartments at 26 Mill Lane in 2006 because "the buildings by reason of their scale, orientation and design would be an incongruous development within the street scene", not because of concerns over traffic congestion or safety. 4) Empty homes cannot be counted towards delivery of the Local Plan housing target. These properties are already a part of the housing market and it is normal to have a number of vacant properties in an area at any given time. Available land within Skelmersdale is already proposed for housing development in the Local Plan. 5) All households in the Borough received information on the consultation event either via a "wraparound" feature on the Champion Newspaper or via a leaflet sent to any addresses that do not receive the Champion. 6) The Council recognise that Skelmersdale and Up Holland are, administratively, separate settlements, but in planning terms they are one contiguous built-up area and so are considered as one in spatial terms.
Officer recommendation No Action required

ID 754
Consultee name Mrs PL Evans
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 755
Consultee name RT Martin
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 756
Consultee name Mrs Joyce King
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 757
Consultee name Joyce Grimes
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 758
Consultee name Charlotte Curran
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 759
Consultee name William Doran
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 760
Consultee name WL Wynn
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 761
Consultee name Mrs Helen Owen
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S0)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 762
Consultee name Rev C Warrilow
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 763
Consultee name Mrs N Whitfield
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 764
Consultee name S Grime
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 765
Consultee name Barry & Violet Madden
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 766
Consultee name Mrs M Hester
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 787
Consultee name Mrs Dawn Kennedy
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 788
Consultee name Mr and Mrs A Cheetham
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals on basis of loss of green belt and agricultural land (S)
Outcome Unfortunately, a small amount of Green Belt land / agricultural land is required to be released in the Local Plan for potential development in order to meet development targets. However, the Council has undertaken a thorough assessment of potential sites to be released and Mill Lane has emerged as a potential "Plan B" site.
Officer recommendation No Action required

ID 806
Consultee name Barry & Violet Madden
Agent Name
Nature of response Object
Summary Concerns regarding Mill Lane, in particular with regard to traffic safety on Mill Lane, especially at the bend. (S)
Outcome The safety concerns associated with Mill Lane are appreciated by the Council and Council officers have been out on-site with Officers from the Highways Authority to consider this, but one of the potential benefits of development at Mill Lane is that it may actually make Mill Lane safer for vehicles and pedestrians alike by adding in a new junction onto Mill Lane, perhaps with a mini-roundabout, that forces cars to slow down as they come down Mill Lane and as they approach the bend.
Officer recommendation No Action required

ID 807
Consultee name Trevor Monks
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals, on grounds of traffic, safety and green belt. (S)
Outcome In relation to highways impacts associated with Mill Lane, highways access to the site could be designed such that it makes Mill Lane safer for pedestrians and vehicular traffic alike. No concerns have been expressed by the Highways Authority as to the capacity of junction with Ormskirk Road, but if the development of the Mill Lane site were to create an issue at this junction, the developer would be required to address this issue through junction improvements. Any safety issues potentially raised by construction would be dealt with through conditions on any planning permission, if the site were to even come forward for development in the plan period. The vast majority of the open space between Mill Lane and Dingle Road would be retained and so a public footpath between the two would be maintained. In relation to the loss of Green Belt, it is unfortunate that a small amount of Green Belt must be released for potential development during the Local Plan period and the Council has undertaken a thorough assessment of potential sites to be released and Mill Lane has emerged as a potential "Plan B" site.
Officer recommendation No Action required

ID 829
Consultee name Geraldine Mannix
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals on grounds of green land, previous housing developments, oversubscribed schools, safety, loss of green spaces, (S)
Outcome 1+2) Up Holland is a relatively large village in comparison to most other settlements in the Borough and is well served by infrastructure and local services. Therefore, it is appropriate that a small amount of development should take place in Up Holland. 3) Up Holland is not considered to have any significant infrastructure deficiencies and the Mill Lane site in particular is only within 200m of the Village Centre and a Quality Bus Route. 4+5) Should development be required at Mill Lane, it would not affect the vast majority of the open space at Mill Lane. The only change would likely be the need to provide a highways access across the north-west corner of the recreation area, and so the need to replace the Play Area elsewhere in the open space. 6) Development would not be funded or delivered by the Council and so rate payers would not be charged extra as a result of new development.
Officer recommendation No action required

ID 861
Consultee name Norman Leyland
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals on grounds of greenbelt, car parking, traffic, few facilities in Up Holland to support development, St Josephs college. Housing should be located in Skelmersdale (S).
Outcome 1) Green Belt is only being released as a last resort, but is necessary in order to meet development targets. The site at Mill Lane has come out of a thorough analysis of sites across the Borough. 2+3) In relation to highways impacts associated with Mill Lane, highways access to the site could be designed such that it makes Mill Lane safer for pedestrians and vehicular traffic alike. No concerns have been expressed by the Highways Authority as to the capacity of junction with Ormskirk Road, but if the development of the Mill Lane site were to create an issue at this junction, the developer would be required to address this issue through junction improvements. 4) Should development be required at Mill Lane, it would not affect the vast majority of the open space at Mill Lane. The only change would likely be the need to provide a highways access across the north-west corner of the recreation area, and so the need to replace the Play Area elsewhere in the open space. 5) Skelmersdale will take over half of the proposed new dwellings over the Local Plan period and the market could not deliver more than that over the Local Plan period. 6) With specific reference to St Joseph's College (which is also in the Green Belt), the recent planning permission has proven unviable because there is no demand for apartments in Up Holland, and it is not anticipated that such a development would take place at St Joseph's College over the Local Plan period.
Officer recommendation No Action required

ID 897
Consultee name D E Meredith
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No action required

ID 906
Consultee name Jamie Fletcher
Agent Name
Nature of response Object
Summary Object to Mill lane proposals on following grounds: increased risk to a listed building, inconsistent application of planning rules, site selection based on profit not housing need, failure to address highway safety concerns. (S)
Outcome St Joseph's College - the recent planning permission has proven unviable because there is no demand for apartments in Up Holland, and it is not anticipated that such a development would take place at St Joseph's College over the Local Plan period. The land associated with St Joseph's College fulfils the purposes of the Green Belt as well, if not better, than the land at Mill Lane. Farm on Mill Lane - Only significantly sized planning permission in recent times on Mill Lane was for the erection of two three-storey buildings comprising 32 affordable apartments at 26 Mill Lane in 2006. This was refused because "the buildings by reason of their scale, orientation and design would be an incongruous development within the street scene", not because of concerns over traffic congestion or safety. Site selection based on Council profit - the site is only proposed for "Plan B", so would hopefully not be required for development. Receipt of New Homes Bonus would be the same wherever development takes place. While the open space is owned by the Council, only a small amount would be required to create a highway access and potential profit on this land has not been factored into decision-making. Traffic Safety concerns - The safety concerns associated with Mill Lane are appreciated by the Council and Council officers have been out on-site with Officers from the Highways Authority to consider this, but one of the potential benefits of development at Mill Lane is that it may actually make Mill Lane safer for vehicles and pedestrians alike by adding in a new junction onto Mill Lane, perhaps with a mini-roundabout, that forces cars to slow down as they come down Mill Lane and as they approach the bend. Precise details of highways improvements would be designed at an application stage, if the site were even to come forward for development.
Officer recommendation No Action Required

ID 911
Consultee name Mr Peter Fairhurst
Agent Name
Nature of response Object
Summary Object to Mill lane proposals on following grounds: Loss of open space, traffic, safety, insufficient infrastructure, poor publicity, personal reasons relating to house price / sale (S).
Outcome See Response to Rep 130 from same consultee
Officer recommendation No Action Required

ID 912
Consultee name Mr Edward James Ormesher
Agent Name
Nature of response Object
Summary Upholland does not need want or can cope with further large scale developpment and at the same time maintain a standard of life that we deserve. Examples of the effect of large development based on village communities are evidenced in places like Orrell and Standish. By adopting this plan we are heading for the same problems of traffic, schools, parking, medical services etc'. I appeal to the planners to think again and for our elected representatives to act with the best interest of our communities at heart. The land is there, the infrastrucure is there. We can improve Skelmersdale or destroy Upholland.
Outcome Under the Local Plan proposals, Skelmersdale would deliver more than half of all new housing in the Borough over the next 15 years and the market could not deliver more than this in that time. Therefore, other parts of the Borough must also deliver new housing. Up Holland is a sustainable village with better access to services than most other villages in the Borough and so it is right that a small amount of development is allocated here. Skelmersdale and Up Holland are indeed two settlements with their own identity, much as Ormskirk and Aughton are, but, like Ormskirk and Aughton, Skelmersdale and Up Holland form one contiguous built-up area and so, from a spatial planning perspective can be considered together.
Officer recommendation No Action required

ID 951
Consultee name Mrs TA Chadwick
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals on grounds of infrastructure, no requirement for additional housing, traffic safety. (S)
Outcome Up Holland is a sustainable village with better access to services than most other villages in the Borough and so it is right that a small amount of development is allocated here. St Joseph's College - the recent planning permission has proven unviable because there is no demand for apartments in Up Holland, and it is not anticipated that such a development would take place at St Joseph's College over the Local Plan period. Traffic Safety concerns - The safety concerns associated with Mill Lane are appreciated by the Council and Council officers have been out on-site with Officers from the Highways Authority to consider this, but one of the potential benefits of development at Mill Lane is that it may actually make Mill Lane safer for vehicles and pedestrians alike by adding in a new junction onto Mill Lane, perhaps with a mini-roundabout, that forces cars to slow down as they come down Mill Lane and as they approach the bend.
Officer recommendation No Action required

ID 953
Consultee name Mr D Chadwick
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals on grounds of infrastructure, overdevelopment and traffic safety (S)
Outcome See Rep 951
Officer recommendation No Action Required

ID 964

Consultee name Rev Hilary Hanke

Agent Name

Nature of response Object

Summary Object to Mill Lane proposals on following grounds: loss of green belt, loss of open space, road safety, traffic, infrastructure (S)

Outcome St Joseph's College - the recent planning permission has proven unviable because there is no demand for apartments in Up Holland, and it is not anticipated that such a development would take place at St Joseph's College over the Local Plan period. The land associated with St Joseph's College fulfils the purposes of the Green Belt as well, if not better, than the land at Mill Lane. Should development be required at Mill Lane, it would not affect the vast majority of the open space at Mill Lane. The only change would likely be the need to provide a highways access across the north-west corner of the recreation area, and so the need to replace the Play Area elsewhere in the open space. Traffic Safety concerns - The safety concerns associated with Mill Lane are appreciated by the Council and Council officers have been out on-site with Officers from the Highways Authority to consider this, but one of the potential benefits of development at Mill Lane is that it may actually make Mill Lane safer for vehicles and pedestrians alike by adding in a new junction onto Mill Lane, perhaps with a mini-roundabout, that forces cars to slow down as they come down Mill Lane and as they approach the bend. Precise details of highways improvements would be designed at an application stage, if the site were even to come forward for development. Any impact of construction traffic would be minimised through the use of conditions on any planning permission granted.

Officer recommendation No Action Required

ID 985

Consultee name Clerk to Aughton Parish Council Irene Roberts Aughton Parish Council

Agent Name

Nature of response Observations

Summary Significant issues highlighted in relation to Parrs Lane including infrastructure, drainage, visibility, traffic, access, accessibility, design and landscaping. Parish Council wish to be involved in early consultation should this site be developed as part of Plan B. (S)

Outcome a) Parrs Lane is allocated under Plan B and not part of the Preferred Strategy because the Council recognises that access to infrastructure and services is not as good in this semi-rural location as it is at other sites. However, it does have good access to some key services and is on the edge of a Key Service Centre (Ormskirk with Aughton). b) Any development at Parr's Lane would not be allowed to make any existing surface water drainage / flooding problems worse and the measures put in place for a new development could actually help reduce existing issues as well. c,d+e) Council officers reviewed the highway situation at Parrs Lane with officers from the Highways Authority and it was not felt that development would have an unduly negative impact on traffic safety. In fact, junction improvements funded by a development could make the junctions at either end of Parrs Lane safer. f) The site is within walking distance of bus stops for an hourly bus service and a train station g+h) Detailed design of development and landscaping would be addressed at planning application stage or masterplanning stage prior to any application.

Officer recommendation No Action

ID 989
Consultee name Mrs D Furlong
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 990
Consultee name R McGunigle
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 991
Consultee name Jasmine McGunigle
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 992
Consultee name Mike McGunigle
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 993
Consultee name Lily McGunigle
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 994
Consultee name Joseph McGunigle
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 995
Consultee name Mr Maurice Turner
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 1083
Consultee name Mr Stan Meredith ADGBURM
Agent Name
Nature of response Object
Summary Queries over definition of 'safeguarded' land. Object to Mill lane proposals on grounds of loss of green belt. (S)
Outcome The Local Plan is required to show that it can deliver its housing and employment land targets and demonstrate flexibility in this delivery, and in West Lancashire, this can only be done by releasing a small amount of Green Belt for development purposes or safeguarding. The Mill Lane site is proposed to be safeguarded for the "Plan B" and while this designation is somewhat weaker than a Green Belt designation, the way "Plan B" is proposed to be managed, no planning application on a site such as Mill Lane would be successful until the Council find through a formal review process that there is a need to release some of the safeguarded sites. Even then, Mill Lane may not be one of the sites released from the safeguarded designation. Ultimately, the only time that a Green Belt boundary can be amended is when preparing a Local Plan, and there has been no need to amend Green Belt boundaries in the Borough for 20 years. Therefore, it is incorrect to say that the proposed Local Plan dilutes the significance given to Green Belt. The vast majority (over 90%) of the Borough would remain as Green Belt and any development proposals within the Green Belt would still be subject to national Green Belt policy and would be required to demonstrate "very special circumstances". This fact can immediately refute any suspicion of a conspiracy to allow wholesale development of Green Belt to the north of Up Holland, especially as the St Joseph's permission has now been found to be unviable and is not anticipated to be delivered in the Local Plan period.
Officer recommendation No change required

ID 1116
Consultee name Marie Hunt
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 1117
Consultee name Jemma Hardaker
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 1118
Consultee name Mr and Mrs Griffin
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 1119
Consultee name Margaret Stubbs
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID 1120
Consultee name Lee Holden
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals (S)
Outcome See Representation No. 128 for standard response to standard Mill Lane objection letter
Officer recommendation No Action Required

ID	1137
Consultee name	Mr David Hughes Up Holland Parish Council
Agent Name	
Nature of response	Object
Summary	Object to Mill Lane proposals on grounds of land ownership, road safety, infrastructure, environmental constraints, resident objections and publicity (S)
Outcome	<p>1) Ownership of land is not a primary concern in relation to the Local Plan unless it is clear that a landowner has no intention of selling their land for development (which therefore affects deliverability of the site). Whilst the Parish Council's comments regarding the lease they have on the Open Space are acknowledged, an access road across the open space is not the only option open to any potential developer of this land and so, taking into account all the other factors considered, this land is still considered suitable for safeguarding for the "Plan B". 2) Traffic Safety concerns - The safety concerns associated with Mill Lane are appreciated by the Council and Council officers have been out on-site with Officers from the Highways Authority to consider this, but one of the potential benefits of development at Mill Lane is that it may actually make Mill Lane safer for vehicles and pedestrians alike by adding in a new junction onto Mill Lane, perhaps with a mini-roundabout, that forces cars to slow down as they come down Mill Lane and as they approach the bend. Precise details of highways improvements would be designed at an application stage, if the site were even to come forward for development. 3) Up Holland is a sustainable village with better access to services than most other villages in the Borough and so it is right that a small amount of development is allocated here. Overall, Up Holland is not considered to have any significant infrastructure deficiencies and the Mill Lane site in particular is only within 200m of the Village Centre and a Quality Bus Route. 4) Any development of the Mill Lane site would not have any direct impact on Conservation Areas nearby 5) Technical Traffic Impact Assessment work undertaken for the Council has not identified any concerns about impact on the highway network in Up Holland as a result of the Local Plan proposals. The M58 is a legitimate route option for traffic travelling from either Mill Lane and, especially, Chequer Lane. 6) i) Statement referred to was made in relation to the Core Strategy Preferred Options consultation in May / June 2011. At that time, no Green Belt release was proposed in Up Holland and therefore no objections to Green Belt release were received from Up Holland residents. ii) Up Holland is only included with Skelmersdale because, spatially, they are one contiguous urban area - this does not preclude the fact that, administratively, they are two separate settlements. All available and suitable sites within Skelmersdale have been accounted for in terms of their contribution towards development targets. iii) see (3) above iv) St Joseph's College - the recent planning permission has proven unviable because there is no demand for apartments in Up Holland, and it is not anticipated that such a development would take place at St Joseph's College over the Local Plan period. This is informed by the landowners / developers themselves. 7) Consultation process - all households received information on the consultation event either via a "wraparound" feature on the Champion Newspaper or via a leaflet sent to any addresses that do not receive the Champion.</p>
Officer recommendation	No Action Required

ID 1195
Consultee name Mr John Gardner
Agent Name
Nature of response Object
Summary Mill Lane is unsafe for traffic. (S)
Outcome The safety concerns associated with Mill Lane are appreciated by the Council and Council officers have been out on-site with Officers from the Highways Authority to consider this, but one of the potential benefits of development at Mill Lane is that it may actually make Mill Lane safer for vehicles and pedestrians alike by adding in a new junction onto Mill Lane, perhaps with a mini-roundabout, that forces cars to slow down as they come down Mill Lane and as they approach the bend.
Officer recommendation No Action Required

ID 1204
Consultee name Stella & Bill Sass
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals on grounds including loss of green belt land, loss of play area, traffic and highways safety, land available in Skelmersdale, (S)
Outcome St Joseph's College - the recent planning permission has proven unviable because there is no demand for apartments in Up Holland, and it is not anticipated that such a development would take place at St Joseph's College over the Local Plan period. Up Holland is only included with Skelmersdale because, spatially, they are one contiguous urban area - this does not preclude the fact that, administratively, they are two separate settlements. Consultation process - all households received information on the consultation event either via a "wraparound" feature on the Champion Newspaper or via a leaflet sent to any addresses that do not receive the Champion. Mill Lane Playing Field - Should development be required at Mill Lane, it would not affect the vast majority of the open space at Mill Lane. The only change would likely be the need to provide a highways access across the north-west corner of the recreation area, and so the need to replace the Play Area elsewhere in the open space. A public footpath across the open space would be retained. Traffic Safety concerns - The safety concerns associated with Mill Lane are appreciated by the Council and Council officers have been out on-site with Officers from the Highways Authority to consider this, but one of the potential benefits of development at Mill Lane is that it may actually make Mill Lane safer for vehicles and pedestrians alike by adding in a new junction onto Mill Lane, perhaps with a mini-roundabout, that forces cars to slow down as they come down Mill Lane and as they approach the bend. Brownfield sites and Skelmersdale - All available and suitable sites within Skelmersdale have been accounted for in terms of their contribution towards development targets, as have all brownfield sites across the Borough.
Officer recommendation No change required

ID 1207
Consultee name Mr Kevin McConnell
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals on grounds of landscape/open views, agricultural land, access to the site, dangers to pedestrians, parking, flooding, previous planning decisions (S)
Outcome Landscape Views - comments noted Agricultural land - all available brownfield land would be required for development as well, therefore a small amount of Green Belt land will be required to meet development targets. Traffic Safety concerns - The safety concerns associated with Mill Lane are appreciated by the Council and Council officers have been out on-site with Officers from the Highways Authority to consider this, but one of the potential benefits of development at Mill Lane is that it may actually make Mill Lane safer for vehicles and pedestrians alike by adding in a new junction onto Mill Lane, perhaps with a mini-roundabout, that forces cars to slow down as they come down Mill Lane and as they approach the bend. Parking in Hall Green - givne that the Mill Lane site is only 200m from the village centre at Hall Green, there would be no need for residents of the site to drive to the local centre, and therefore no need for parking. Flooding - Any new development must address surface water run-off on-site through mitigation measures such as SuDS. Therefore, development of the site would actually improve the surface water run-off from the site onto the playing fields. 26 Mill Lane - planning application was for the erection of two three-storey buildings comprising 32 affordable apartments at 26 Mill Lane in 2006. This was refused because "the buildings by reason of their scale, orientation and design would be an incongruous development within the street scene". However, it is accepted that the principle of residential development in this location is reasonable.
Officer recommendation No action

ID 1208
Consultee name Mrs Gillian Steele
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals on grounds including need, green belt, open space, traffic (S)
Outcome Empty Properties - Empty properties cannot be counted toward the delivery of housing targets in the Local Plan. These properties are already a part of the housing market and it is normal to have a number of vacant properties in an area at any given time. Those sites with planning permission have already been counted toward the delivery of the housing target. 26 Mill Lane - planning application was for the erection of two three-storey buildings comprising 32 affordable apartments at 26 Mill Lane in 2006. This was refused because "the buildings by reason of their scale, orientation and design would be an incongruous development within the street scene", not on the gournds of traffic safety. Traffic Safety concerns - The safety concerns associated with Mill Lane are appreciated by the Council and Council officers have been out on-site with Officers from the Highways Authority to consider this, but one of the potential benefits of development at Mill Lane is that it may actually make Mill Lane safer for vehicles and pedestrians alike by adding in a new junction onto Mill Lane, perhaps with a mini-roundabout, that forces cars to slow down as they come down Mill Lane and as they approach the bend.
Officer recommendation No action required

ID 1221
Consultee name Dr Leonard Routh
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals on grounds including traffic, safety, loss of green belt and lack of housing need. (S)
Outcome 1,2+5) In order to meet development targets for the Borough and ensure flexibility in the delivery of these targets, a small amount of Green Belt land is required for development or the "Plan B" over the Local Plan period. Mill Lane has been found to be one of the more sustainable sites and is suitable for inclusion in "Plan B". 3) Up Holland is not considered to have any significant infrastructure deficiencies and the Mill Lane site in particular is only within 200m of the Village Centre and a Quality Bus Route. 4) In relation to highways impacts associated with Mill Lane, highways access to the site could be designed such that it makes Mill Lane safer for pedestrians and vehicular traffic alike. 6) St Joseph's College - the recent planning permission has proven unviable because there is no demand for apartments in Up Holland, and it is not anticipated that such a development would take place at St Joseph's College over the Local Plan period. 7) The Mill Lane site is not considered to have particular habitat value, but should an application come forward for the site, a habitat assessment would be required and suitable mitigation put in place if important habitats are found to be on the site.
Officer recommendation No action required

ID 1276
Consultee name Mr David Grimshaw
Agent Name
Nature of response Support
Summary In our opinion the 'Preferred Option' to develop land at Red Cat Lane/Moss Nook as shown on the attached plan should be ratified as 'Safeguard' thus potentially changing its status from Green Belt. The land has been for many years uneconomic to farm as agricultural land and for the reasons set out in this report would be ideal for development to help meet the stated aims of the 'West Lancashire Local Plan 2012 – 2027'. (S)
Outcome Support noted
Officer recommendation No Action Required

ID 1347
Consultee name Kevin Swift
Agent Name
Nature of response Object
Summary Object to Mill Lane proposals
Outcome Comments on topography of Mill Lane site noted. The outstanding planning permission for St Joseph's College is unlikely to be implemented as it is financially unviable. Hall Green / Up Holland is part of the Skelmersdale with Up Holland built-up area and so does have a role to play in delivering new housing. even if Up Holland is taken on its own, it is one of the larger and more sustainable villages in the Borough and so is an appropriate location for new housing.
Officer recommendation No change required

ID	1348
Consultee name	Mr Roger Bell
Agent Name	
Nature of response	Object
Summary	Objects to the inclusion of Red Cat Lane site in the Plan B. (s)
Outcome	The Red Cat Lane site was found to no longer fulfil the purposes of the Green Belt in the Green Belt Study and, while the new boundary would probably be weaker than the current boundary in some ways, the fact that the new Green Belt boundary would now "round-off" the settlement area could be seen to create a stronger overall Green Belt boundary because any development beyond the new boundary would clearly constitute the sprawl of Burscough. While Red Cat Lane itself is relatively narrow and has traffic calming along it, this does not necessarily restrict new development, especially of only a relatively small number of dwellings as the Plan B suggests for this site. Were development to create additional issues in relation to drainage, the development would need to resolve these issues, possibly to the benefit of existing properties in the area.
Officer recommendation	No change required

Chapter/Policy Number: Policy GN2

Title: Safeguarded Land

ID	92
Consultee name	Church Commissioners For England
Agent Name	Miss Jennifer Hadland Smiths Gore
Nature of response	Object
Summary	It is considered that additional sites could be identified as land to be 'safeguarded' for development should there be a requirement. These sites include: • Land to the north of Moor Farm, Haskayne (please see page 3 above for further details); • Land off Carr Moss Lane, Halsall (please refer to Plan 2 attached); • Land north of Rosemary Lane, Haskayne (see Plan 3 attached); and • Land west of Moor Farm, Halsall (See Plan 4 attached). These are discussed in greater detail further on in this response under Delivery and Risk – "Plan B". (f)
Outcome	The 4 sites proposed as alternative Plan B sites are located on the edge of two Rural Sustainable Villages in the Western Parishes. Given the lack of key local services in these villages (or access to) it is not considered sustainable to release Green Belt on the edge of these villages for the "Plan B", and they are certainly not as sustainable as the Plan B sites proposed in Policy GN2.
Officer recommendation	No action

ID 595

Consultee name Mr Robin Buckley Redrow Homes (Lancs) Ltd

Agent Name Mr Tony McAteer

Nature of response Object

Summary a) Green Belt land should not be allocated for housing when development is prevented on non-Green Belt land. b) Objection to 'Plan B' - 'Plan A' should be demonstrably deliverable, but instead it is unsound. c) Objection to manner in which sites are allocated as either 'Plan B' or Post 2027 sites. d) Land at Guinea Hall Lane should be allocated as a housing site. (S)

Outcome a) It is important that the Council's preferred spatial strategy for new development in the Local Plan is sustainable and has regard to infrastructure provision and environmental limits in the Borough. In West Lancashire, this means that the vast majority of development should be located in the Key Service Centres of the Borough, whilst protecting the more rural parts of the Borough. In particular, the village of Banks has some severe infrastructure constraints, a lack of access to local services and large parts of the village are in areas at risk of flooding. This therefore means that, while there is non-Green Belt land in and around the village of Banks, it is more sustainable to look at Green Belt land on the edge of the Key Service Centres or adjacent to the Southport urban area. b) The preferred strategy in the Local Plan is deliverable and sound but to ensure flexibility in the Local Plan, the Council proposes a "Plan B" to implement should a part of the preferred strategy fail for some unforeseen reason. c) "Plan B" sites were selected via a thorough assessment process, as set out in the Strategic Options and Green Belt Release Technical Paper. Those sites to be safeguarded for beyond 2027 were generally parts of wider sites released for the preferred strategy or "Plan B" but that are not required for development in the plan period and can therefore be safeguarded for potential future development needs beyond the Local Plan period. The only exception to this was the land at Guinea Hall Lane, Banks. d) The land at Guinea Hall Lane, Banks, is an open field that is within the proposed settlement boundary. Given what is set out in answer to (a) above, the inclusion of this land as a potential housing site would ultimately leave the very real possibility that too many houses would be built in the Northern Parishes (and particularly Banks) where the infrastructure and rural character cannot sustain such levels of development. Therefore, in order to ensure that development remains within the limits of the settlement and that the brownfield sites at Greaves Hall Hospital come forward for development first, the open field site at Guinea Hall Lane has been safeguarded in order to meet potential future housing needs in the Northern Parishes post 2027.

Officer recommendation No action required

ID 734

Consultee name Mr Martin Ainscough

Agent Name

Nature of response Object

Summary Consider other sites in the Eastern parishes, in particular around Parbold. A site north Greenfield Avenue and Lathom Avenue in Parbold should be considered (part of PAR03 in the Green Belt study). (S)

Outcome Where land within the village of Parbold is, or becomes, available for development, the principle of new development within the village is acceptable under the new Local Plan. However, it was not considered sustainable to release land from the Green Belt on the edge of Parbold, especially as the Green Belt study found that all land around Parbold fulfilled at least one purpose of the Green Belt.

Officer recommendation No Action required.

ID	825	
Consultee name		Roger Tym & Partners
Agent Name	Mr John Cookson	Roger Tym & Partners
Nature of response	Support with conditions	
Summary	<p>Our client's site at New Cut Lane represents an excellent opportunity for residential development. The strengths of the site include: • the site is sustainably located, close to shops and services, and the Council clearly accepts that it represents an appropriate location for residential uses (otherwise the site would not be proposed for release from the Green Belt); • the site faces no suitability issues such as the constraints imposed by waste water treatment issues in many locations across the Borough; • the site's owners are willing to see the site come forward for development; • the site faces no achievability constraints and a high-profile developer is keen to take the site on; • the early provision of much-needed housing at the site will help West Lancashire Borough Council to meet its challenging dwelling targets and to increase the delivery of affordable housing; • the site presents a rare opportunity for the expansion of Southport / Birkdale / Ainsdale; and • the site will not have any effect on the Council's strategic regeneration objectives in Skelmersdale, Ormskirk and Burscough, all of which are a considerable distance from New Cut Lane and are completely different housing markets. We therefore welcome the Council's proposal to release the New Cut Lane site from Green Belt designation. However, we are concerned that the Council's proposed approach set out in draft Policy GN2 and in Chapter 10 of the Local Plan Preferred Options is too restrictive, and will needlessly delay this site from coming forward and delivering new dwellings for the benefit of both West Lancashire and Sefton. We consider that, instead, the site should be allocated for residential uses in the Local Plan. If the Council prefers to keep the site as 'Plan B' land, we consider that the Council should examine the possibility of releasing this land at a much earlier stage in the plan period than would be possible under the terms of the 'Plan B' wording as currently drafted, so that sufficient deliverable 'Plan B' sites can be brought forward at the appropriate time to meet identified shortfalls against dwelling targets. Whilst the latter suggestion would be an improvement on the 'Plan B' mechanism as currently drafted, allocating our client's site for residential use would undoubtedly be the best way of capturing the significant benefits offered by the site.</p>	
Outcome	<p>Support noted. Comments on SA/SEA to be considered as SA / SEA is updated at the next stage. To lose any distinction between the preferred strategy and the "Plan B" would undermine the attempts of the Council to limit impact on Green Belt and locate development around the 3 Key Service Centres of the Borough. The New Cut Lane site would be reliant on services and infrastructure in Sefton and would not necessarily contribute economically to West Lancashire. Sefton have not requested that West Lancashire meet any of Sefton's housing need and so it would be inappropriate to allocate a site such as New Cut Lane as a preferred site. However, it is appropriate to include such a site, which no longer fulfils a purpose of the Green Belt, as a "Plan B" site.</p>	
Officer recommendation	<p>Consider comments on SA / SEA as it is updated at the next stage of Plan preparation. No change to LPPO.</p>	

ID	868	
Consultee name	Mr Philip Carter	Environment Agency
Agent Name		
Nature of response	Observations	
Summary	<p>Please see our comments at Appendix G for a list of constraints that would apply to sites allocated under this policy. (F)</p>	
Outcome	See Rep 898	
Officer recommendation	See Rep 898	

ID 924

Consultee name Lt Coln RAR de Larrinaga

Agent Name Mr Michael Cunningham Cunningham Planning

Nature of response Object

Summary The rectangular area of land off Ruff Lane should be allocated on the Proposals Map G2 as residential development under Policy RS1 rather than the Plan B designation, partly due to its location and being surrounded by residential property and partly due to the benefits of being able to bring the development of this land forward in the short term. (S)

Outcome Comments noted. As the site is Green Belt, its release for immediate development is not considered appropriate; other land should be looked at first. This greenfield site is subject to the same wastewater constraints as Grove Farm and Yew Tree Farm, and its development before 2020 is not being assumed. It is thus considered more appropriate to re-examine its suitability for development should Plan B come into operation. The anticipated low yield of the site (10 units in line with the character of Ruff Lane) is another reason for not allocating it as a housing site - all other allocated housing sites are for over 100 units.

Officer recommendation No change

ID 929

Consultee name Mr Peter Banks

Agent Name

Nature of response Object

Summary See my comments on 4.1 and 4.4 for Plan B sites that should be in the main plan, and vice-versa.

Outcome See Reps 925 and 928

Officer recommendation No change

ID 1097

Consultee name Bickerstaffe Trust

Agent Name Mr Graham Love Turley Associates

Nature of response Object

Summary Concern that Plan B does not provide certainty, and may require to be implemented early in the Plan period. The way in which sites have been allocated appears arbitrary and inconsistent. Sustainability of location and deliverability also need to be taken into account. The proposed Plan B sites are inappropriate. (S)

Outcome Objections noted. Technical Paper 1 sets out the approach undertaken in identifying "Plan B" sites. This approach balances the need to deliver sites in sustainable locations with the need to protect Green Belt land that actually fulfils the purposes of Green Belt.

Officer recommendation No change required

ID 1151
Consultee name Mr Robin Buckley Redrow Homes (Lancs) Ltd
Agent Name Mr Tony McAteer
Nature of response Object
Summary a) Green Belt land should not be allocated for housing when development is prevented on non-Green Belt land or more suitable Green Belt land. b) Objection to 'Plan B' - 'Plan A' should be demonstrably deliverable, but instead it is unsound. c) The Plan fails to identify specific developable sites to meet the Borough's housing requirements over the 15 year Plan period. d) Objection to manner in which sites are allocated as either 'Plan B' or Post 2027 sites. e) Land at Parrs Lane, Aughton should be the subject of a strategic policy, or else allocated as a housing site. (S)
Outcome a) The Council accounts for the majority of available non-Green Belt land in the Borough in the delivery of its development targets, and the only non-Green Belt land not considered suitable for development is in unsustainable locations around villages in the Northern Parishes. In relation to the relative merits of different locations in the Green Belt as to their suitability for release from development, Technical Paper 1 sets out the Council's approach in this assessment and the sustainability of a site / location has been considered as well as quality of the Green Belt. b) The Preferred Strategy in the LPPO is, in the Council's opinion, "demonstrably deliverable" but it is prudent to have a "Plan B" in case an unforeseen circumstance arises that means a key site in the preferred strategy is not delivered as anticipated. c) Policies SP1, GN1 and RS1 collectively steer residential development to the existing settlement areas or specific allocated sites on the edge of them. Based on the SHLAA and outstanding planning permissions, there is sufficient land within the existing settlement areas, plus the specific allocated sites on the edge of settlements, to deliver the housing target for the Local Plan. d) The assessment and consideration of sites for the "Plan B" is set out in Technical Paper 1. e) The Parrs Lane site is clearly deliverable for housing, but is not necessarily the most sustainable site. In comparison with those Green Belt sites selected for the preferred strategy, Parrs Lane is less sustainable, but compared to those sites considered for "Plan B", it was found to be more sustainable than those rejected for "Plan B".
Officer recommendation No change required

ID 1163
Consultee name Mr Steve Matthews Sefton Council
Agent Name
Nature of response Support with conditions
Summary Concerns regarding proposed site GN2(a)(iv) / (b)(iii): - Inadequate consultation with relevant people; - Proposed use of agricultural land for development; - Likely pressure on services in Sefton; - Possible impact on allotments; The allotments should be designated as protected open space. (S)
Outcome Support noted. In relation to allotments, they would be safeguarded from development and it is agreed that they should be designated as an open space and thus protected from development.
Officer recommendation Add Allotments on Moss Road as a designated open space in Policy EN3.

ID 1219
Consultee name Mr Andrew Taylor David Wilson Homes
Agent Name Ms Lorraine Davison DPP
Nature of response Support with conditions
Summary Removal of Parris Lane from Green Belt supported; Site GN2(a) (i) should be safeguarded, but potentially with amended boundaries; Site GN2(b)(ii) should be reallocated for housing development under new Policy SP4, along with land south of Parris Lane. (S)
Outcome see response to rep 1212 - alternative site is not considered as sustainable as those already proposed in the Local Plan Preferred Options.
Officer recommendation no change necessary

ID 1277
Consultee name Mr David Grimshaw
Agent Name
Nature of response Support
Summary This submission should not just be seen as a change in the boundary of the existing Green Belt but as a new initiative to introduce affordable housing into Burscough. The proposition is for the land owner Mr Brian Mawdsley to work in a profit sharing relationship with a local builder Grimshaw Construction Ltd using the land equity to ensure that completed properties are at a price consistent with them being affordable. There are no other sites available in Burscough offering new houses at affordable prices for first time buyers, retired couples- and the vulnerable. (S)
Outcome Support noted
Officer recommendation No Action Required

ID 1310
Consultee name Mrs Margaret Wiltshire CPRE (West Lancs Group)
Agent Name
Nature of response Object
Summary Object to concept of Plan B (S)
Outcome Error in labelling noted - will be corrected on final Proposals Map. The Local Plan is required to demonstrate flexibility in the delivery of housing and the Council have proposed the "Plan B" as an approach to demonstrating this flexibility, without releasing more land for development immediately than is absolutely required. The proposed policy means the Council retain control of when "Plan B" sites are actually released for development and so developers will not "wait" for choicest sites if there is no guarantee they will be released. No housing sites are anticipated to be developed by the Council themselves.
Officer recommendation Correct Errors in labels of GN2 sites on Proposals Map

Chapter/Policy Number: 5.3

Title: Design of Development

ID	1281
Consultee name	Mr David Grimshaw
Agent Name	
Nature of response	Support
Summary	Design of development on Red Cat Lane would be to high standards in accordance with policy (S)
Outcome	Comments noted. However, they appear to be in support of development which at this stage is considered to only be appropriate as Plan B option.
Officer recommendation	No change required

Chapter/Policy Number: Policy GN3

Title: Design of Development

ID 63
Consultee name Mr Anthony Northcote Plannig and Local Authority Liason, The Coal Authority
Agent Name
Nature of response Support
Summary Support Policy GN3 (S).
Outcome Comments noted
Officer recommendation No action required

ID 245
Consultee name Ms Judith Nelson English Heritage
Agent Name
Nature of response Support with conditions
Summary It is suggested that Policy GN3 includes a specific section on the design considerations required when developing in historic places (S)
Outcome Comments noted, it is recognised that there are some cross-overs between Policy GN3 and other policies in the document. However, rather than increase the duplication these will be reduced before the final version of the Local Plan is produced. Reference is made to the need for development to respect historic character in criterion 1.ii so there is no real need to replicate Policy EN4.
Officer recommendation No action required.

ID 512
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Support with conditions
Summary We support the policy with one caveat. We do not believe that housing developments should incorporate narrow roads and inadequate space for parking on driveways. Nothing detracts more from the visual amenity of an area than to have cars parked on both sides of the road with their wheels on the pavements and still leaving only a narrow space for moving traffic to pass through. Such arrangements are also dangerous and prevent the passage of larger vehicles, such as those used for deliveries to houses, waste collection and emergencies (especially fire). Also, the Design Guide SPD is flawed and out of date. It needs to be revised. (F)
Outcome Comments noted relating to Design Guide SPD although this does not form part of the consultation. The Policy sets out how development should prioritise pedestrians and provide adequate parking along with the requirement for suitable safe access and road layout. As such it is unlikely that inappropriately narrow roads and inadequate parking would result from development if this policy was applied.
Officer recommendation No action required.

ID 798
Consultee name Mr Robert W. Pickavance
Agent Name
Nature of response Observations
Summary If the land owner still has a control on the development, it could be more in keeping with what would be acceptable to the village rather than what would be acceptable to a large developer. (S)
Outcome Control of land is outside of the remit of the Local Plan.
Officer recommendation No action required

ID 869
Consultee name Mr Philip Carter Environment Agency
Agent Name
Nature of response Object
Summary Part 4 of Policy GN3 considers drainage & sewerage. We have no objection to the proposed requirements, but has the Council defined the critical drainage areas as referred to in the policy? If not, how and when will they be defined? Critical drainage areas need to be defined and mapped to ensure the policy will be effective. This could be an element of the Level 2 SFRA, but advice from your drainage engineer will be required. (F)
Outcome Comment regarding critical drainage areas noted, the justification will include clarification of where these are defined. Comment relating to the inclusion of a buffer zone at criterion 5 (v) noted. It is recognised that there are some cross-over's between Policy GN3 and other policies in the document. However, rather than increase the duplication these will be reduced before the final version of the Local Plan is produced. Comments relating to water quality and contaminated land noted.
Officer recommendation Clarify (possibly in the SFRA L2) where the critical drainage areas are. Include wording relating to a buffer at criterion 5(v). Consideration of the wording of Policy GN3 to ensure no duplication with other LP policies and to ensure inclusion of a) the p

ID 1027
Consultee name Mr Francis Williams Ormskirk Friends of the Earth
Agent Name
Nature of response Observations
Summary 5 ii. We believe that housing developments should also contain levels of public open space sufficient to meet the recreational needs of their residents, and that these should not be substituted by payments of commuted sums for improvement of recreational facilities elsewhere. 5 iv where possible native species should be used, in the interests of biodiversity, and ryegrass monocultures should be avoided. (F)
Outcome The principle of the provision of public open space is secured in the Local Plan Preferred Option. How and where this space will be provided is subject to a wider strategy and the requirements of the Open Space SPD. Details relating to habitat creation will be established on a site by site basis following guidance of Lancashire County Council who provide ecological support to the Council.
Officer recommendation No action required.

ID 1264
Consultee name Mr Andrew Thorley Taylor Wimpey UK Ltd
Agent Name Miss Caroline Simpson Nathaniel Lichfield & Partners
Nature of response Object
Summary Amendments to various parts of the policy including, design, surface water run-off and ecological value to make the policy less onerous and more robust. (S)
Outcome Comments relating to GN3 1.(i) noted and agreed. Comments relating to GN3 4.(ii) noted. However, this is important to ensure sustainable development in the Borough. The critical drainage areas will be identified clearly and evidenced in the justification of the policy. Comments relating to GN3 5(iii) noted. However, the need for the policy to be aspirational in ensuring sustainable design which not only protects but enhances where possible is in-keeping with PPS9.
Officer recommendation Make changes as per recommendation in relation to GN3 1.(i). No change relating to GN3 4.(ii) other than identify clearly where the critical drainage areas are. Include the words "where possible" at the end of criterion 5 (iii).

ID 1271
Consultee name Mr Alan Hubbard The National Trust
Agent Name
Nature of response Support with conditions
Summary Policy GN3 The National Trust welcomes the proposed content of this Policy especially in terms of sustainable design and construction, as well as landscaping and the natural environment. However there is a major omission. The Policy needs to include reference to the protection and enhancement of heritage assets and their settings through the sensitive location and design of new developments, and the conversion of historic buildings.
Outcome Reference is made to the need for development to respect historic character in criterion 1.ii so there is no real need to replicate Policy EN4.
Officer recommendation No action required.

ID 1290
Consultee name St Modwen Properties PLC
Agent Name John Francis
Nature of response Support with conditions
Summary This policy deals with the design of development, including its quality. St Modwen acknowledges that adopted and evolving national planning policy guidance places considerable emphasis on the quality of design in new development, and it accepts that development should generally be of as high a standard of design and build quality as possible. However, there will be instances where the viability of a proposed development is brought into question because of design related expectations. In some of these cases there might well be an opportunity to drive down costs through adopting a different but still acceptable design solution or through using cheaper materials, the combined effects of which improve viability. In view of this we propose an amendment to this policy to ensure that where viability becomes an issue the policy can be applied with a degree of flexibility. Change of wording suggested. (S)
Outcome PPS1 is clear that "good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning". As such it is considered that diluting this policy to include the word "generally" is inappropriate.
Officer recommendation No action required.

Chapter/Policy Number: Policy GN4

Title: Demonstrating Viability

ID 23

Consultee name Mr Howard Courtley Courtley Consultants Ltd

Agent Name

Nature of response Object

Summary Para 5.37 Planning Guidance does not require applicants to prove viability to justify a change of use for agricultural buildings. This is not consistent with PPS4 or NPPF which support the Change of use of such sites based against a criteria based policy. Policy GN4 attempts to constrain development contrary to the draft NPPF presumption in favour of sustainable development. (F)

Outcome EC13.1 of PPS4 states: "When assessing planning applications affecting shops, leisure uses including public houses or services in local centres and villages, local planning authorities should: a. take into account the importance of the shop, leisure facility or service to the local community or the economic base of the area if the proposal would result in its loss or change of use b. refuse planning applications which fail to protect existing facilities which provide for people's day-to-day needs" Therefore, in conjunction with Policy IF1, Policy GN4 provides an important check on the loss of uses that are important to the local community or the economic base. The draft NPPF includes for a presumption in favour of sustainable development. In relation to what is sustainable, Para 72 of the draft NPPF provides three objectives for sustainable economic growth: "• 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." Therefore, Policy GN4 again provides an important mechanism for retaining vital and viable town centres and promoting thriving, inclusive and locally distinctive rural economies.

Officer recommendation No change

ID 93

Consultee name Church Commissioners For England

Agent Name Miss Jennifer Hadland Smiths Gore

Nature of response Support with conditions

Summary It is vital that the Local Plan is flexible enough to allow for changes of use in some cases. This can be achieved through an applicant demonstrating that the former use is no longer viable. The Church Commissioners for England therefore support Policy GN4 which encourages the Council to be proactive in terms of development proposals. Notwithstanding this, we do question the period of time suggested for marketing a premise and the proposed requirement for the premise / land to be regularly advertised in the local press on a weekly and then monthly basis. This can be an expensive requirement for the landowner. Additionally, the change of use of agricultural buildings other than a workers' dwelling should be included within this policy. (S)

Outcome Support noted. It is felt that the timescales for proof of marketing are reasonable based on the particular uses and the current lull in the market as a result of the economic downturn. Policy GN4 can be applied to other agricultural buildings if required, as the list in GN4 is not exhaustive, but as stated by consultee above, there is a need to not restrict unduly those agricultural buildings which may benefit from a change of use.

Officer recommendation No change required

ID 553
Consultee name Mrs Jackie Liptrott
Agent Name
Nature of response Object
Summary Policy GN4 is onerous and does not encourage flexibility in the planning process. Independent verification of a departure from policy should not be required nor charged for. GN5 The sequential test is unnecessarily complicated. Replaced GN4/GN5 with one policy that reflects national guidelines simplifying the planning process. Outline of wording suggested. (S)
Outcome Policies GN4 and GN5 are both considered necessary. Whilst the Council accepts some of the points made by the Objector, the policy proposed by the Objector does not, in the Council's opinion, contain sufficient clarity to be able to be used in the Development Management process, especially for more contentious planning applications. The extra detail in Policies GN4 and GN5 helps provide certainty to applicants, the Council, and Inspectors in any appeals.
Officer recommendation No change

ID 799
Consultee name Mr Robert W. Pickavance
Agent Name
Nature of response Object
Summary Agricultural Workers Dwellings: A better approach needs to be taken under this issue: many agricultural occupancies have been lifted, also if you live and work in the countryside it is hard to get building permission. (F)
Outcome It is important that sufficient housing is maintained for agricultural workers in rural parts of the Borough to ensure sustainable rural communities and so agricultural workers' dwellings are included under GN4 in order to maintain an adequate supply of such dwellings.
Officer recommendation A new policy will be introduced (RS5) to address accommodation for temporary agricultural / horticultural workers and such accommodation will also be referred to in Policy GN5 on sequential tests.

ID 842
Consultee name Anglo International Up Holland Ltd
Agent Name Ms Lorraine Davison DPP
Nature of response Object
Summary This policy has no obvious basis in national planning policy guidance or the draft NPPF. Sites should be allocated only for uses that stand a reasonable prospect of being brought forward. A more appropriate viability policy is linked to enabling development and how it can be used to make an otherwise unviable scheme viable, e.g. enabling development to secure an important heritage asset. (S)
Outcome The Local Plan does make allowance for general development viability and the role of enabling development, especially exemplified by Policy EC3 which allocates 4 employment / brownfield sites in rural areas that would struggle to deliver a viable proposal for employment development alone for mixed-use redevelopment. Policy GN4 is aimed at ensuring that uses that are viable are maintained where they are of most use, for example, retail in town centres, business units on key employment sites, agricultural workers' dwellings close to active farms. this is consistent with the draft NPPF.
Officer recommendation No Action required

Chapter/Policy Number: Policy GN5

Title: Sequential Tests

ID 24
Consultee name Mr Howard Courtley Courtley Consultants Ltd
Agent Name
Nature of response Object
Summary Policy GN5 suggests a sequential approach included in Policy RS1 Residential Development. This approach should be applied in the allocation and choice of GB releases and housing allocations.(F)
Outcome The methodology for selecting the proposed major sites for Green Belt release and housing allocations was broader than a sequential test. Further details on site selection are set out in the Green Belt Study and the Green Belt and Strategic Options Technical Paper.
Officer recommendation No change

ID 69
Consultee name Ms Barton
Agent Name
Nature of response Object
Summary Chequer Lane development should be subject to rigorous sequential testing as a greenfield site and not take place before development in Skelmersdale Town Centre has been secured and undertaken (S).
Outcome The process for determining applications (Policy GN5) is different from the process for selecting Local Plan sites, although certain principles are common to both. A sequential process of sorts has been used in selecting proposed housing sites, and Skelmersdale Town Centre and other (brownfield and greenfield) land within Skelmersdale has been allocated for housing. Only after these sites were counted against the housing requirement for 2012-27 did we look at other non-Green Belt sites, including Chequer Lane, before having to resort to Green Belt release. It is agreed that regeneration of Skelmersdale Town Centre is a priority, but in order to maintain the required rolling five year supply of deliverable housing land, some sites in the Skelmersdale / Up Holland area may need to be developed before or at the same time as the Town Centre.
Officer recommendation No change

ID 843

Consultee name Anglo International Up Holland Ltd

Agent Name Ms Lorraine Davison DPP

Nature of response Object

Summary Suggested change to policy: '... within the expected project timeframe. In assessing a sequential test submitted in support of a planning application the Council will give consideration and weight to development that contributes towards delivering other planning benefits including enabling development.' Changes are also suggested to the policy justification. (S)

Outcome The special circumstances relating to St Joseph'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. (This would not automatically mean that it would be granted permission because the specific justification for the particular enabling development proposed would need to be assessed.) As with other objections on behalf of Anglo International, the Council does not consider it appropriate or necessary to add wording to this Local Plan policy to refer to this specific scenario.

Officer recommendation No change

ID 870

Consultee name Mr Philip Carter Environment Agency

Agent Name

Nature of response Object

Summary PPS25 and the draft NPPF both require developments in Flood Zones 2 & 3 to satisfy a Sequential Test. Proposed Policy GN5 should be amended to reflect this. (F)

Outcome It is agreed that national policy requires a sequential approach with regard to land at flood risk. There is a slight difference in approach, however, as mitigation measures can often be put in place which result in EA withdrawing objections to development on sites within Flood Zones 2 and 3. Given the changes to Policy SP1, development in FZ2/3 will be added to Policy GN5, but with appropriate wording to reflect the above.

Officer recommendation Amend Policy GN5 to include land in Flood Zones 2 and 3. Add extra bullet point to first part of the policy, and explanatory text to the policy justification (new paragraph 5.50 or 5.63).

ID 1018

Consultee name Sainsburys Supermarkets Ltd

Agent Name Ms Anna Noble Turley Associates

Nature of response Object

Summary Policy GN5 is not required as it repeats national policy. (S)

Outcome Contrary to the submission by the Objector, it is considered that Policy GN5 does add to PPS4 Policy EC15, and does provide a local interpretation, for example by clarifying the area of search for sites. It also applies to categories of development not covered by PPS4, and is thus considered necessary.

Officer recommendation No change

Chapter/Policy Number: 6.1

Title: The Economy and Employment Land

ID 476

Consultee name Mr Robert Routledge Whitemoss Landfill Limited

Agent Name Mr Richard Percy Steven Abbott Associates

Nature of response Object

Summary My clients wish to OBJECT to the consultation document and in particular to the employment land policies and strategy which they believe are flawed. It is suggested that the employment land policies should be revised to include an element of green belt release in the area to the south, east and west of the White Moss Business Park, to provide an adequate supply of employment land to serve the economic development needs of the Borough. (s)

Outcome Employment targets have been reviewed taking into account evidence including historic take up rates of land for the past 19 years. The employment land figure has been reduced from previous consultation due to the fact that the most recent years of employment completions, which are lower due to the economic climate, have been factored into the consultation. Given the current economic climate it is reasonable to assume that the lower levels of employment completions will continue in the early years of the Local Plan and that the anomalously high years of completions in two years of the last 19 will be highly unlikely to be seen again over the Local Plan period. The Council is confident that we can deliver the proposed targets in the locations specified.

Officer recommendation No action required.

ID 1190

Consultee name Mr John Gardner

Agent Name

Nature of response Support

Summary I support the increase in employment opportunities and would suggest that where possible the employment should be skilled rather than low cost warehousing which creates little skilled employment. (F)

Outcome comments noted. Where appropriate the Council will seek to encourage more skilled jobs.

Officer recommendation no action required

ID 1279

Consultee name Mr David Grimshaw

Agent Name

Nature of response Support

Summary We are prepared to develop plans together with West Lancashire District Council to ensure any proposed future development supports the construction of affordable housing. This is an opportunity for West Lancashire District Council to deliver Policy DE1 for the community of Burscough with new high quality housing providing first time buyers with a unique opportunity to buy their own home in a location supported by existing transport and social infrastructures. (F)

Outcome Comments noted

Officer recommendation No action required

ID	1282
Consultee name	Mr David Grimshaw
Agent Name	
Nature of response	Support
Summary	Support of Red Cat lane development as it is in good proximity to employment (S)
Outcome	Comments of support noted
Officer recommendation	No action required.

Chapter/Policy Number: Policy EC1

Title: The Economy and Employment Land

ID 513

Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council

Agent Name

Nature of response Support with conditions

Summary We support this policy, with the exception that the Council must take a firmer stance on ensuring that mixed-use sites, whether existing or new developments, are actually mixed. If one type of use (such as warehousing) is allowed to predominate it will frustrate the whole purpose of this policy. It is ironic and mistaken to direct that the only site to be protected from major traffic movements is the one that lies closest to a motorway junction. (F)

Outcome In relation to warehousing the Council has said that sites should be a mix of industrial, business, storage and distribution uses as is stated in the policy. Whitmoor Business park was excluded from being a mixed use site because Whitmoor is a relatively new development and was specifically designed to cater for B1 office use. If this site was also mixed it may lose its integrity as an office development and detract from some of the existing industrial estates which are more suitable. It is also important to protect the development of Skelmersdale town centre. In line with the NPPF the Council will consider allowing use classes C1 Hotels and D1 Non-residential Institutions at White Moss. It is believed this will allow flexibility for use of the site whilst protecting the integrity of the development.

Officer recommendation No action required.

ID 604

Consultee name Mrs Jackie Liptrott

Agent Name

Nature of response Object

Summary The land at White Moss Business Park has not been developed during the last 25 years and should be considered for alternative uses. There is no clear vision in this Local Plan to identify new sectors that could successfully use this land to benefit the greater good. It is clearly not sustainable (in terms of the NPPF) to retain the land solely for B1 use. The precedent of alternative use has been set at one site at White Moss where storage and distribution (B8) has been allowed. Classes A1, (non-food retail and showrooms), A3, A4, C1,2,3 and D2 should be considered in addition to class B1. Allowing a wider designation would complement the vision for Skelmersdale town centre as well as complying with the draft NPPF. (S)

Outcome The Council are keen to see the White Moss Business Park developed out in its entirety over the 15-year plan period, but wish to maintain the character of the business park as high quality accommodation for businesses, with a particular focus on office-based businesses. However, it is acknowledged that the development of White Moss Business Park has not been as quick as originally hoped, especially in light of the recent economic recession. Therefore, the Council is willing to explore selected alternative business and employment-generating uses at White Moss Business Park, subject to the fact that they maintain the high quality character of the business park.

Officer recommendation Permitted land uses at White Moss Business Park will be extended to also include C1 (e.g. hotel) and D1 (e.g. creche / day nursery or training centres) uses.

ID 872
Consultee name Mr Philip Carter Environment Agency
Agent Name
Nature of response Observations
Summary Within Part 2 d) iii. of Policy EC1, it is stated that development must not cause unacceptable adverse environmental impacts. Could any development on allocated sites in the area subject to the known sewerage capacity limitations exacerbate the existing problem? We would recommend consulting with United Utilities to see whether or not this is an issue of concern.
Outcome United Utilities have been fully consulted regarding this Local Plan and are aware of all the proposed allocated employment sites. The Council will continue to work with United Utilities as this scheme is further developed.
Officer recommendation No further action required.

ID 927
Consultee name Mr Clifford Holbert
Agent Name Mr Michael Cunningham Cunningham Planning
Nature of response Object
Summary The area of land identified as the extent of Stanley Industrial Estate should include the 9 hectares of land to the south of Vale Lane which would be capable of immediate delivery and therefore immediately address the employment land shortfall. (S)
Outcome This Council believes that other sites for employment uses should come forward before Green Belt sites such as the one proposed are considered. There is no need to release Green Belt on the edge of Skelmersdale for employment uses while there is sufficient land within the existing town boundaries.
Officer recommendation No action required.

ID 971
Consultee name Strategy and Policy Group Lancashire County Council
Agent Name
Nature of response Support
Summary The approach of developing existing employment land allocations and re-modelling industrial estates in Burscough and Simonswood is broadly supported. Support is also given to paragraph 6.11. (F)
Outcome Comments of support noted
Officer recommendation No action required

ID 1028
Consultee name Mr Francis Williams Ormskirk Friends of the Earth
Agent Name
Nature of response Observations
Summary There appears to be no assessment of the agricultural quality of the potential greenfield development sites. (F)
Outcome In relation to greenfield sites proposed for employment all but a few are existing allocations. Only the land at Yew Tree Farm, Burscough is greenfield and not previously allocated for employment, and this has been subject to an assessment of agricultural land quality.
Officer recommendation No action required.

ID 1180
Consultee name Mr Roger Clayton South Lathom Residents Association
Agent Name
Nature of response Support
Summary We support Policy EC1 (F)
Outcome Comments noted
Officer recommendation No action required

ID 1311
Consultee name Mrs Margaret Wiltshire CPRE (West Lancs Group)
Agent Name
Nature of response Support
Summary We are pleased that the Council does not need to intrude into the Green Belt south of Skelmersdale to fulfill its employment land requirements. We are also pleased that over 60ha of the land required can be satisfied through the development of existing allocations and the regeneration of vacant and underused premises. In general we support this policy but would like to see a determination that large B8 developments will not predominate, particularly on greenfield sites; they take a lot of (sometimes agricultural) land, provide comparatively few local jobs and, with their over-enthusiastic lighting and untimely transport arrangements are a nightmare to nearby residents. We hope to see a "mix" of types on the ground as well as on paper. Also, referring to the Policy and paragraph 6.3, relevant public transport for workers and to work-locations needs to be expedited. (F)
Outcome Comments noted. The Local Plan supports mixed use employment development which includes B1, B2 and B8. Policy IF2 Enhancing Sustainable Transport Choice seeks to support and enhance transportation links to employment sites.
Officer recommendation No action required.

ID	1333
Consultee name	Mr Damien Holdstock National Grid
Agent Name	
Nature of response	Observations
Summary	National Grid's ZU line crosses through the south eastern corner of the Simonswood Industrial Estate. National Grid prefers that buildings are not built directly beneath its overhead lines for safety and access reasons and this should be noted by developers and the Local Planning Authority. (S)
Outcome	Comments noted. The location of any buildings on this site has not yet been decided which will come later in the planning application stage. Further consultation work will take place when applications are submitted.
Officer recommendation	No action required

Chapter/Policy Number: 6.2

Title: The Rural Economy

ID	745
Consultee name	Mrs Alison Truman British Waterways
Agent Name	
Nature of response	Support with conditions
Summary	BW supports the reference to the canal as a focus for the provision of small-scale visitor attractions. However, it should be recognised in the supporting text that the provision of canal-related leisure facilities, such as marinas, boatyards and boat-hire companies, is essential to the continued success of the canal network as a visitor and leisure attraction, and that in some cases it will be necessary for such development to take place in rural areas including the Green Belt. (F)
Outcome	The Council fully supports the use of the canal to support the visitor economy . However the Council does not believe that these uses require a specific mention within the local plan and for any use to come forward a full justification would still be required.
Officer recommendation	No action required

Chapter/Policy Number: Policy EC2

Title: The Rural Economy

ID 25

Consultee name Mr Howard Courtley Courtley Consultants Ltd

Agent Name

Nature of response Object

Summary Policy EC2 Rural economy should accord with PPS4 and draft NPPF and support economic growth including appropriate Change of Use of Agricultural properties based on a criteria policy. There should no requirement for the buildings to be vacant or derelict, no requirement to consider it re-use and no requirement for them to be based on "rural business". (F)

Outcome The policy clearly states that where it can be robustly demonstrated that if the site is unsuitable for an ongoing viable 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. The Council believes this section of the policy contains sufficient guidance whilst maintaining a degree of flexibility to consider change of use of agricultural properties. Policy EC2 seeks to protect the rural economy whilst allowing the appropriate re-use of buildings. The published NPPF says that local plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings. The Council is satisfied the policy meets these requirements.

Officer recommendation No action required.

ID 94

Consultee name Church Commissioners For England

Agent Name Miss Jennifer Hadland Smiths Gore

Nature of response Support with conditions

Summary The Church Commissioners for England therefore support the general approach of Policy EC2 although, as stated previously, it is important for small scale development to be able to take place in the smaller settlements benefiting their communities. Rural decline must be avoided and flexibility must be incorporated into the forthcoming Local Plan. There is also support to protect employment sites unless a feasibility case can demonstrate that this is not the best use for the site. Each site should be assessed on their own individual merits. There is an abundance of vacant agricultural buildings which are no longer suitable or needed for agricultural use. We therefore fully support the Council and its decision to encourage the re-use of such buildings in the interests of sustainability. In addition, the Local Plan needs to address rural regeneration, especially for settlements which do not rank highly within the proposed settlement hierarchy. (S)

Outcome Comments of support noted. The policy seeks to support the rural economy in all areas and not just larger rural settlements. The policy also allows for the reuse of existing buildings in rural areas where they would otherwise be left vacant.

Officer recommendation No action required.

ID 246
Consultee name Ms Judith Nelson English Heritage
Agent Name
Nature of response Observations
Summary Suggestion to refer to English Heritage guidance document. (S)
Outcome Comments noted. Reference to the English Heritage guidance will be made.
Officer recommendation Reference to English Heritage Guidance- the maintenance and repair of traditional farm buildings; a guide to good practice' be added to supporting documents.

ID 735
Consultee name Mr Martin Ainscough
Agent Name
Nature of response Support
Summary Allow the re-use of agricultural buildings for residential purposes.(S)
Outcome Policy EC2 seeks to protect agricultural buildings in order to support agriculture and farming. The re-use of agricultural buildings must be protected where possible to support the rural economy. However, the policy does say that the Council will consider alternative uses were it can be robustly demonstrated that the site is unsuitable for an ongoing viable employment use. The Council is satisfied that this policy offers the correct level of protection whilst allowing for flexibility. It is recognised, however, that the NPPF allows for conversion of commercial buildings to housing, and conversion of other buildings in the Green Belt (subject to conditions). Other relevant Local Plan policies will be amended as necessary to conform with the NPPF.
Officer recommendation No change to Policy EC2.

ID 832
Consultee name Seddon
Agent Name Miss Jane Worsey Higham & Co
Nature of response Object
Summary In summary, the land at Greaves Hall Avenue has much to offer in meeting development needs on a brownfield site in a sustainable location within the settlement of Banks. The proposed Policy EC2 designation is considered too restrictive and an alternative mixed use land use designation under Policy EC3 is sought.
Outcome The Council believe that this site is well located to meeting rural employment needs, especially given its proxmity to the Southport New Road. Alternative sites providing providing more mixed uses are found within close proximaty in more appropriate locations.
Officer recommendation No action required

ID 844
Consultee name Anglo International Up Holland Ltd
Agent Name Ms Lorraine Davison DPP
Nature of response Object
Summary Suggested changes to policy and justification: 'Encouragement will also be given to enabling development that has the potential to contribute towards the general aims of this policy and which would deliver other planning related benefits subject to other relevant policies of the plan.' Suggested new paragraph in the policy justification. (S)
Outcome The special circumstances relating to St Joseph'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. (This would not automatically mean that it would be granted permission because the specific justification for the particular enabling development proposed would need to be assessed.) As with other objections on behalf of Anglo International, the Council does not consider it appropriate or necessary to add wording to this (and other) Local Plan policies to refer to this specific scenario.
Officer recommendation No action required

ID 873
Consultee name Mr Philip Carter Environment Agency
Agent Name
Nature of response Support with conditions
Summary We request that this policy is reworded as follows so that it relates specifically to the Level 2 Strategic Flood Risk Assessment (SFRA), i.e. "Land allocated for the purpose of Rural Employment is as follows: i. Land between Greaves Hall Avenue and Southport New Road, Banks Development proposals for this site will be expected to proceed in strict accordance with the site specific requirements outlined in the West Lancashire BC Level 2 SFRA."
Outcome Additional words relating to WLBC Level 2 SFRA to be added
Officer recommendation Additional words relating to WLBC Level 2 SFRA to be added: Mitigation of flood risk in accordance with specific requirements of WLBC Level 2 SFRA and other site constraints will need to be provided.

ID 931
Consultee name Estate of Mr J Heyes
Agent Name Mr Michael Cunningham Cunningham Planning
Nature of response Support with conditions
Summary Wording of Policy EC2 should be amended to reflect the fact that the reuse of rural buildings for residential purposes will be acceptable if it can be shown that they are not appropriate for employment use. (S)
Outcome Policy EC2 seeks to allow the re-use of existing buildings within rural areas where they would otherwise be left vacant. The policy also says that where it can be robustly demonstrated that the site is unsuitable for an ongoing viable employment use, the Council will consider alternative uses where this is in accordance with other policies in the Local Plan. The Council believes that this approach will protect the rural economy whilst allowing a flexible approach to the re-use of buildings.
Officer recommendation No action required.

ID 978
Consultee name Strategy and Policy Group Lancashire County Council
Agent Name
Nature of response Object
Summary Policy EC2 and/or EC3 should contain reference to the roll out of high speed broadband, which is a Corporate priority for Lancashire County Council - as outlined in the Lancashire Broadband Plan, and its benefits to the rural economy. (F)
Outcome Additional comment to be added to reference and support LCC roll out of high speed broadband and make reference to the Lancashire Broadband Plan.
Officer recommendation Additional wording required within Policy EC2 to read The Council will support and promote the roll out of high speed broadband.

ID 1265
Consultee name Mr Andrew Thorley Taylor Wimpey UK Ltd
Agent Name Miss Caroline Simpson Nathaniel Lichfield & Partners
Nature of response Object
Summary Objection to Policy EC2 as it conflicts with PPS7. Suggested rewording to "Alongside other sustainability considerations including biodiversity; the quality and character of the landscape; its amenity value or heritage interest; accessibility to infrastructure, workforce and markets; maintaining viable communities; and the protection of natural resources, including soil quality the irreversible development of 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". (S)
Outcome Comments noted. However, since submission of this representation the new NPPF has been published. Paragraph 112 allows for the protection of the best and most versatile agricultural land on account of the economic and other benefits it brings. In addition, most of the other matters raised in the suggested alteration to wording are addressed by other policies in the Local Plan.
Officer recommendation No change necessary

ID 1272
Consultee name Mr Alan Hubbard The National Trust
Agent Name
Nature of response Support with conditions
Summary The National Trust supports and welcomes the reference to promotion and enhancement of tourism and the natural economy. Some suggestions as to wording change (S)
Outcome Comments of support noted. Disagree with the proposed change in wording as it changes the meaning of the intended policy.
Officer recommendation No change necessary

ID 1312
Consultee name Mrs Margaret Wiltshire CPRE (West Lancs Group)
Agent Name
Nature of response Support
Summary We generally support the Rural Economy Policy and associated comments. We do feel that there is scope for small-scale "cottage" industries related to the food trade and perhaps some niche markets. (as in para 6.33) (F)
Outcome Comments noted
Officer recommendation No action required

Chapter/Policy Number: Policy EC3

Title: Rural Development Opportunities

ID 95
Consultee name Church Commissioners For England
Agent Name Miss Jennifer Hadland Smiths Gore
Nature of response Support
Summary The Church Commissioners agree with the assertion that although it is important to ensure some rural employment functions are delivered, it must be recognised that an element of flexibility is required in order to make schemes viable as employment uses are not always a viable option given the rural locations of the sites. (F)
Outcome Comments noted
Officer recommendation No action required.

ID 248
Consultee name Ms Judith Nelson English Heritage
Agent Name
Nature of response Support with conditions
Summary Consideration should be given to specific sites (S)
Outcome Policy EN4 requires that any development on these allocations should consider the impact on the setting of nearby listed buildings. As such, the suggested changes are not required
Officer recommendation No Action Required

ID 354
Consultee name Mr P Crabtree Riverview Nurseries
Agent Name
Nature of response Observations
Summary Query as to the boundaries and site included under Policy EC3. (S)
Outcome The council believes that the land in question is not required for the very special circumstances needed.
Officer recommendation No action required.

ID 845

Consultee name Anglo International Up Holland Ltd

Agent Name Ms Lorraine Davison DPP

Nature of response Object

Summary The former St Joseph's Seminary should be included as a Rural Development Opportunity site. (S)

Outcome The special circumstances relating to St Joseph'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. (This would not automatically mean that it would be granted permission because the specific justification for the particular enabling development proposed would need to be assessed.) As with other objections on behalf of Anglo International, the Council does not consider it appropriate or necessary to add wording to this (and other) Local Plan policies to refer to this specific scenario.

Officer recommendation No action required.

ID 875

Consultee name Mr Philip Carter Environment Agency

Agent Name

Nature of response Support with conditions

Summary We request that this policy is reworded as follows so that it relates specifically to the Level 2 Strategic Flood Risk Assessment (SFRA), i.e. "The following sites are allocated as 'Rural Development Opportunities' i. Greaves Hall Hospital, Bank Development proposals for this site will be expected to proceed in strict accordance with the site specific requirements outlined in the West Lancashire BC Level 2 SFRA and must including a scheme for a replacement culvert along Aveling Drive."

Outcome Additional wording to be added to specifically mention the WLBC level 2 SFRA. The specific mention of a culvert along Aveling Drive is not appropriate within this policy.

Officer recommendation Additional wording to be added to relate to WLBC Level 2 SFRA. i. Greaves Hall Hospital, Banks (a site specific flood risk assessment in accordance with the WLBC Level 2 SFRA will be required.)

ID 903

Consultee name HENRY ALTY LTD

Agent Name Mr Richard Lee Richard Lee Limited

Nature of response Support with conditions

Summary The development of the Alty's Brickworks site would help meet many of the objectives of the Local Plan. (S)

Outcome Comments of support for proposed allocation noted

Officer recommendation No action required

ID 979
Consultee name Strategy and Policy Group Lancashire County Council
Agent Name
Nature of response Object
Summary Policy EC2 and/or EC3 should contain reference to the roll out of high speed broadband, which is a Corporate priority for Lancashire County Council - as outlined in the Lancashire Broadband Plan, and its benefits to the rural economy. (F)
Outcome As 978
Officer recommendation AS 978

ID 1243
Consultee name Mr Christie McDonald Steven Abbott Associates
Agent Name
Nature of response Support
Summary The Rural Development Opportunity site at East Quarry, Appley Bridge is supported and in recognition of this a planning application for this site has been submitted.
Outcome Comments noted. The Council is fully aware of the current planning application which is being determined by planning department. However the Council cannot control when a planning application is submitted.
Officer recommendation No action required.

ID 1318
Consultee name Mr Duncan Gregory Gladman
Agent Name
Nature of response Support with conditions
Summary Policy EC3 is supported provided the addition of B1 uses,
Outcome Comments for support noted. Policy EC3 does say that a mix of uses will be included on the site including B1, B2, B8, residential uses, leisure, recreation and community uses.
Officer recommendation No action required.

Chapter/Policy Number: 6.4

Title: Edge Hill University

ID 37
Consultee name Dr Anthony Evans
Agent Name
Nature of response Object
Summary Object to Edge Hill University expansion due to impacts on Ormskirk's infrastructure (S).
Outcome Comments noted. The effect of student fees and courses on student numbers needs to be monitored. The most recent development proposals are to meet current accommodation needs, rather than to facilitate a future increase in student numbers. Policy EN4 requires any further development at the University to incorporate measures to alleviate any existing or newly created traffic and / or housing impacts.
Officer recommendation No change.

ID 40
Consultee name Mr George Talbot
Agent Name
Nature of response Support
Summary Support proposals for Edge Hill University (S)
Outcome Comments noted
Officer recommendation No change

ID 41
Consultee name Gillian Dean
Agent Name
Nature of response Support
Summary Support for proposed development of Edge Hill University (S).
Outcome Comments noted
Officer recommendation No change

ID 42
Consultee name Brenda Simons
Agent Name
Nature of response Support
Summary I support the Council's proposals in respect of the Edge Hill University.(S)
Outcome Comments noted
Officer recommendation No change

ID 43
Consultee name Abigail Howley
Agent Name
Nature of response Support
Summary Support proposals for Edge Hill University (S).
Outcome Comments noted
Officer recommendation No change

ID 44
Consultee name Lars McNaughton
Agent Name
Nature of response Support
Summary Support Edge Hill proposals. (S)
Outcome Comments noted
Officer recommendation No change

ID 49
Consultee name Sharon Cranney
Agent Name
Nature of response Support
Summary Support for Local Plan policies with regard to the development of Edge Hill University. (S)
Outcome Comments noted
Officer recommendation No change

ID 50
Consultee name Claire Bunting
Agent Name
Nature of response Support
Summary Support for proposed Edge Hill University policy. (S)
Outcome Comments noted
Officer recommendation No change

ID 51
Consultee name Denise Hill
Agent Name
Nature of response Support
Summary Support the proposed policy for Edge Hill University. (S)
Outcome Comments noted
Officer recommendation No change

ID 52
Consultee name Virginia Kay
Agent Name
Nature of response Support
Summary Support proposals to expand the Edge Hill University. (S)
Outcome Comments noted
Officer recommendation No change

ID 54
Consultee name Anita Walton
Agent Name
Nature of response Support
Summary Support Edge Hill University's proposals to expand eastwards. (S)
Outcome Comments noted
Officer recommendation No change

ID 55
Consultee name Helen Smallbone
Agent Name
Nature of response Support
Summary Support Edge Hill University development proposals (S).
Outcome Comments noted
Officer recommendation No change

ID 76
Consultee name Alan Syder
Agent Name
Nature of response Object
Summary Edge Hill University is already too large for the town, with a student to resident ratio of 1:1, higher than elsewhere. Ormskirk is now past saturation point so no further growth should be allowed at Edge Hill. (S)
Outcome Comments noted. Whilst the student numbers at Edge Hill University are not disputed, a significant number of these students do not live in Ormskirk. Policy EC4 allows for 10 hectares of land adjacent to the campus to be used for expansion of the University, but nothing beyond this, apart from uses appropriate within the Green Belt. The Council considers that allowing the use of this limited amount of Green Belt land will enable the University to address current accommodation and parking needs (rather than to facilitate future growth in numbers), provided the development of this land helps address problems with traffic and proliferation of houses in multiple occupation in Ormskirk.
Officer recommendation No change

ID 101
Consultee name Mrs Jacqui Howe
Agent Name
Nature of response Support
Summary Support for proposed Edge Hill University policies (S)
Outcome Comments noted
Officer recommendation No change

ID 176
Consultee name ms Christine Williams
Agent Name
Nature of response Support
Summary Support proposed Edge Hill University policies. (S)
Outcome Comments noted
Officer recommendation No change

ID 186
Consultee name J Briethaupt
Agent Name
Nature of response Object
Summary The Plan should not support the continued growth in Ormskirk of Edge Hill University, given problems associated with University expansion. WLBC should promote policies that will divert some activities of the University to another local town such as Skelmersdale. WLBC should remove the words 'continued growth' from their stated key principle supporting Edge Hill University to ensure there is no further growth of the University in Ormskirk. (S)
Outcome The Council is aware of problems associated with recent University expansion, e.g. traffic and HMOs. It is considered that these two issues in particular contribute towards the exceptional circumstances that justify releasing 10ha of Green Belt land. Policy EC4 allows for the limited expansion of the campus to enable the University to address current accommodation and parking needs (rather than to facilitate future growth in numbers), provided the development of this land helps address problems with traffic and proliferation of HMOs in Ormskirk. The possibility of locating parts of the University in Skelmersdale has been explored, but is not considered a realistic prospect at present.
Officer recommendation No change.

ID 237
Consultee name Mike Goulding
Agent Name
Nature of response Support
Summary Support for Edge Hill University's proposals (S)
Outcome Comments noted
Officer recommendation No change

ID 830
Consultee name Mr George Wensley
Agent Name
Nature of response Object
Summary My main concerns are around the growth of Edge Hill University and the impact on Ormskirk. Specific points raised: Impact on the Town Centre - spending power, alcohol; Impact on local housing stock, affordability and environment; Traffic congestion issues; Housing needs - housing should not be for students. (S) Market town is dying due to the increasing number of students in the area. Has had a negative impact on housing availability. Students are affecting the night time economy with alcohol fuelled excesses. Traffic is bad and road infrastructure cannot cope. Concerns that housing is not needed to these levels and that infill sites can be used. (S)
Outcome Comments noted. With regard to specific points raised: - Town Centre: The Council is aware of pressures on the town centre; Policy IF1 seeks to maintain the centre's vitality and viability. It is considered that students do patronise town centre shops, although it is agreed that drunken behaviour is unacceptable. - Policy RS3 seeks to tackle the accommodation issue, in particular rented properties (HMOs) using the powers the Council has available to it. New housing will not be permitted to be converted to HMOs. - Traffic congestion is a recognised issue in Ormskirk. It is hoped that the recent permission granted to EHU will help alleviate some of the congestion on St Helen's Road. - The capacity for infill housing, including the sites mentioned, has been taken account of in determining housing requirements and supply for the Borough.
Officer recommendation No change.

ID 853
Consultee name mr steven hopkin
Agent Name
Nature of response Object
Summary The expansion of Edge Hill University should be properly controlled. Council officers should not "roll over". The students of Edge Hill contribute to traffic problems; parking problems; anti-social behaviour; the loss of homes to student HMOs. The only people to benefit from Edge Hill University are landlords, off-licences, cheap shops and a few pubs. The rest of the residents have to suffer all the drawbacks. (S)
Outcome Comments noted. With regard to specific points made: As set out in the Edge Hill University Technical Paper, the Council considers that the need for limited expansion of the University into the Green Belt has been robustly demonstrated, as well as being agreed by the 2006 Local Plan Inspector. No further expansion is supported beyond the 10ha in Policy EC4 (and as per the recent planning applications). This is not a "rolling over". One reason why the recent applications were permitted is because it was considered they would go some way towards addressing traffic and student HMO problems. Furthermore, Policy RS3 should help control future HMO proposals. It is considered that the economic benefits of the University extend beyond the categories set out by the Objector, although it is recognised that there are unfortunate drawbacks which require to be addressed.
Officer recommendation No change.

ID 914
Consultee name Rod Hill
Agent Name
Nature of response Object
Summary Oppose expansion on Green Belt Land adjacent to the campus. Amendments to Policy EC4 (from CSPO CS6) are in line with the University's wishes, rather than the majority of respondents. Questions raised over Edge Hill University figures (S)
Outcome Comments noted. The views of objectors have been taken into account. It is agreed that no need for Green Belt release would be the ideal scenario. However, objectors' views need to be balanced against the operational needs of the University, as well as the findings of the Local Plan Inspector in 2005/6 (please see Technical Paper on EHU), who concluded that some Green Belt release was necessary. The possibility of a second, or split, campus has been discussed with EHU but not been deemed possible for various reasons. The figures provided by the Objector are noted, as are the statistics from the report written by the respected consultants Regeneris. Even at 293 employees within 5km (or 600 within 10km), the University is considered a major local employer.
Officer recommendation No change.

ID 930
Consultee name Mr Peter Banks
Agent Name
Nature of response Support with conditions
Summary The whole of the University site should be removed from the green belt in preference to agricultural land. Additional student accommodation should be built on the University Campus sufficient to house the vast majority of students who currently occupy rented accommodation in various parts of the borough (HMOs). This would free up a substantial number of properties for use by permanent residents of the borough and reduce/eliminate the need to build on farmland. Only once the majority of existing students are housed on campus should the university be allowed to use further on-campus development to expand student numbers.(F)
Outcome Comments noted. One objective of allowing student accommodation within an expanded campus is that it should not simply facilitate an increase in student numbers in the short-term, but should demonstrably reduce demand for HMOs (Policy RS3 and para 7.61). A reduction in numbers of HMOs would be welcome, although the Council's powers policy-wise are limited to controlling future increases rather than reducing current figures. It is not agreed, however, that the whole of the land at St Helens Road towards Scarth Hill should be removed from the Green Belt.
Officer recommendation No change

ID 988
Consultee name Michael Stores
Agent Name
Nature of response Observations
Summary Just a couple of points re: the proposed development at Edge Hill University. > A successful University delivers significant economic benefits to Ormskirk and the surrounding region. > The proposed developments will consolidate existing provision and provide solutions to traffic and parking issues. > Finally and most importantly in these difficult economic times, the proposed developments will secure significant numbers of jobs in areas such as construction as well as providing new jobs within the University both academic and support. (F)
Outcome Comments noted
Officer recommendation No change

ID 998
Consultee name Mr John Lloyd
Agent Name
Nature of response Support with conditions
Summary I ask the Council to consider introducing some further measures, other than those already planned. Such measures could include: Pulling back a little the boundary of the expansion at the perimeter of the sports pitches in order to give some more protection to adjacent properties and to alleviate problems caused by the development. Creating improved and wider barriers, buffers and screening to further reduce light and noise pollution from the development affecting local residents.
Outcome Comments noted. However, these related specifically to the recent planning applications, rather than to the Local Plan policy for Edge Hill University. The Local Plan cannot incorporate the level of detail requested by the Objector. In principle, buffer zones and screening, etc. should be used to mitigate against the impact of development such as the University expansion.
Officer recommendation No change

ID 1166
Consultee name Mr Roger Clayton South Lathom Residents Association
Agent Name
Nature of response Object
Summary A) The Edge Hill expansion does not go up to a defensible boundary and leaves the door open for further expansion to Scarth Hill. B) The developments granted permission goes beyond the "no more than 10 hectare" area of proposed release. C) The recent planning decisions should not have been determined against a draft plan which was still out to consultation. (S)
Outcome A) The area marked for extending the University into the Green Belt shown in Figure 6.1 is considered defensible - it follows an existing hedge and line of trees, and clearly separates the university land from the adjacent land. B) The development proposed by the University that goes beyond the area marked on Local Plan figure 6.1 is for uses that are appropriate within the Green Belt, i.e. sport and recreation. This is why a masterplanning approach is required by the policy to development within the Green Belt (part (ii) of policy. C) The Council is unable to control the timing of planning applications. When an application is submitted in advance of a plan being adopted, the plan has less weight, and must be balanced against all relevant material considerations.
Officer recommendation No change

ID 1189
Consultee name Mr John Gardner
Agent Name
Nature of response Support
Summary I support the expansion of Edge Hill University which should be seen as a jewel in West Lancashire's crown. (S)
Outcome Comments noted
Officer recommendation No change

ID 1227
Consultee name Mr PF McLaughlin
Agent Name
Nature of response Support with conditions
Summary I would very, very reluctantly agree the release for green belt land for further expansion of the campus, but I feel that a line must now be drawn for any future release of green belt for Edge Hill. I hope Edge Hill's statement that this development on the green belt will be 'enough for the foreseeable future' is true. (F)
Outcome Comments noted.
Officer recommendation No change

ID 1234
Consultee name Mr & Mrs JB Pincock
Agent Name
Nature of response Object
Summary Object to developments at Edge Hill. Saturation point has been reached, and there should be no further expansion of Edge Hill University. (S)
Outcome Comments noted. It is hoped that by releasing a limited amount of Green Belt land, the University's expansion can be controlled, that current accommodation needs can be met, and that this can help alleviate University-related issues in Ormskirk.
Officer recommendation No change.

Chapter/Policy Number: Policy EC4

Title: Edge Hill University

ID 1
Consultee name Mr Steven Jones
Agent Name
Nature of response Support
Summary Supports the proposed development of Edge Hill University.
Outcome Comments noted
Officer recommendation No change

ID 6
Consultee name Mr Roy Bayfield
Agent Name
Nature of response Support
Summary Support for the expansion of Edge Hill University. (S)
Outcome Comments noted
Officer recommendation No change

ID 39
Consultee name Mrs Clare Shashati
Agent Name
Nature of response Support
Summary Support for the development of Edge Hill University (S)
Outcome Comments noted
Officer recommendation No change

ID 514
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Object
Summary As was mentioned during the previous consultation exercise, point ii should be clarified to ensure that it refers to the proposed release of up to 10 hectares of Green Belt land and not to further releases. We thought that this point had been accepted but the offending words have not been changed. We suggest adding the word "this" to point ii, to read "Requiring a masterplanned approach to this future development within the Green Belt" but, whatever wording is chosen, the point must be made clear. (F)
Outcome It is agreed that no more than 10 ha of land should be released from the Green Belt for development of the University. However, part (ii) of Policy EC4 is referring not only to the 10ha of land proposed for release from the Green Belt, but to additional Green Belt land in which appropriate uses for the Green Belt (e.g. sports and recreation facilities) can be accommodated. It is considered proper that such uses should also be subject to a masterplanning approach.
Officer recommendation No change (see also rep. 1181).

ID 537
Consultee name Mr Bryan Pready
Agent Name
Nature of response Support
Summary I support Policy EC4. Edge Hill University is certainly a major asset and its continued success brings a wide range of benefits to Ormskirk and the surrounding area. (F)
Outcome Comments noted
Officer recommendation No change

ID 547

Consultee name Edge Hill University

Agent Name Mr Graham Love Turley Associates

Nature of response Support with conditions

Summary The University acknowledges the revisions made to this policy and fully supports and welcomes the new detailed policy wording. Two statistical corrections at para.6.49: the University contributes £75m per annum to the local economy and provides 1580 (FTE) jobs, as per the April 2011 updated report by Regeneris. The remaining amendments to the supporting text are less critical and the University is content to leave this wording to the Council's discretion such that it is kept under review and amended if necessary at the Publication Stage, to reflect the determination of the current planning applications. It is similarly recommended that the final boundary of the proposed campus extension allocation is kept under review relative to the determination of the current applications. (S)

Outcome Comments noted. The updated Regeneris Report's findings are noted, and paragraph 6.49 will be changed to reflect this update. It is not considered necessary to refer to the two recent planning applications at Edge Hill in the policy wording or its justification. Whilst it is recognised that the proposed development may help address the traffic, parking and accommodation issues in Ormskirk to an extent, there is no certainty at present that the permissions will be implemented. The Council does not agree that the proposed development will fully remedy the issues in Ormskirk such that they do not need consideration in the long term in the Plan. Therefore, it is considered appropriate to continue to refer to the above problems in Policy EC4 and its justification. In terms of the land proposed for release from the Green Belt, the new Green Belt boundary needs to be defensible. It is considered that the proposed new Green Belt boundary marked in the draft Local Plan is indeed defensible, and should be shown in the Plan, rather than any different boundary from the recent planning applications.

Officer recommendation Change para. 6.49 to read: "... Regeneris Consulting (April 2011) demonstrated that the University currently contributes £75 million per annum to the local economy and 1,580 full-time equivalent jobs." (Amend reference in footnote also.) Otherwise, no cha

ID 548

Consultee name Edge Hill University

Agent Name

Nature of response Support with conditions

Summary The University suggests that the supporting text to draft Policy RS3 would benefit from the inclusion of a short explanation of its proposed accommodation strategy and needs, summarising the information set out in the Technical Paper No.4. In addition the demand and supply of the stock of campus accommodation is continually monitored by the University Accommodation Office such that the accommodation strategy remains under regular review. It is recommended that the supporting evidence base data for the policy is therefore kept under review (S)

Outcome

Officer recommendation

ID 972
Consultee name Strategy and Policy Group Lancashire County Council
Agent Name
Nature of response Support
Summary The intentions of this policy are broadly supported. It is recognised that this will be taken forward in the context of the potential release of 10ha of greenbelt. (F)
Outcome Comments noted
Officer recommendation No change

ID 1029
Consultee name Mr Francis Williams Ormskirk Friends of the Earth
Agent Name
Nature of response Observations
Summary The fact that EHU has expressed a desire to expand should be taken into account but not drive the WLBC policies. The future of HE is uncertain, and many project a decline or levelling-off of student numbers over the coming years. There would seem to be nothing to prevent the University expanding into the green belt, whilst selling off property in the built-up area. (S)
Outcome Comments noted. It is agreed that projected student numbers needs monitoring, taking into account tuition fees, etc. The amount of Green Belt proposed for release is limited, and this should not lead to land within urban areas being sold off and the facilities moved into the countryside.
Officer recommendation No change

ID 1175
Consultee name D Lewis
Agent Name
Nature of response Object
Summary From recently submitted information Edge Hill have 24,689 students. Ormskirk has a population of 24,000 giving a ratio of student to resident of 1:1. Making comparisons with other university towns in the area, Lancaster and Preston have ratios of 1:4 Moving further afield Edge Hill is larger than the universities of Oxford, Cambridge, Liverpool, Bristol, and University College London in student numbers. All much larger population centres than Ormskirk. Whilst I appreciate the benefits a university brings I must stress that saturation point has now been passed and the statistics support this. The town's support network is now over stressed and the population can not support such a level. I therefore ask that no further development is made at Edge Hill University. (F)
Outcome Comments noted. Whilst student numbers are significant, many students live away from Ormskirk and undertake a large proportion of their courses away from the town. The current development at the University is to meet the needs of existing students, rather than to facilitate significant future growth. Policy EC4 seeks to strike an appropriate balance between the operational needs of the University, its economic benefits, and minimising its impacts on Ormskirk.
Officer recommendation No change

ID 1181
Consultee name Mr Roger Clayton South Lathom Residents Association
Agent Name
Nature of response Object
Summary A. The ambiguity between various points of this policy, relating to the amount of land being released from the Green Belt, needs addressing. B. No consideration is given to the impact of 800 student units on the water infrastructure in Ormskirk. (S)
Outcome A. It is agreed that no more than 10 ha of land should be released from the Green Belt for development of the University. However, part (ii) of Policy EC4 is referring not only to the 10ha of land proposed for release from the Green Belt, but to additional Green Belt land in which appropriate uses for the Green Belt (e.g. sports and recreation facilities) can be accommodated, and it is right that such uses should also be subject to a masterplanning approach. (See rep. 514.) B. Condition 12 of the planning permission relating to Edge Hill University student accommodation requires that plans for foul drainage be approved in writing by the Local Planning Authority prior to the development of any phase or plot taking place.
Officer recommendation No change (see also rep. 514.)

ID 1313
Consultee name Mrs Margaret Wiltshire CPRE (West Lancs Group)
Agent Name
Nature of response Observations
Summary We considered it premature for EHU to put forward applications for its easterly expansion. We urge the Council that this boundary be robust and defensible and that any future built development on the St.Helen's Road site should be within that boundary as in point iv. Travel plans should be strictly and effectively implemented (iii). Is point vi an appropriate part of a Local Plan? (S)
Outcome Comments noted. The boundary of the area for proposed Green Belt release follows a line of trees and a hedge, and is considered robust. Development on Green Belt land outside this area will be restricted to uses that are appropriate within the Green Belt. The Council agrees with the sentiment regarding point (iii), although it is considered that the development of a travel plan means that its implementation is implied, and does not need to be stated explicitly. It is considered that point (vi) is appropriate within the Local Plan (under the guise of 'spatial planning'). Edge Hill University have not objected to part (vi) of the policy.
Officer recommendation No change

Chapter/Policy Number: Figure 6.1

Title: Proposed Expansion of Edge Hill Univeristy Campus

ID	515
Consultee name	Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name	
Nature of response	Object
Summary	This policy (EC4) - which proposes release of Green Belt land, and the retention of adjacent land within the Green Belt - pays no attention to the matter of a defensible boundary. (S)
Outcome	It is agreed that Green Belt boundaries should be defensible. The boundary shown in Figure 6.1 is considered defensible - it follows an existing hedge and line of trees, and clearly separates the university land from the adjacent land. There is no intention to release for Edge Hill University any more than the 10 hectares of Green Belt land proposed in Figure 6.1. The timing of the submission of the planning applications by the University was beyond the Council's control. They were determined taking into account all relevant material considerations.
Officer recommendation	No change.

Chapter/Policy Number: 7.1

Title: Residential Development

ID 32

Consultee name Mr Alan Disley

Agent Name

Nature of response Object

Summary A. Object to change of use or redesignation of Green Belt land. B. Object to residential development in Up Holland - the village is overdeveloped and infrastructure will be unable to cope. C. Traffic calming measures should be included at Tower Hill Road. (S)

Outcome Comments noted. In terms of specific points raised: A. Owing to a shortage of suitable sites within areas excluded from the Green Belt, it has been necessary to propose Green Belt release / redesignation in this Local Plan to meet development requirements. B. In terms of infrastructure, the Highways Authority have raised no objections to the proposed levels of housing in Up Holland, the Utilities company have raised no concerns regarding water /wastewater capacity, and there are no identified 'showstopping' issues with social infrastructure. C. With regard to traffic calming, at this stage of the Local Plan we are not looking into site specifics or particular mitigation measures which could be put in place for particular developments. This level of detail would be more appropriate at the planning application stage.

Officer recommendation No change

ID 46

Consultee name John Gallagher

Agent Name

Nature of response Object

Summary Object to housing in Up Holland due to poor infrastructure. The land should rather be used for recreation. (S)

Outcome In terms of infrastructure, the Highways Authority have raised no objections to the proposed levels of housing in Up Holland, the Utilities company have raised no concerns regarding water /wastewater capacity, and the Infrastructure Delivery Plan identifies no capacity issues with regard to schools, doctors, dentists, etc. There is a significant amount of land designated as recreational space in the Up Holland area. If any recreation space were lost at Mill Lane, it would be compensated for. The land at Chequer Lane is not designated as recreational space.

Officer recommendation No change

ID 59
Consultee name Mr Maurice Taylor
Agent Name
Nature of response Other
Summary Suggestion as to alternative housing site in Tarleton (S).
Outcome Comments noted. It is agreed that if housing were to be promoted in Tarleton / Hesketh Bank, it would be more appropriate at the southern end rather than the northern end. However, the site at Sutton Lane is currently subject to Policy DS4, and would be subject to a similar policy ('Protected Land' GN1) in the emerging Local Plan, which only allows small-scale affordable housing. This site may be better pursued through the Planning Control process, e.g. via a pre-application discussion, taking into account the above.
Officer recommendation No change

ID 68
Consultee name Ms Barton
Agent Name
Nature of response Object
Summary Chequer Lane development would contravene the density section of Policy RS1 (S).
Outcome It is not agreed that the proposed development at Chequer Lane would contravene the housing density section of Policy RS1. As it is an outline application, density is not yet specified, but it appears to be in the order of 30 dw/ha. It would only contravene the density requirement if high density development (say over 40 dw/ha) or a density lower than the minimum were proposed, after taking into account gross and net developable areas. Appropriate mitigation measures to tackle increased traffic as a result of the development of the site should be considered at the planning application stage.
Officer recommendation No change

ID 70
Consultee name Ms Barton
Agent Name
Nature of response Object
Summary The development of Chequer Lane site goes against points 7.22 and 7.23 protecting small hamlets and guarding against developers cherry picking inappropriate sites. (S)
Outcome Comments noted. The majority of housing is assigned to Skelmersdale, which remains the priority for development. There is just one allocated site at Up Holland, taking less than 10% of the quota for the Skelmersdale / Up Holland area. This site has been included because there are not considered to be enough deliverable sites within Skelmersdale to make up the 2,400 target figure. It is not considered that housing delivery within Skelmersdale will be compromised by the development of the Chequer Lane site.
Officer recommendation No change

ID 72
Consultee name Mr Ronald Tyson
Agent Name
Nature of response Observations
Summary Any proposal for housing development in the northern parishes must consider transport, flooding and water/sewage services (S).
Outcome Comments noted and agreed. These issues are part of the reason why the Plan has no housing sites allocated in the Northern Parishes area.
Officer recommendation No change

ID 73
Consultee name Abigail Hislop
Agent Name
Nature of response Observations
Summary Rather than spending millions of pounds on building estates is it not possible and cheaper to buy properties that are already on the property market, many of which are ex-council properties? This would address problems with HMOs proliferation, vacant properties, and Green Belt release. (S)
Outcome Comments noted. With regard to the specific points raised: > Buying empty properties: the principle of getting empty properties back into use is supported. Empty properties make up only about 3% of the Borough's housing stock. Such a percentage is normal, and necessary to help the housing market to function. There may be scope to reduce the number of empty properties in areas where there is a particularly high concentration. However, there remains a need to take some Green Belt to meet our needs. > The Council is aware of the need for larger social rented properties, and when there is an opportunity to procure affordable housing, it is taken. > The Council is aware of the significant issues with HMOs. Policy RS3 will limit the percentage of HMOs in each street, and should prevent the problem getting worse in future.
Officer recommendation No change

ID 102
Consultee name Mr Mario Esposito
Agent Name
Nature of response Observations
Summary Housing policy should put stronger controls on private landlords to assist with housing rent affordability. (S)
Outcome Comments noted. These relate more to housing allocations and rent policy than to Planning.
Officer recommendation No change

ID 105
Consultee name Mr Anthony Harford
Agent Name
Nature of response Object
Summary Concern over design of residential development, and opposed to building on Green Belt at Firswood Road. (S)
Outcome Comments noted. The land proposed for allocation east of Firswood Road is not Green Belt, but has been safeguarded land since the 1990s. If housing is built there, its design should have regard to existing residents and dwellings, including bungalows.
Officer recommendation No change

ID 238
Consultee name Ms Barton
Agent Name
Nature of response Object
Summary Greenfield development in Up Holland will derail regeneration for Skelmersdale which is the key priority of the Local Plan. (S)
Outcome The Council considered and agreed that the housing figure for Skelmersdale was over-ambitious, and it was subsequently reduced by 20%. The previous version of the Plan (Core Strategy Preferred Options) grouped together Skelmersdale and Up Holland, as per previous plans (except the 2006 Plan - see response to rep. 45), independently of the Wainhomes representation. The Plan must be demonstrated to be deliverable. Housing is directed to Skelmersdale / Up Holland in the first instance owing to constraints in the Burscough / Ormskirk area. It is considered that by allocating a mix of greenfield sites in Skelmersdale, one site in Up Holland (Chequer Lane), and Skelmersdale Town Centre, housing targets can be met in the first few years of the Plan.
Officer recommendation No change

ID 372
Consultee name Mrs L Clayton South Lathom Residents Association
Agent Name
Nature of response Object
Summary Objections to non-recognition of Lathom South as a parish. Concerns over proposed large development at Firwood Road due to potential increase of crime. (S)
Outcome Lathom South Parish Council is not a settlement, but an administrative area. Settlements listed in the Table in SP1 were limited to those not washed over by the Green Belt. The only area of land not washed over by the Green Belt in Lathom and Lathom South is the land directly adjacent to the western edge of Skelmersdale bounded by Spa Lane, Firwood Road and Ormskirk Road (A577), including those properties on the south side of Ormskirk Road. This land is contiguous with the Skelmersdale urban area and includes XL Business Park (a functioning part of the wider Stanley Industrial Estate in Skelmersdale), the land proposed to be allocated between Firwood Road and Neverstitch Road for housing (and which may well have its primary access onto Neverstitch Road in Skelmersdale) and the existing residential properties on Ormskirk Road and Firwood Road. Therefore, while this land may, administratively, be within Lathom South, functionally and spatially it is a part of the Skelmersdale urban area and not an independent settlement. The land at Firwood Road has been safeguarded for future development since the early 1990s, and is now needed to meet development needs for the period 2012-2027.
Officer recommendation No change.

ID 388
Consultee name Mr William James
Agent Name
Nature of response Object
Summary I object to Policy RS1 as there is no need for more houses to be built in our area (Firwood Road). There will be increased traffic, crime, noise. (S)
Outcome Comments noted. The land has been safeguarded for future development since the early 1990s, and is now needed to meet development needs for the period 2012-2027. Housing needs are explained in the Housing Technical Paper.
Officer recommendation No change

ID 429
Consultee name Ms Barton
Agent Name
Nature of response Object
Summary Chequer Lane site should be removed from the Local Plan due to planning guidance on Category C noise levels and the recent noise assessment undertaken on part of the site. (S)
Outcome Comments noted. The noise levels on the part of the site subject to the current planning application should be considered in accordance with the recommendations of the noise level study. Whilst it is accepted that the report concludes that noise from quarrying, even with an acoustic barrier, would mean approximately half of the site would fall under Category C, the report goes on to state: 'As the background noise level at site is relatively high due to the nearby M58 motorway, noise from quarrying activities would have lower impact on the site than it would in a more quiet rural location. It is also understood that quarrying activity would be sporadic and not constant and during daytime periods only.' The report recommends double glazing, and appropriate orientation of houses and location of habitable rooms to mitigate against the sporadic quarrying noise. As the quarrying is sporadic, residents should be able to open windows and enjoy the outdoor areas of their properties without enduring unacceptable noise. The objector's claim that noise levels on parts of the site closer to the motorway would fall under Category C or even Category D are unsubstantiated. Although it is recognised that there will be noise from the M58, which could increase in wet and/or windy conditions, there are a significant number of residential properties nearer to the motorway (and other, busier motorways) elsewhere.
Officer recommendation No change.

ID 449
Consultee name Miss Kerry Huyton
Agent Name
Nature of response Object
Summary Objection to the proposed residential development at Firwood Road Lathom / Skelmersdale on account of crime, housing need, and vacant properties. (S)
Outcome Comments noted. The land at Firwood Road has been safeguarded for future development since the early 1990s. It is now needed to meet development needs over the period 2012-2027. Whilst it is recognised that the market is currently poor, housing need remains, and it is expected that the market will pick up again. Developers are unlikely to build houses if it is not known that they will sell, and thus the risk of an increase in empty properties is not judged to be great. It is not considered appropriate to equate new development with crime.
Officer recommendation No change

ID 450
Consultee name Mr David Newton
Agent Name
Nature of response Object
Summary The Yew Tree Farm proposal represent a conflict with your own policy SP1. Similar broad proposals for large scale development were rejected by you in your response at 7.29 of the local plan. Much smaller developments throughout the county would allow for sustainable building allowing for for the poor state of the current (and foreseeable) fragile housing market, which is dominated by poor mortgage finance and affordability issues. Such large scale building puts a severe strain on already stretched infrastructure near this site.
Outcome The Yew Tree Farm proposal is consistent with Policy SP1, which specifically mentions 500 dwellings at Yew Tree Farm. The word "significant" as used in Paragraph 4.29 of the Local Plan is referring to the idea of much larger developments than the 500 dwellings proposed for Yew Tree Farm. The argument that traffic would have knock-on effects elsewhere, even if improvements were made to local roads, would apply to development anywhere in the Borough and imply that no housing should be built. Whilst the idea of spreading development across the Borough is supported, the Council does not agree that an emphasis on 'much smaller developments, spread across the area, where developers can build incrementally as they judge viable demand' would result in 'many of the problems of roads, infrastructure etc being addressed much more easily'. The levels of developer contributions from small sites would not be enough to address local road / infrastructure problems.
Officer recommendation No change

ID 472
Consultee name Darren Steele
Agent Name
Nature of response Object
Summary Object to Firwood Road being used for residential development on grounds of amenity and housing need. (S)
Outcome Comments noted. The land has been safeguarded for future development since the early 1990s and is now needed to meet development needs for 2012-2027. If housing were built behind back gardens, privacy distances would be applied to maintain amenity. The majority of the population live with development surrounding their properties. Housing needs are explained in the Housing Technical Paper. Whilst there are problems with the market at present, housing need remains.
Officer recommendation No change.

ID 475
Consultee name Ms Barton
Agent Name
Nature of response Object
Summary Tower Hill Road, Up Holland is a 20pmh zone and identified as dangerous - increased traffic from a Chequer Lane development would further increase the dangers.
Outcome Comments noted. The Council have received no objections from the Highways Authority regarding the proposed Chequer Lane housing designation. Appropriate traffic mitigation measures can be drawn up /put in place at the planning application /development stage.
Officer recommendation No change.

ID 549
Consultee name Mr Simon Artiss Bellway Homes Ltd
Agent Name
Nature of response Observations
Summary Whilst we support all sustainable allocations and seek to deliver viable new housing developments to the Borough, we remain concerned that Ormskirk could deliver much more in terms of sustainable new housing; (S)
Outcome Comments noted. It is agreed that Ormskirk is a highly sustainable settlement. However, land supply in Ormskirk is constrained by a lack of suitable sites within the urban area, and various issues (e.g. access, visual impact, continued fulfilment of Green Belt functions) with Green Belt sites around the settlement, especially those which are least distant from the town centre.
Officer recommendation No change.

ID 626
Consultee name Mr Anthony Harford
Agent Name
Nature of response Object
Summary Object to Firswood Road development on grounds of turning the area into a massive housing estate, loss of agricultural land, development land available elsewhere, noise associated with the development disrupting residents, loss of view, increased traffic. (S)
Outcome Comments noted. The land proposed for development is not Green Belt, although it is acknowledged that the loss of agricultural land is regrettable. The 2006 Local Plan states that the land will be considered for development after 2016 only if there are no longer any suitable sites within the urban area..." In order to meet development needs for 2012-2027 (and taking account of other development sites within the urban areas of West Lancashire), this site is now required, hence its proposed allocation. Development will need to have regard to the amenity of existing residents on the Firswood Road land. Any necessary improvements to highways will be dealt with at the planning application stage.
Officer recommendation No change

ID 724
Consultee name Karen Baldwin
Agent Name
Nature of response Object
Summary Skelmersdale does not need yet another housing estate. The national economic problems may deepen and may encourage a new wave of crime in Skelmersdale. Put new housing in a place where there is more work and the population is not poor and deprived. Don't spoil the beautiful rural area around Skelmersdale. More should be done to improve the lives of the people here, but not building more houses. (S)
Outcome Comments noted. The land has been safeguarded for future development since the early 1990s and is now needed to meet development needs for 2012-2027. Housing needs are explained in the Housing Technical Paper. There is employment at Skelmersdale, plus more planned. The existence of employment in the area is one reason why most housing development is being directed to the town. It is in order to protect the Green Belt, including the rural area around Skelmersdale, that non-Green Belt land instead, such as at Firswood Road, is being allocated for development.
Officer recommendation No change

ID 725
Consultee name Mr Paul Dickie
Agent Name
Nature of response Object
Summary I wish to object to RS1 in the draft Local Plan, and in particular in connection with the land off Firswood Road. I would like to state that the land is in Lathom South Parish and is not in Skelmersdale. This land is Grade 1 agricultural land and the majority of it is still farmed. There are several alternative sites available and with the current depressed market due to the national economic problems it would be foolish to alter the status of this land. Because of the present economic conditions there are several large areas of land which have been designated in the present plan as available for development, but so far developers have shunned the temptations to develop. (S)
Outcome Comments noted. Whilst the land at Firswood Road is in Lathom South, it is directly adjacent to the western edge of Skelmersdale, contiguous with the Skelmersdale urban area and includes XL Business Park (a functioning part of the wider Stanley Industrial Estate in Skelmersdale). It may well have its primary access onto Neverstitch Road in Skelmersdale. Therefore, while this land may administratively, be within Lathom South, functionally and spatially it is a part of the Skelmersdale urban area and not an independent settlement. Brownfield sites (e.g. the TPT site on Railway Road) have been considered in preference to greenfield sites, but these are insufficient on their own to meet development needs. The 'alternative sites' referred to by the Objector are likely to have been included in the housing land supply, which includes such sites as Whalleys, plus a number of smaller unallocated sites within the built up area of Skelmersdale. As stated by the Objector, the 2006 Local Plan states that "the land will only be considered for development after 2016 if there are no longer any suitable sites within the urban area..." In order to meet development needs for 2012-2027 (and taking account of sites within the urban areas of West Lancashire), this site is now required, hence its allocation. Housing needs are explained in the Housing Technical Paper.
Officer recommendation No change

ID 729
Consultee name Mr Robert rigby
Agent Name
Nature of response Object
Summary Object to Chequer Lane development proposals on grounds of inadequate infrastructure and excessive noise (S).
Outcome Comments noted. The Infrastructure Delivery Plan does not conclude that there is insufficient infrastructure to cope with development at Chequer Lane. The noise levels on the part of the site subject to the current Wainhomes planning application will be considered in accordance with the recommendations of the Noise Level Study. Whilst it is accepted that the report concludes that noise from quarrying would be significant, it goes on to state: 'As the background noise level at site is relatively high due to the nearby M58 motorway, noise from quarrying activities would have lower impact on the site than it would in a more quiet rural location. It is also understood that quarrying activity would be sporadic and not constant and during daytime periods only.' Although it is recognised that there will be noise from the M58, which could increase in wet and / or windy conditions, there are a significant number of residential properties nearer to the motorway (and other, busier motorways) elsewhere.
Officer recommendation No change

ID 740
Consultee name Ms Clare Carruthers
Agent Name
Nature of response Observations
Summary I am concerned about the possible disruption during any period of development, and how this would impinge on local residents. I am also worried about the type, and density, of housing which could be built, and how this would affect property values for the residents of Firswood Road. That said, if the plan for development goes ahead, I would want the option for my land to be incorporated in any such zoning. I feel this would in some way compensate for loss of value (both aesthetically, and financially) to my house, which would change from being located in a semi-rural area to being surrounded by a housing estate. (S)
Outcome Comments noted. Residents were made aware of the plan through the local newspaper, as well as through direct emails to consultees. That is the point of encouraging people to join the consultation database. If development takes place, constructors will be encouraged to follow a national code of practice that minimises disruption to neighbours. The Objector's land lies within the proposed area for allocation, and thus could be considered for development, although this does not necessarily mean that the Objector's house (or garden) will automatically be part of the area developed.
Officer recommendation No change

ID 752
Consultee name Mr William Robinson
Agent Name
Nature of response Object
Summary 3.1 The Council recognises that it is appropriate for new residential development to take place in, or on the edge of, key service centres, and that such development will be permitted on greenfield sites. 3.2 Mr & Mrs Robinson object to the failure of the Council to allocate land off School Lane for residential development in the Plan period for the reasons stated above. The site would represent an appropriate extension of the settlement boundary and is not of special character and can be developed in keeping with surrounding property. (F)
Outcome The land at School Lane [Up Holland] was assessed in the Green Belt Study, but rejected as a potential development site as it fulfils purposes 1 and 2 of including land in the Green Belt (see the Council's website: http://www.westlincs.gov.uk/planning/planning_policy/the_local_plan_2012-2027/evidence_and_research/green_belt_study.aspx).
Officer recommendation No change

ID 789
Consultee name Mr Francis Williamson
Agent Name
Nature of response Object
Summary I would think and dispute that a development of this size is not needed by the population of West Lancashire. Due to overdevelopment in years gone by there is a moratorium in place to compensate for this and it seems a bit foolhardy to build homes at the present time when there is a depressed market and national economic problems. The area where I live [Blaguegate Lane] is a peaceful and relatively crime free area. This development would ruin the rural area and heighten fear of crime. Building here would mean that areas needing development would not take place. (F)
Outcome Comments noted. The land has been safeguarded in Local Plans since the early 1990s for future development. In order to meet development needs for 2012-2027 (and taking account of other development sites within the urban areas of West Lancashire), this site is now required, hence its allocation. The housing 'moratorium' was effectively lifted in 2010. The justification for the housing target is set out in the Housing Technical Paper. Although it is recognised that the market is depressed at present, housing need remains, all the more so given the low build rates over recent years.
Officer recommendation No change

ID 790
Consultee name Mr & Mrs WA Westby
Agent Name
Nature of response Object
Summary I object to the above policy. The development would ruin our rural area. Development of this land for housing around Skelmersdale is not required by the people of West Lancashire, housing is needed in other areas, this development would not solve that problem, the size of this development does not take into account the depressed state of the housing market. (F)
Outcome The land has been safeguarded in Local Plans since the early 1990s for future development. In order to meet development needs for 2012-2027 (and taking account of other development sites within the urban areas of West Lancashire), this site is now required, hence its allocation. In addition, other land has been allocated for development elsewhere in the Borough. Although it is recognised that the market is depressed at present, housing need remains, especially given low build rates over recent years.
Officer recommendation No change

ID 791
Consultee name Mrs Rebecca Bibby
Agent Name
Nature of response Object
Summary We feel that Skelmersdale already has enough low cost housing and would like to know what percentage is already providing low cost housing. Surely we need to be attracting second time buyers which would create more profit for the developers therefore enabling a quality regeneration of Skelmersdale town centre, creating new businesses and jobs, which we feel it deserves. (F)
Outcome Comments noted. It is agreed that there is a need to provide a range of housing in Skelmersdale in terms of cost / size and tenure. The Local Plan allocates land for over 1,850 units in Skelmersdale, the majority of which will be private market housing, including for second time buyers. However, there is also a need for affordable housing in Skelmersdale, despite a good number of low-cost properties in the town.
Officer recommendation No change.

ID 800
Consultee name Mrs Jane Stubbert
Agent Name
Nature of response Object
Summary I do not agree with the house plans. Ormskirk Road is busy enough it is hard enough to drive out of your property because it is so busy. I bought the house 25 years ago because of the back not over looked and wildlife. We have a lot of different birds, owls, squirrels, bats, field mice. We have no trouble in this area. I feel with that many houses the crime rate will go up , with that amount of houses at the back of me i would feel very unsafe in my own home. I am very much and my family against this awful plan. (F)
Outcome Comments noted. The land has been safeguarded for future development since the early 1990s. In order to meet development needs for 2012-2027 (and taking account of other development sites within the urban areas of West Lancashire), this site is now required, hence its allocation. If the site were to be developed, appropriate mitigation measures would be required for the wildlife on the site. It is inappropriate to equate new houses with crime.
Officer recommendation No change.

ID 805
Consultee name Alan R Haslam
Agent Name
Nature of response Object
Summary Object to housing in Up Holland. Up Holland is effectively becoming 'overspill' for Skelmersdale. Skelmersdale was designed to take more people and more development than that which it currently has. Up Holland has insufficient infrastructure to support further development (S)
Outcome Comments noted. Up Holland and Skelmersdale have been considered together in Local Plans since the development of Skelmersdale New Town. The only exception was the 2006 Local Plan where they were separated to allow for restraint in Up Holland and development (to aid regeneration) in Skelmersdale. Now that the policy of restraint is no longer supported regionally or nationally, the settlements are considered together again. Whilst Skelmersdale was originally intended to accommodate 80,000 people, the way the town has developed means that a population of this magnitude is no longer achievable, so there is not unlimited development land within the town. Over 90% of the housing allocations for the Skelmersdale / Up Holland area are within Skelmersdale. The Infrastructure Delivery Plan does not highlight any significant problems with regard to infrastructure capacity in Up Holland that cannot be overcome.
Officer recommendation No change

ID 822
Consultee name Mr Iain Stanmore
Agent Name
Nature of response Object
Summary Object to development at Firwood Road on grounds of Skelmersdale overspill, increase in crime, existing empty homes, rural area, loss of agricultural land, loss of wildlife, (S)
Outcome The land has been safeguarded for future development since the early 1990s. In order to meet development needs for 2012-2027 (and taking account of other sites within the urban areas of West Lancashire), this site is now required, hence its proposed allocation. Although it is recognised that the market is depressed at present, and that there are empty properties in Skelmersdale (which ideally should be brought back into use, a principle that the Council supports), housing need remains, especially given low build rates over recent years. The justification for the housing target is set out in the Housing Technical Paper. There is capacity in local schools (and other infrastructure capacity) to accommodate the development proposed for Skelmersdale. Comments regarding wildlife and agricultural land are noted.
Officer recommendation No change.

ID	824
Consultee name	Elizabeth Tyrer
Agent Name	
Nature of response	Object
Summary	I would like to object to the proposed development of the land to the rear of Chequer Lane. The land being considered for building is a valuable green area which would be lost forever once houses are built. It will take the greenfields from future generations. The housing is needed more in the Skelmersdale area. (F)
Outcome	Comments noted. To meet development needs for West Lancashire from 2012-2027, some greenfield land will unfortunately need to be built upon. The majority (over 90%) of allocated housing land in the Skelmersdale / Up Holland area is within Skelmersdale.
Officer recommendation	No change

ID	833
Consultee name	Mr & Mrs J Harker
Agent Name	
Nature of response	Object
Summary	<p>Our Objections are as follows: Land will be taken out of the Green Belt – a violation. Green Belt land should remain sacrosanct, especially as there are other non Green Belt sites available in the area. There has already been too much development in this area re the mammoth XL Business Park. It will take away what little open space we have left, which despite what the planners think, is of great value to us, birds and local wildlife. The new Draft Plan is ill-considered because the proposals would deliver housing development in and around Skelmersdale that is not needed by the population of West Lancashire. If this area is developed, it would, along with XL Business Park, form a complete development along the eastern side of Firwood Road creating a new urban area joined directly to Old Skelmersdale and eliminating any open, green space. As a consequence of the above we believe other Green Belt land to the west of Firwood Road would be ‘up for grabs’ for later development, which equates to the complete ruination of Green Belt land / open space around this area. We believe there are other more suitable sites for development than this Green Belt, Grade 1 agricultural land. There are still suitable sites within the urban area. The proposals state that development would take place from 2014 right through to 2026 causing disruption for 13 years. If these proposals are adopted they would prevent, that is, fail to provide suitable, appropriate housing development in other areas, where housing is actually needed. It is inconceivable to attempt to make up for the low numbers of houses built after 2003, when there has been a moratorium in place, which was designed to compensate for the massive over development in the preceding years! What nonsense! The 450 houses to be built take no account of the depressed state of the housing market and the national economic problems the country is suffering at the present time – with little chance of any substantial improvement within the next 10 years? Can the infra structure cope with an extra 450 households? What about noise, traffic pollution and at a time when we can expect less in the line of policing re the cuts, the possibility of an increase in crime cannot be ruled out. This housing development will destroy this rural area for no sound reason because it is an incoherent plan.</p>
Outcome	<p>The land is not Green Belt, but has been safeguarded for future development since the early 1990s. As quoted by the objector, the 2006 Local Plan states that the land will only be considered for development after 2016 if there are no longer any suitable sites within the urban area...” In order to meet development needs for 2012-2027, this site is now required, hence its allocation. The Council has taken full account of other sites within Skelmersdale, and within other parts of the Borough in determining its housing needs and supply. The justification for the housing target is set out in the Housing Technical Paper. Making up the deficit since 2003 is currently legally required. Although it is recognised that the market is depressed at present, housing need remains, especially given low build rates over recent years. The Plan covers 2012-2027 but this does not mean development will happen throughout that period on each development site. Skelmersdale has adequate infrastructure to cope with the proposed development. Other comments noted.</p>
Officer recommendation	No change

ID 835
Consultee name Paul and Babette Kenyon
Agent Name
Nature of response Object
Summary Object to proposals at Firswood Road on grounds of agricultural land, traffic, no rail stations (S)
Outcome Comments noted. In assessing the need to allocate greenfield / agricultural land for development, the Council has taken account of urban and brownfield sites in Skelmersdale and elsewhere in West Lancashire, as well as empty properties (see the Housing Technical Paper). It is agreed that ideally agricultural land should be preserved, but unfortunately this is not always possible. The majority of the Borough's agricultural land will be protected, as it is a recognised valuable resource.
Officer recommendation No change.

ID 854
Consultee name mr Lewis Mcwalters
Agent Name
Nature of response Object
Summary Object to RS1 residential development plan. Object to further development of Upholland infrastructure not in place. Object to Chequer Lane development because of loss of green fields, noise and safety issues.
Outcome Comments noted. The Infrastructure Delivery Plan does not highlight deficiencies with regard to school places or doctors in Up Holland.
Officer recommendation No change

ID 871
Consultee name Christine Gleave
Agent Name
Nature of response Object
Summary Object to Firwood Road proposals on grounds of (1) The rural character of the site; (2) Impact on Protected Species, especially Barn Owls; (3) Questionable sustainability - poor transport links and infrastructure (4) Poor economic circumstances; (5) Failure to demonstrate consideration of other (urban) sites; (6) Loss of prime agricultural land; (7) Poor accessibility. (S)
Outcome The land has been safeguarded for future development since the early 1990s. In order to meet development needs for 2012-2027 (and taking account of sites within the urban areas of West Lancashire), this site is now required, hence its allocation. In response to specific points made: (1) Whilst it is recognised that the land is rural in nature, it is on the edge of the Borough's main settlement, and is not within the Green Belt (GB). It is in order to protect the GB (including GB around Skelmersdale, that non-GB land such as at Firwood Road is being allocated. (2) Neither the Local Plan nor its supporting documents state or imply that the land at Firwood Road has no ecological value. Comments regarding Protected Species are noted. Policy EN2 seeks to protect such species if present on a proposed development site. (3) Located on the edge of Skelmersdale, this site is reasonably sustainable, being beside a quality bus route, within reach of the town's facilities, and near employment areas. Skelmersdale has the infrastructure to cope with its allocated development. (4) Although it is recognised that the market is depressed at present, housing need remains - all the more so given low build rates over recent years. It is considered that the development of a site such as Firwood Road can deliver significant planning obligations. Through use of such tools as the Dynamic Viability model (Policy RS2), 'land banking' can be discouraged. (5) Brownfield sites have been considered in preference to greenfield sites, and urban sites in preference to rural sites, but these on their own are insufficient to meet development needs to 2027. (6) Whilst the loss of prime agricultural land is regrettable, the Local Plan has attempted to keep this to a minimum, and to release less good quality agricultural land for development in preference to prime land wherever possible. (7) See (3) above.
Officer recommendation No change

ID 877
Consultee name Mr Bob Coventry
Agent Name
Nature of response Object
Summary Queries on why Skelmersdale is accommodating a disproportionate part of the housing. Burscough and Ormskirk require additional housing. Why cannot WLBC accelerate and upgrade the drainage infrastructure? (S)
Outcome Skelmersdale is allocated most development because it is the highest ranked settlement in the settlement hierarchy, it has adequate infrastructure to accommodate more development, because suitable sites exist within the town, and because other areas have constraints. To answer the Objector's questions, yes, it is beyond the Council's ability to upgrade the drainage infrastructure in Ormskirk and Burscough - this is the responsibility of United Utilities who have told us that drainage improvements cannot be completed before 2020. Allocations must be demonstrated to be deliverable for the plan to be sound, and non-deliverability is a key consideration, not a 'feeble and unfound' (sic) argument.
Officer recommendation No change

ID 887
Consultee name Mr Bob Coventry
Agent Name
Nature of response Object
Summary Objection regarding Firwood Road: a) It is not featureless and it has ecological value; b) Why is Grade 1 agricultural Green Belt land being considered when there are lesser quality / brownfield sites? c) The site's allocation contradicts the 2006 Replacement Plan d) The site has wildlife and recreational value. Land at NW Skelmersdale should be protected from development. (S)
Outcome a) Comments noted. The Council has not described the land at Firwood Road in the terms quoted by the Objector. b) The land is not Green Belt. To meet its housing targets, the Council has first considered urban and brownfield sites, and these are part of the housing land supply. However, other land is needed in addition to such sites. c) The land has been safeguarded for future development since the early 1990s. The 2006 Local Plan states that the land will only be considered for development after 2016 if there are no longer any suitable sites within the urban area..." In order to meet development needs for 2012-2027, this site is now required, hence its allocation. This is not ignoring the 2006 Plan, but updating it. d) Comments noted.
Officer recommendation No change.

ID 917
Consultee name Mr Peter Banks
Agent Name
Nature of response Object
Summary Grove Farm, High Lane should be excluded from the plan completely. Development within Ormskirk and Aughton should be primarily incremental in smaller developments. Grove Farm should be replaced by Ruff Lane and Parrs Lane from the Plan B sites, and those sites should be replaced in Plan B, possibly by part of the Altys Lane site (S)
Outcome Comments noted. Land south east of Ormskirk and at Aughton, like Grove Farm, is prime agricultural land. This land was initially considered for development, but the negative effects associated with development in this area were considered overwhelmingly great, notwithstanding the narrowness of the Green Belt between Ormskirk and Burscough. The full reasoning for site selection is set out in the Strategic Options and Green Belt Release Technical Paper.
Officer recommendation No change

ID 949
Consultee name Mr Paul Cotterill
Agent Name
Nature of response Observations
Summary (a) More detail is needed on the Proposals Maps. (b) Support recognition of issues surrounding housing density but still needs a quantitative analysis and proper rationale. (c) Do not support allocation of housing land at Grove Farm due to infrastructure problems and a flawed process in determining the housing strategy for Ormskirk as a whole. (d) The current proposals for Skelmersdale have been made on the basis of what land is readily available, rather than what is best for the development of Skelmersdale as a town. Higher density development within the "ring road" should be pursued rather than the current proposals. (S)
Outcome (a) Comments regarding detail on Proposals Maps are noted. A comprehensive Proposals Map will be produced at the next stage. (b) Density - it is not considered that the plan can be so prescriptive as to specify the precise density for every site in the expected housing land supply, and thus the precise amount of land needed for housing. Even if the time and resources to do this were available, other uncertainties exist, for example sites not coming forward, windfall developments, and unexpected changes in density (e.g. unforeseen ground condition problems). Consultants were engaged in the SHLAA to estimate densities for potential housing sites, and these have been used in assessing housing land supply. (c) Comments regarding Ormskirk noted. Nursery Avenue was no longer pursued as a potential allocation mainly because of access difficulties. The Council took note of many representations on this matter in making this decision. As this is a Local Plan rather than a Core Strategy, it is entirely appropriate to move from an "area of search" to an "allocation". (d) Skelmersdale - the land allocated is not only available, but considered suitable in planning terms. To not consider such land would be an unsound approach. Whilst higher density development within walking distance of a good range of services is a worthy objective, it is considered that to rework the road layout in the town and plan for a population increase of up to 60,000 people is not deliverable and would not be found sound at examination.
Officer recommendation No change.

ID 955
Consultee name Mr L Mitchell
Agent Name
Nature of response Object
Summary Skelmersdale has been in decline for many years and the answer in my opinion is that priority should be given to address the situation by the regeneration of the empty properties, the cleaning of derelict housing and reusing brownfield sites. I object strongly to the plan to build on small green sites throughout the Skelmersdale area. (F)
Outcome Comments noted. It is agreed that the use of brownfield land, remediation of derelict sites, and the bringing back into use of empty properties is a good way to provide housing. Some housing from brownfield / derelict land is being assumed in the Plan, and the bringing back of empty properties into use is supported. However, the Plan's strategy for housing needs to be deliverable, and these sources on their own are insufficient to meet housing needs, and may not be deliverable. Therefore, the development of some greenfield land is also necessary.
Officer recommendation No change

ID 986
Consultee name Mrs Julie Broadbent
Agent Name
Nature of response Support
Summary We broadly support the Local Plan Preferred Options as currently drafted. Consideration should be given to revisiting the number of dwellings proposed for Skelmersdale, in order to reduce the need to release Green Belt. (S)
Outcome Comments noted. The greatest amount of development (approximately 50%) has been allocated to Skelmersdale area, including sites that were part of the originally planned New Town. It is not just land availability that is the issue, but the ability of the (poor) market in Skelmersdale to deliver the required number of dwellings over the Plan's timescale. Even though the target has been reduced from the 3,000 in the Local Plan, the revised target of 2,400 is considered challenging, and if increased, it would be even more of a challenge to meet it, and to prove that it is deliverable.
Officer recommendation No change

ID 996
Consultee name Mrs Roma Harvey
Agent Name
Nature of response Object
Summary We wish to object to the Draft Local Plan Policy RS1. Our reasons are: There are currently many empty "Council" houses in the Skelmersdale area which should be taken into account in calculating development needs - I don't actually believe people are queuing up to live in Skelmersdale Development in and around Skelmersdale will not provide housing where it is needed The overall target number of houses ignores the depressed state of the housing market with Government doing the usual thing of creating employment for builders for a while and then be unable to sell the houses. The plans for the Skelmersdale and Burscough areas continue to encroach on the green areas of Lathom and Ormskirk. The fact that some areas have previously been designated for future building does not make it right. There may be more objections when Ormskirk becomes a suburb of the all engulfing "town" of Skelmersdale. (F)
Outcome Comments noted. The Council is aware of empty properties, and supports their being brought back into use. However, in order for the housing market to function, a vacancy rate of between 3 and 4% is normal. West Lancashire's vacancy rate is at the lower end of this range. There is not considered to be sufficient scope for reducing this by a significant amount, or to discount this amount from overall housing targets. The current depressed state of the housing market is recognised (hence the lower targets in the earlier stages of the Plan), but housing need remains, all the more so given low build rates over recent years.
Officer recommendation No change.

ID 1079
Consultee name William Hardman
Agent Name
Nature of response Object
Summary Why go outside Skelmersdale when the town hasn't even reached half its original planned size? (S)
Outcome The land directly adjacent to the western edge of Skelmersdale bounded by Spa Lane, Firwood Road and Ormskirk Road (A577) is contiguous with the Skelmersdale urban area and includes XL Business Park (a functioning part of the wider Stanley Industrial Estate in Skelmersdale), the land proposed to be allocated between Firwood Road and Neverstitch Road for housing (and which may well have its primary access onto Neverstitch Road in Skelmersdale) and the existing residential properties on Ormskirk Road and Firwood Road. Therefore, while this land may, administratively, be within Lathom South, functionally and spatially it is a part of the Skelmersdale urban area and not a separate settlement. The land at Firwood Road has been safeguarded for future development since the early 1990s, and is now needed to meet development needs for the period 2012-2027. Whilst the original intention for Skelmersdale was for a population in the order of 80,000, the way the town has developed means accommodating such a population is no longer possible. The need to allocate land at Firwood Road takes into account the allocation for development of land for over 1,400 units within the town, as well as an assumption of c300-400 properties on non-allocated sites within the town.
Officer recommendation No change

ID 1082
Consultee name Mr J Blackledge
Agent Name
Nature of response Object
Summary Object to Firwood Road development on grounds of past mistakes, changing rural area, homes not needed, fear of crime (S)
Outcome Comments noted. For clarification, the land at Firwood Road is not Green Belt land. There is a need to provide land for 4,650 houses in West Lancashire over the period 2012-2027 (as set out in the Housing Technical Paper). In assessing the need whether to allocate land at Firwood Road (which has been safeguarded for future development since the early 1990s) for housing, account was taken of land elsewhere within Skelmersdale, including brownfield land.
Officer recommendation No change

ID 1086
Consultee name Mr Herbert Edward Lawrence
Agent Name
Nature of response Object
Summary We object to this plan also taking good farming land having lived here 58 years why spoil things. (F)
Outcome Comments noted. The land has been safeguarded for future development since the early 1990s. In order to meet development needs for 2012-2027, and taking account of developable sites within the urban areas of West Lancashire, this site is now required, hence its allocation. Whilst it would be preferred not to develop any agricultural land, unfortunately it is necessary to release some such land for development, given housing needs and land supply.
Officer recommendation No change

ID 1091
Consultee name Mr & Mrs R Burns
Agent Name
Nature of response Object
Summary Object to Firswood Road proposals on grounds of loss of identify, lack of housing need, loss of agricultural land (S).
Outcome Comments regarding wildlife and loss of agricultural land noted. The land has been safeguarded for future development since the early 1990s. In order to meet development needs for 2012-2027, and taking account of sites within Skelmersdale and other urban areas of West Lancashire, this site is now required, hence its allocation. The justification for the housing target is set out in the Housing Technical Paper. Although it is recognised that the market is depressed at present, housing need remains, especially given low build rates over recent years. Lathom South is not a settlement, but an administrative area. The land directly adjacent to the western edge of Skelmersdale bounded by Spa Lane, Firswood Road and Ormskirk Road (A577) is contiguous with the Skelmersdale urban area and includes XL Business Park (a functioning part of the wider Stanley Industrial Estate in Skelmersdale), the land proposed to be allocated between Firswood Road and Neverstitch Road for housing (and which may well have its primary access onto Neverstitch Road in Skelmersdale) Therefore, while this land may, administratively, be within Lathom South, functionally and spatially it is a part of the Skelmersdale urban area and not an independent settlement.
Officer recommendation No change

ID 1103
Consultee name Mr Keith Williams Burscough Parish Council
Agent Name
Nature of response Object
Summary Development of Grove Farm is opposed due to impact on Burscough. (S)
Outcome Comments noted. The reasoning behind the proposed allocation of the Grove Farm site is set out in the Strategic Options and Green Belt Release Technical Paper.
Officer recommendation No change

ID 1114
Consultee name Chris Henshall
Agent Name
Nature of response Observations
Summary The HCA welcomes the principle of defining Skelmersdale as a Key Service Centre capable of delivering new homes across various sites in the Town Centre, Firswood Road, Whalleys / Cobbs Clough and at Chequer Lane in Up Holland. We would continue to recommend caution in predicting the rate of delivery of dwelling completions over the Plan period. Site specific comments in relation to Cobbs Clough, Whalleys, Beacon Lane/Elmers Green lane and Chequer Lane. (S)
Outcome Comments noted. Predicting the delivery rate of dwelling completions over the Local Plan period on specific sites is required of the Council. It is recognised that such work is difficult to undertake with certainty, given the number of variables and the relatively long timescales involved.
Officer recommendation No change

ID	1130
Consultee name	Miss Vickie Roberts
Agent Name	
Nature of response	Object
Summary	Object to Firswood Road proposals on grounds of: current housing market, housing need, overdevelopment, protection of rural area, traffic, drainage, crime. (S)
Outcome	The land has been safeguarded for future development since the early 1990s. In order to meet development needs for 2012-2027, and taking account of other developable sites within Skelmersdale and other areas of West Lancashire, this site is now required, hence its allocation. The justification for the housing target is set out in the Housing Technical Paper. Currently, making up for previous deficits of completions against housing targets is a legal requirement, as borne out in various recent housing appeals and Core Strategy examinations. Although it is recognised that the market is depressed at present, housing need remains, especially given low build rates over recent years. The Council acknowledges the existence of empty properties, particularly in Skelmersdale, and agrees that bringing empty properties back into use is a good way of providing housing. However, the contribution that this can make towards housing land supply in West Lancashire is limited. If occupants of Council housing able to afford a property were forced out, as suggested by the objector, such people would need other properties to live in; thus there would be no reduction in housing targets. If the area were to be developed, necessary highways and infrastructure improvements would be required of the developers. A six week consultation period is considered adequate, and a 5pm Friday deadline appropriate. Other comments noted.
Officer recommendation	No change

ID	1136
Consultee name	Mr David Hughes Up Holland Parish Council
Agent Name	
Nature of response	Object
Summary	Object to Chequer Lane proposals on grounds of 1. Infrastructure shortcomings 2. Traffic and road safety concerns 3. Environmental constraints including flooding, green buffers, and adjacent SSSI 4. Residents' objections, including changes to Green Belt boundaries, grouping of Up Holland with Skelmersdale, more suitable land in Skelmersdale, extant permission at St Joseph's College 5. Adequacy of publicity / consultation process. (S)
Outcome	With regard to the specific headings set out by the Objector: 1. Infrastructure - this has been considered in the Infrastructure Delivery Plan, which was prepared in consultation with bodies such as the NHS, highways authority, education providers, etc. The IDP does not highlight any specific issues with regard to infrastructure capacity in Up Holland that cannot be addressed. 2. Traffic and Road Safety - housing development has implications for traffic wherever it takes place. Any direct impacts associated with Chequer Lane (and Mill Lane) can be dealt with at the planning application stage to the satisfaction of the highways authority. 3. Environmental constraints - development anywhere can have negative effects, but these can often be mitigated against. With suitable design, layouts, landscape buffers, etc, at Chequer Lane, it is considered that unacceptable negative impacts can be avoided. Both Up Holland sites have been considered in the Habitats Regulations Assessment (pp 188, 207). Emerging Local Plan policy EN2 seeks to protect SSSIs such as that adjacent to Chequer Lane. 4. Residents' objections - comments opposing Green Belt release noted. Sites such as Chequer Lane have been chosen in order to minimise the need for Green Belt release. Skelmersdale and Up Holland have been grouped together since the development of Skelmersdale New Town. The only plan in which they were treated separately was the 2006 Replacement Local Plan, when, in order to comply with regional policy, there was a policy of restraint in Up Holland and regeneration in Skelmersdale. The policy of restraint no longer applies, and thus the settlements are considered together again. Over 90% of the housing units proposed for allocation for the two settlements are in Skelmersdale. The planning permission at St Joseph's College has been taken into account. At present, we have received no indication from the developer that any [apartment] completions will take place during the Local Plan period. If we receive evidence to the contrary, any completions achieved before 2027 can be counted against the Plan's housing requirement. 5. Publicity - comments noted.
Officer recommendation	No change

ID 1140
Consultee name Adrian James
Agent Name
Nature of response Object
Summary I was surprised to learn that the Council has already consulted builders about the plans. It is not surprising that the builders declared the plans for the original Skelmersdale development were "undeliverable". They would say that wouldn't they? If they can convince the Council of this, they know that there is a better chance of their being able to build on the Greebelt sites at premium prices. Would the correct reaction from the Council not have been "if you can't deliver then we will find other builders who can". I think that the Council owe it to the Council Tax payers to reveal the names of the building firms to whom they are speaking on our behalf. (F)
Outcome Comments noted. The Council consults with a wide variety of individuals and groups; anyone is able to make representations on the Plan, and all representations need to be considered. The views of the development industry need to be taken into account, as they are instrumental in delivering the housing that is required. During the last consultation, they rightly pointed out that delivery of 200 dwellings per annum in a poor market area like Skelmersdale would be very challenging, and could be found unsound by a government Inspector. The Objector's comment: 'They would say that, wouldn't they?' could be applied to any person or body making representations. The names / companies of those developers who made representations as part of the Core Strategy and Local Plan process are publicly available on the consultation portal.
Officer recommendation No change

ID 1141
Consultee name Adrian James
Agent Name
Nature of response Object
Summary The part of Grove farm backing on to Pine Grove is often under water for six months of the year. Some years ago I understand that there was flooding on this estate. With this in mind any development on Grove Farm could pose flood risks as the proposed building on Grove Farm is at a level lower than the surrounding developments. (F)
Outcome Comments noted. Flood risk is an important consideration, and the Environment Agency are consulted on the Plan and its proposed allocations.
Officer recommendation No change

ID 1172
Consultee name D Lewis
Agent Name
Nature of response Object
Summary 1 I object to use of green belt land for housing. Grade 1 agricultural land is at a premium and needs to be preserved for food production. Every effort should be made to use Brownfield sites. 2,3 Given development constraints, Plan B is likely to be implemented at an early stage of the plan. More onerous conditions should be applied before sites are released under Plan B. 4 Housing requirements appear not to have been imposed on the Council. So why not set a housing target for a shorter period and then have reviews at the end of each period? (S)
Outcome 1. It is agreed that it is preferable not to use Green Belt or agricultural land for housing. However, taking into account housing needs and housing land supply (including urban and brownfield sites), there is a need to release a small amount of Green Belt land for housing. 2. Comments noted. National planning policy in PPS3 required "management action" to bring forward land if delivery drops below 80% of targets. The Plan B trigger is in accordance with this. A lower requirement for years 1-5 has been set to take account of delivery constraints and the current state of the housing market. 4. Currently the RSS with its "top down" housing requirement is part of the development plan and the Local Plan must legally conform with this. However, the Housing Technical Paper anticipates the abolition of the RSS, and goes on to set a housing requirement based on the most up-to-date information. The plan and its housing target must cover a 15 year period, rather than allowing for a review after 5 years. The Local Plan's proposed phased housing requirement, however, performs a similar function to that suggested by the Objector.
Officer recommendation No change

ID 1174
Consultee name D Lewis
Agent Name
Nature of response Observations
Summary Although any housing built has to conform to National Building Standards, these are low compared to other European countries particularly with regard to insulation and floor area. Could the council not redress this by applying a local standard, approved by local legislation? The standard would be on the lines of the Parker Morris standard once used for all Local Authority built housing. (F)
Outcome Comments noted. This is a good idea, but goes beyond the remit of the Local Plan. The Local Plan does have a policy on Low Carbon Development, including standards for the Code for Sustainable Homes.
Officer recommendation No change

ID 1193
Consultee name Mr John Gardner
Agent Name
Nature of response Observations
Summary Where can I find the Government's data to support your statement that a further 4650 houses will be required during the 15 year period? (F)
Outcome The figure is explained in the Housing Technical Paper, which can be found on the Council's website. This paper provides links to government data, e.g. population and household projections, which are all available on the internet.
Officer recommendation No change

ID 1199
Consultee name Mr Roger Clayton South Lathom Residents Association
Agent Name
Nature of response Support
Summary We have no objection to housing development at Whalleys, where the site is already set up for the purpose, and on the adjacent Cobbs Clough area which was previously allocated for employment development. (F)
Outcome Comments noted
Officer recommendation No change

ID 1203
Consultee name Mr Roger Clayton South Lathom Residents Association
Agent Name
Nature of response Object
Summary The council dismisses empty housing as a factor that should be tackled but there were 1223 long-term empty properties in the Borough in 2010 and that number had grown since to an estimated 1379 by December 2011. What is the point of building new houses when properties that could be used are being left empty? (F)
Outcome For the housing market to function effectively, a small proportion of empty homes are required. It is usual for this percentage to be 3-4%, and West Lancashire has a percentage of empty properties within this range. It is agreed that bringing empty homes back into use is a good way of meeting part of the overall housing need, and whilst the Council supports the idea of bringing empty homes back into use (and is working to do so in certain areas), it is not considered that there is scope for a sufficiently high number of empty properties to be brought back into use, nor is there the certainty to prove that such a number will be dealt with over the lifetime of the Plan, to factor a figure into the plan's overall housing land requirement.
Officer recommendation No change

ID 1205
Consultee name Mr Roger Clayton South Lathom Residents Association
Agent Name
Nature of response Object
Summary a) Firswood Road is in Lathom, not Skelmersdale. b) Development here exacerbates an existing mistake. c) Paragraph 4.16 should specify that the greenfield land referred to does not apply to sites located in Lathom. d) Residents of Firswood Road tend to use Ormskirk, rather than Skelmersdale Town Centre. e) The land at Firswood Road has significant ecological and agricultural land value. f) South Lathom Parish Council is established to protect the identity of the area and will continue to do so. (S)
Outcome Comments noted. With respect to specific points: a) The Skelmersdale / Lathom issue has been responded to elsewhere. b) Regardless of what has been developed further north, the safeguarded land at Firswood Road is now required to help meet the Borough's housing requirement to 2027. c) It is agreed that the fourth bullet point in 4.16 would be an inaccurate reference to the land at Firswood Road. This bullet point is not referring to greenfield land in Lathom, but to sites such as Whalleys and Cobbs Clough. It is not considered necessary / appropriate to state explicitly that the reference is not to sites in South Lathom Parish. d) If Skelmersdale Town Centre is regenerated as planned, it is hoped that a significant number of residents of any new housing at Firswood Road will use that centre. e) Emerging policy EN2 contains a requirement that if it is suspected that there are protected species on a site, survey work be undertaken to assess the presence of such species, and to make provision for their needs. Whilst it would be preferable not to develop any prime agricultural land, unfortunately some will need to be released for development to meet the Plan's housing requirement. The land at Firswood Road has been chosen on account of various factors, including it already being safeguarded for development (i.e. not Green Belt), its relative sustainability, and the availability of infrastructure. f) Noted.
Officer recommendation No change

ID 1231
Consultee name Mr TA Patten
Agent Name
Nature of response Object
Summary What is the use of building more houses when there is not enough work as it is. (F)
Outcome Regardless of national levels of unemployment, people need houses. Building houses can create construction jobs, and help sustain local services, thereby saving (or creating) jobs. The Local Plan also encourages economic development and allocates land for employment.
Officer recommendation No change

ID 1237
Consultee name Mr L Mitchell
Agent Name
Nature of response Object
Summary Skelmersdale has been in decline for many years and the answer in my opinion is that priority should be given to address the housing shortage by the regeneration of empty properties clearing derelict houses and reusing brownfield sites. I object strongly to the plan to build on 'small green sites' throughout the Skelmersdale area. (F)
Outcome Comments noted. It is agreed that the use of brownfield land, remediation of derelict sites, and the bringing back into use of empty properties is a good way to provide housing. Some housing from brownfield / derelict land is being assumed in the Plan. However, the Plan's strategy for housing needs to be deliverable, and these sources on their own may not be deliverable, and are insufficient to meet housing needs. Therefore, the development of some greenfield land is also necessary.
Officer recommendation No change

ID 1239
Consultee name Ms Karen Martindale
Agent Name
Nature of response Support
Summary Suggested amendments to Policy RS1: Part (c) Add "character" after design; Part (d) Welcome minimum densities, but these should be robustly applied; Part (e) The threshold for provision of elderly accommodation should be 5 and the required percentage 40%; Part (f) Welcome the provision for 'restraint' although oversupply in an individual settlement will be hard to quantify.
Outcome (c) It is agreed that character can be added to this sentence and to paragraph 7.9. (d) Comments noted. (e) Comments noted. Provision for the elderly needs to strike an appropriate balance between maximising the proportion of units achieved per development, and providing a framework in which the developments are encouraged to go ahead in the first place. It is considered that a threshold as low as 5 and a proportion as high as 40% may make too many developments unviable or discourage developers from pursuing such schemes in the first place. (f) Comments noted.
Officer recommendation Add "character" to part (c) of Policy RS1 and to paragraph 7.9.

ID 1248
Consultee name Ms Rosemary Cooper MP
Agent Name
Nature of response Object
Summary Petition of 277 names received against development at Mill Lane and Chequer Lane. (F)
Outcome Petition noted
Officer recommendation No new evidence has been provided in the petition in terms of weighing up the planning merits of Chequer Lane / Mill Lane, so no action required in terms of amending the Local Plan.

ID 1325
Consultee name John Barlow
Agent Name
Nature of response Object
Summary The LPPO makes little mention of Grove Farm. It fails to identify or fully consider the following issues relating to Grove Farm: loss of green belt, environmental constraints in relation to waste water and surface water drainage issues, traffic impact, postcode boundaries, social issues, and impacts on wildlife habitat. (S)
Outcome Comments noted. As stated by the Objector, the Plan is already 262 pages long. To add in extra detail about Grove Farm would exacerbate this problem. Whilst the issues have not been set out in detail, these issues have all been considered when deliberating over the allocation of Grove Farm. With any greenfield / Green Belt release, there will be negative impacts. These need to be balanced against other factors, such as housing requirements, and how well the land fulfils the purposes of the Green Belt, etc. It is considered that these things are adequately set out in the Local Plan and supporting documents.
Officer recommendation No change

ID 1340
Consultee name Mr RE O'Brien
Agent Name
Nature of response Object
Summary Queries raised over the figures that inform housing requirements: - Inconsistency between figures from various sources; - The increase in housing requirements in the RSS was not linked to any increased population forecast; - National figures suggest a lower rate of increase in households than the emerging Local Plan; - WLBC's evidence does not justify this difference; - The demand for housing continues to shrink; - The Objector's own calculations indicate a requirement of 239 dwellings per year and no current deficit in completions. (S)
Outcome The Council disagrees with the majority of the points made by the Objector. Many of these have been explained to the Objector in writing, and through other means. The evidence and justification for the Council's housing target is set out in Technical Paper 2: Housing, and the Council stands by the figures set out in that document.
Officer recommendation No change

Chapter/Policy Number: Policy RS1

Title: Residential Development

ID	45
Consultee name	Ms Barton
Agent Name	
Nature of response	Object
Summary	Up Holland cannot carry the housing burden for Skelmersdale. Chequer Lane development will destroy precious Green Belt Development would have unacceptable impact on Tower Hill Road. Share the housing needs with Ormskirk. (S)
Outcome	Relationship between Skelmersdale and Up Holland: Up Holland was counted with Skelmersdale in previous Local Plans, the exception being the 2006 Replacement Local Plan, where the general tone was restraint: in order to encourage housing in Skelmersdale, but to restrain it in Up Holland, the two settlements were treated as separate policy areas. Now, the government's agenda is pro-house building, and there is no need to have separate policies for Skelmersdale and Up Holland, so once again the two settlements are treated together. Out of the 2,400 dwellings target for Skelmersdale / Up Holland, less than 10% of the development is to be in Up Holland. 'Carrying the burden' is an inaccurate term. Skelmersdale / Up Holland will not be allowed to coalesce with Tontine and the surrounding areas. Green spaces between Up Holland and Skelmersdale are subject to policies preventing built development. Chequer Lane: Chequer Lane is not Green Belt land. In order to minimise the release of Green Belt land, sites such as Chequer Lane have been considered necessary to deliver the Local Plan's housing requirements. Tower Hill Road Whilst the Council is aware of issues relating to this road, the Highways Authority have not raised objections to the proposed housing allocation at Chequer Lane. If mitigation measures are required to address traffic issues resulting from development at Chequer Lane, these should be addressed at the planning application stage. Redistribution of housing to Ormskirk: When considering the distribution of housing across the Borough, Ormskirk was considered an appropriate place to direct housing. However, owing to a number of factors, including wastewater infrastructure capacity constraints, the amount of development that can be accommodated in Ormskirk over the Plan period is limited.
Officer recommendation	No change

ID 96

Consultee name Church Commissioners For England

Agent Name Miss Jennifer Hadland Smiths Gore

Nature of response Support with conditions

Summary The Church Commissioners generally support Policy RS1, but raise concerns over restrictions in Rural Service (sic) Villages. We question the viability of 100% affordable housing sites. Relying on such schemes has lead to an undersupply. We would advise that an element of market housing needs to be introduced into such schemes to ensure their deliverability. This would also be in accordance with the Draft NPPF paragraph 112. (S)

Outcome It is recognised that NPPF paragraph 54 requires LPAs to consider whether allowing some market housing would facilitate the provision of significant affordable housing to meet local needs. Within Small Rural Villages, in recognition of the NPPF, it is proposed to amend the policy to allow very limited (up to 4 units) market housing developments, and market housing as an element of larger affordable housing schemes, in which the number of market units are the minimum necessary to make the overall development viable.

Officer recommendation Change Policy RS1 to allow for some market housing in villages if it facilitates the provision of significant affordable housing to meet local needs. Also amend RS1 to make consistent with SP1 in relation to rural housing.

ID 180

Consultee name Mr Andrew Watt

Agent Name

Nature of response Support

Summary Support Policy RS1, in particular the priority for the development of brownfield land within settlement boundaries, for example sites such as Abbey Lane. (S)

Outcome Comments noted

Officer recommendation No change

ID 311

Consultee name D James

Agent Name

Nature of response Object

Summary Object to Chequer Lane proposals. There appears to be adequate land in Skelmersdale for housing. Top-down housing targets need to be challenged. Brownfield sites should be more fully utilised. If immigration were controlled more strictly, there would be less pressure for housing and less unemployment. (S)

Outcome Comments noted. Land is designated within Skelmersdale for housing (1,865 units, plus non-allocated sites / sites with permission), but this is not enough to meet development needs, hence the allocation of Chequer Lane. The Council has examined housing need / projections, etc. and come to the conclusion that 310 dwellings per annum are needed (see Technical Paper 2: Housing). Brownfield sites are preferred to greenfield sites for housing development, but the supply of brownfield sites in the Borough is diminishing. Much brownfield land is employment land, and if this were developed for housing, more (greenfield) employment land would subsequently need to be found. A significant component of future UK population growth will come from "natural change" (more births than deaths) rather than immigration. Control of immigration and natural change is beyond the powers of this Council.

Officer recommendation No change

ID 313

Consultee name Janet Patton

Agent Name

Nature of response Object

Summary Object to development in Up Holland, particularly at Chequer Lane. 1. Consultation has been inadequate. 2. Up Holland should not be classified with Skelmersdale. 3. There are infrastructure issues - doctors' surgeries, highways / footpaths, bus services, shops, parking. 4. Housing in Skelmersdale needs regeneration; the development of the Chequer Lane / Mill Lane sites will hinder this process. 5. There are a significant number of houses for sale in the Skelmersdale area. (S)

Outcome 1. Comments noted. 2. Up Holland was counted with Skelmersdale in previous Local Plans, the exception being the 2006 Replacement Local Plan, where the general tone was restraint: in order to encourage housing in Skelmersdale, but to restrain it in Up Holland, the two settlements were treated as separate policy areas. Now, the government's agenda is pro-house building, and there is no need to have separate policies for Skelmersdale and Up Holland, so once again the two settlements are treated together. 3. In terms of infrastructure, the Highways Authority have raised no objections to the proposed levels of housing in Up Holland, the Utilities company have raised no concerns regarding water /wastewater capacity, and the Infrastructure Delivery Plan identifies no capacity issues with regard to schools, doctors, dentists, etc. that cannot be addressed. 4. Comments noted. To meet housing targets, there is a need for greenfield allocations in addition to brownfield land and regeneration sites such as Skelmersdale Town Centre. It is not considered that housing delivery within Skelmersdale will be compromised by the development of the Chequer Lane site. 5. It is acknowledged that there are empty properties across the Borough. The proportion of empty properties in West Lancashire is approximately 3%. This is in line with the national average, and a 3-4% rate is usual to enable the housing market to function. It is not considered appropriate to assume any significant part of the housing land supply could come from the source of reducing the number of vacant dwellings. However, in principle, the Council supports the bringing back into use of vacant dwellings, and any decrease in the overall percentage of vacant dwellings (especially long-term vacant dwellings) locally, or across the Borough, would be welcomed.

Officer recommendation No change

ID 474

Consultee name Stuart Roby

Agent Name

Nature of response Object

Summary Concerns over: (a) traffic from the proposed housing in the Whalleys area using Cobb's Brow Lane to access the M6 northbound, and (b) the protection of land in relation to proposed residential development at Whalleys and Cobb's Clough. (S)

Outcome (a) It is recognised that the proposed housing in the Whalleys will generate traffic, and that some of this may use Cobb's Brow Lane. If expected traffic from these sites is likely to cause an unacceptable increase in traffic on Cobb's Brow Lane, measures will be put in place to address this issue at the time of any planning applications on the sites. (b) Whilst the land between Skelmersdale and Dalton does not have Green Belt status, it is subject to the next strongest policy of protection. The Council have no intention of allowing development on this land. The logic for proposing 2,400 houses in Skelmersdale is set out in Section 4 of the Local Plan. Sites have been chosen in north Skelmersdale, as this is where land is available.

Officer recommendation No change

ID 477

Consultee name Miss Allison McIntosh

Agent Name

Nature of response Object

Summary Object to residential development in Up Holland. a) Up Holland should not be annexed to Skelmersdale. b) Developers will not be interested in building in Skelmersdale when greenfield sites are available in Up Holland. c) Developers may stall building in Skelmersdale in order to cause Plan B to be implemented. d) No exploration has been made of other sites elsewhere. e) The Council has been lobbied by housebuilders. f) Development at Up Holland robs the village of its green spaces which are an amenity to both Skelmersdale and Up Holland residents. g) Housing should be provided where the infrastructure exists. (S)

Outcome a) Skelmersdale and Up Holland have been considered together in previous plans. They were only separate in the 2006 Local Plan, where separate policies applied to Up Holland (restraint) and Skelmersdale (development encouraged to aid regeneration). b) Greenfield sites are allocated in Skelmersdale as well as in Up Holland. However, these sites are not enough to meet needs, so other sites are also allocated. c) Comments noted. d) Exploration has been made of other sites, as set out, for example, in the Green Belt Study and Technical Paper 1. Many sites have been considered in Skelmersdale as part of the work in preparing the Strategic Housing Land Availability Assessment. e) Just as members of the public are able to comment on draft Plans, so are developers. This is not lobbying, any more than members of the public making comments is lobbying. f) Land designated as green or recreational space is protected in the Plan, and such land has generally been avoided when selecting sites. When alternative sites to Chequer Lane / Mill Lane were requested at the Skelmersdale Forum, members of the public suggested building on designated recreational land between Skelmersdale and Up Holland, a similar (or worse) scenario. g) The Objector states that housing is needed "where the infrastructure is – in Skelmersdale". Over 90% of the housing allocations for Skelmersdale / Up Holland (1,865 units out of 2,030 allocated) are within Skelmersdale.

Officer recommendation No change

ID 516

Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council

Agent Name

Nature of response Object

Summary The vast majority of this land is off Firwood Road Lathom. Only a small area lies behind properties on Ormskirk Road, Skelmersdale. Development of this land would provide a continuum of development out of Old Skelmersdale, crossing the ring road. According to the Police, crime and vandalism rates in these two distinct areas vary very considerably and so the proposed development would be likely to spread these problems outwards into an area of (currently) very low crime and vandalism, thereby affecting the amenity of the occupiers of existing and proposed properties, contrary to Objective 1 of the Vision (F)

Outcome Comments noted. It is not considered appropriate to equate new development with crime.

Officer recommendation No change

ID 517
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Object
Summary Chapter 7 Providing for Housing and Residential Accommodation page 100, para 7.7 - The plan for Skelmersdale Town Centre has been presented as being dependent on incentives and developments within the published (and subsequently extended) area to be a viable scheme on its own. Other housing schemes rely on profits generated, in order to provide affordable housing, housing for older people, public open space etc. within those developments. They cannot also be used to subsidise the Town Centre. (F)
Outcome The proposed housing development within the Skelmersdale Town Centre area, if it is to cross-subsidise town centre development, may have less stringent demands placed on it with regard to open space, affordable housing, etc. (For example, affordable housing requirements in Skelmersdale Town Centre are significantly less than elsewhere.) Cross-subsidisation is also intended from other development, e.g. retail.
Officer recommendation No change.

ID 518
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Object
Summary No provision has been made for bringing empty properties back into use. (S)
Outcome As stated, the proportion of empty properties in West Lancashire is approximately 3%. This is in line with the national average, and a 3-4% vacancy rate is usual to enable the housing market to function. Thus it is not considered appropriate to assume any significant part of the housing land supply could come from the source of reducing the number of vacant dwellings. However, in principle, the Council supports the bringing back into use of vacant dwellings, and any decrease in the overall percentage of vacant dwellings (especially long-term vacant dwellings) would be welcomed.
Officer recommendation No change.

ID 519
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Object
Summary Chapter 7 Providing for Housing and Residential Accommodation page 100, para 7.10 - The development choices made do not live up to this statement. Greenfield land is being identified for development in preference to brownfield land in Skelmersdale. (F)
Outcome Whilst the development of brownfield land in the first instance is supported, the amount of such land in West Lancashire is not enough to meet development needs, and thus greenfield land has been allocated for development. Brownfield land in Skelmersdale Town Centre is part of a housing allocation. Other brownfield sites, such as the former TPT site (Railway Road), are assumed to be part of the housing land supply, although not specifically allocated in the Local Plan for development on account of their size. The Local Plan must be demonstrated to be deliverable, and to insist that all brownfield sites are developed before any greenfield sites are commenced is not considered to be a deliverable strategy.
Officer recommendation No change

ID 520
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Object
Summary Chapter 7 Providing for Housing and Residential Accommodation pages 100 and 101, para 7.19 - This is too reactive. The time to act is before harm is caused, not after it has been caused. Harm can also be caused by developing to target in a stagnant market and this needs to be taken into account. It is not in anybody's interests to create a problem of long term empty properties in a location. (F)
Outcome Unfortunately it is not possible to prevent development on account of it possibly (cumulatively) causing harm in future, although mitigation measures can be required through planning conditions to counteract likely harm. Housing targets are a national requirement. If the market is stagnant, most developers are unlikely to build, so the likelihood of creating significant numbers of new empty properties is low. The Council has tried to take account of the current market conditions by reducing housing targets in the short term, although this approach has recently been successfully challenged on appeal a number of times elsewhere in England.
Officer recommendation No change.

ID 538
Consultee name Mr Bryan Pready
Agent Name
Nature of response Observations
Summary Policy RS1 Development in Small Rural Villages and outside settlements. There MUST be a strict requirement that ALL affordable housing is built within walking distance of a frequent bus service or a railway station. Without this, there is a real risk that some residents will be unable to access employment and education. Even if the main earner has a car, other family members are likely to be dependent on public transport. (F)
Outcome Comments noted. Whilst this requirement is accepted in principle, in practice it may be too much of a constraint and may rule out some much-needed development. Housing development is not normally encouraged in places with poor access to public transport, but the widespread need for affordable housing means that an exception is made within the policy for such development in more rural areas. The need for affordable housing is also considered sufficiently weighty to override the usual expectation that housing be accessible by public transport. It is hoped that most affordable housing developments built will be within walking distance of public transport, but if not, prospective residents should note this fact, and should weigh up whether they could realistically live in such a location (for example, accessing education or employment by taking lifts, cycling, using a taxi, etc.) or whether they should look elsewhere.
Officer recommendation No change

ID 554
Consultee name Mr Anthony Harford
Agent Name
Nature of response Object
Summary I cannot see the logic behind your 2027 housing structure, using small plots of green belt areas, when you have large areas of green belt. You have already areas started ie. Dalton Park. we already have a buisness park at the bottom of our lane. (F)
Outcome Comments noted. The logic for the distribution of housing, including the case for Green Belt release, is set out in Policy SP1, the Strategic Options and Green Belt Release Technical Paper, and in the Housing Technical Paper.
Officer recommendation No change.

ID 596
Consultee name Mr Robin Buckley Redrow Homes (Lancs) Ltd
Agent Name Mr Tony McAteer
Nature of response Object
Summary a) Objection to lack of allocation of any housing sites in Key Sustainable Villages, notwithstanding the fact that Policy EC3 allocates four mixed use sites in the rural areas. Land off Guinea Hall Lane, Banks should be allocated for housing. b) Objection to RS1(f), i.e. possible restraint. (S)
Outcome a) Comments noted regarding Key Sustainable Villages and the attributes of the land east of Guinea Hall Lane, Banks. As stated elsewhere, the main reason behind a lack of housing allocations in Banks is infrastructure constraints, in particular foul drainage. b) It is agreed that housing targets are minima, and can be exceeded, and that there is scope for 'over-provision'. The reasoning behind RS1(f) is that the Plan is covering a 15 year timescale, and it is impossible to predict how circumstances might change over this period. Whilst it is recognised that housing targets are minima, given infrastructure constraints in some areas, there may be a need in certain individual settlements to restrict the amount of housing granted at some point in the future once the targets have been exceeded by a significant amount, in order to avoid unacceptable harm to such settlements. Just as there is scope in the Plan for an increase in housing land supply (through Plan B), it is also considered prudent for there to be scope to slow down housing delivery at some point in the future, but only if clearly judged necessary. RS1(f) makes it clear that restraint would only be considered if there was a significant over-supply of housing and if it was clear that such an over-supply would cause harm to local or wider policy objectives. At present, given a shortage in housing land supply, the likelihood of restraint (in particular Borough-wide restraint) is remote and will be so for the foreseeable future, but it is still considered worthwhile including the provisions for some kind of slow-down in delivery, even if it is never implemented.
Officer recommendation No change

ID 602
Consultee name MR DAVID MCGUINNESS
Agent Name
Nature of response Object
Summary Object to Chequer Lane proposals (S)
Outcome Comments noted. Up Holland has been considered together with Skelmersdale in previous Local Plans, the one exception being the 2006 Local Plan, where there was a need to impose restraint in Up Holland but not in Skelmersdale. The need for restraint has since been removed, hence the two settlements are being considered together again. Over 90% of the units allocated for the Skelmersdale / Up Holland area are in Skelmersdale.
Officer recommendation No change.

ID 605
Consultee name Mrs Emma Steele
Agent Name
Nature of response Object
Summary There are already plenty of houses in Skelmersdale. The overall number of houses to be built ignores the depressed state of the housing market. Would ruin our rural area when there are plenty of other areas in Skelmersdale to develop. Crime would increase in this area. (S)
Outcome Comments noted. The land has been safeguarded for future development since the early 1990s. As stated by the objector, the 2006 Local Plan states that the land will only be considered for development after 2016 if there are no longer any suitable sites within the urban area..." In order to meet development needs for 2012-2027, and taking account of sites within the urban areas of West Lancashire, this site is now required, hence its allocation. The justification for the housing target is set out in the Housing Technical Paper.
Officer recommendation No change.

ID 731
Consultee name Mrs Kerry Hesketh
Agent Name
Nature of response Object
Summary Object to residential development in Up Holland. a) Up Holland should not be annexed to Skelmersdale. b) Developers will not be interested in building in Skelmersdale when greenfield sites are available in Up Holland. c) Developers may stall building in Skelmersdale in order to cause Plan B to be implemented. d) No exploration has been made of other sites elsewhere. e) The Council has been lobbied by housebuilders. f) Development at Up Holland robs the village of its green spaces which are an amenity to both Skelmersdale and Up Holland residents. g) Housing should be provided where the infrastructure exists. (S)(S)
Outcome a) Skelmersdale and Up Holland have been considered together in previous plans. They were only separate in the 2006 Local Plan, where separate policies applied to Up Holland (restraint) and Skelmersdale (development encouraged to aid regeneration). b) Greenfield sites are allocated in Skelmersdale as well as in Up Holland. However, these sites are not enough to meet needs, so other sites are also allocated. c) Comments noted. d) Exploration has been made of other sites, as set out, for example, in the Green Belt Study and Technical Paper 1. Many sites have been considered in Skelmersdale as part of the work in preparing the Strategic Housing Land Availability Assessment. e) Just as members of the public are able to comment on draft Plans, so are developers. This is not lobbying, any more than members of the public making comments is lobbying. f) Land designated as green or recreational space is protected in the Plan, and such land has been avoided when selecting sites. When alternative sites to Chequer Lane / Mill Lane were requested at the Skelmersdale Forum, local members of the public suggested building on designated recreational land between Skelmersdale and Up Holland, a similar (or worse) scenario. g) The Objector states that housing is needed "where the infrastructure is – in Skelmersdale". Over 90% of the housing allocations for Skelmersdale / Up Holland (1,865 units out of 2,030 allocated) are within Skelmersdale.
Officer recommendation No change

ID 736
Consultee name Mr Martin Ainscough
Agent Name
Nature of response Object
Summary Allocate some housing development in the key sustainable village of the Eastern Parishes. - Parbold. (S)
Outcome The Local Plan only allocates major sites (over 100 units); there are no suitable sites of that size in the Eastern Parishes. However, the policy allows for residential development within settlements such as Parbold. It is not considered appropriate to allocate Green Belt land beside Parbold for development on account of the range of facilities available in the settlement, the quality of the landscape around the village, and the size and nature of the parcels of Green Belt land, as set out in the Green Belt study.
Officer recommendation No change

ID 801
Consultee name Mr Robert W. Pickavance
Agent Name
Nature of response Object
Summary The New Road site should be specifically allocated as a housing site along with the other sites within Policy RS1. The Plan should define 'Greenfield' sites. (S)
Outcome Comments noted. The attributes of the site are recognised. However, only large sites (over 100 units) have been allocated in the Plan. This does not necessarily mean that unallocated sites have less potential. Whether allocated or not, this site contributes towards the Local Plan housing land supply. It is not considered necessary to define "Greenfield", as the word has widespread use nationally, and the definition is simple. There are other greenfield sites within the Northern Parishes area.
Officer recommendation No change.

ID 812
Consultee name Mrs Lynn Fletcher
Agent Name
Nature of response Object
Summary Object to Firswood Road proposals on the grounds of delaying development in the urban area, unsuitable roads, questions over number of houses required. (S)
Outcome Comments noted. Land has been located in other parts of Skelmersdale as well as Firswood Road, and it is expected that these sites will be developed over the lifetime of the Local Plan. The land at Firswood Road has been safeguarded for future development since the early 1990s. In order to meet development needs for 2012-2027 (and taking account of other sites within the urban areas of West Lancashire), this site is now required, hence its proposed allocation. Although it is recognised that the market is depressed at present, housing need remains, especially given low build rates over recent years. It is agreed that the occupation and / or restoration of empty properties should be encouraged.
Officer recommendation No change

ID 816
Consultee name Mrs Elizabeth Anne Broad Parbold Parish Council
Agent Name
Nature of response Object
Summary Parbold Parish Council is very concerned about development in Burscough feeling that once the green belt goes in Burscough it will be open season for everywhere else. The Parish Council is totally opposed to building on Green Belt and supports Burscough Parish Council objecting to the development on Yew Tree Farm. Parbold Parish Council is also against garden infill development in Parbold because it impacts on the drainage system for the whole of the village. In Parbold all new drainage/sewerage pipes join up with those that have been in for many years and cannot take the extra drainage/sewerage. To build homes on back gardens means cutting down trees which again does not help with surface water issues
Outcome Comments noted regarding opposition to the release of Green Belt land at Burscough. The vast majority of the Green Belt will continue to be protected from inappropriate development. With regard to new housing in residential gardens, Policy RS1 part (c) requires that careful attention be paid to relevant policies. Potential loss of trees, and drainage / flooding issues should be taken into consideration in each individual planning application for housing, whether backland or elsewhere, each case being treated on its merits.
Officer recommendation No change.

ID 818
Consultee name Mrs Elizabeth Anne Broad Dalton Parish Council
Agent Name
Nature of response Observations
Summary Dalton Parish Council note the proposed housing development at Whalleys. They would wish to add that the protected land comprising fields between this development and Dalton should be maintained as protected from development so as to form a buffer zone between the village and the town so that Dalton can preserve its rural character and not be merged or swallowed up by expansion of Skelmersdale Town. Terminology needs defining (S)
Outcome Comments regarding Whalleys and land at Dalton are noted. Policy GN1 has two paragraphs on 'Protected Land' - these are considered to be a sufficiently clear definition of what is meant by 'Protected'. 'Safeguarded' land can be understood to be safeguarded *from* development, or safeguarded *for* [future] development. It is considered that Policy GN2 makes this sufficiently clear. Whilst it is accepted that Policies GN1 and RS1 allow for affordable housing developments of up to 10 units, the requirement for a sequential test should ensure that the Protected Land at Dalton should remain undeveloped (as there are likely to be sites within the built-up area of Skelmersdale that could accommodate any small-scale development proposed on Protected Land outside the town).
Officer recommendation No change

ID	823
Consultee name	Mr David Webb
Agent Name	
Nature of response	Object
Summary	1. The land at Firwood Road is safeguarded in the adopted Plan for development beyond 2016. Its allocation now contradicts the Plan. 2. Firwood Road is rural. Urban sites (with infrastructure in place) should be developed before rural farmland is considered. 3. Skelmersdale does not have the housing need to justify the release of so much housing land. The population is declining and many properties lie empty. People will not move to Skelmersdale. 4. The Council's economic forecasting has been shown to be flawed, and history may repeat itself with regard to Firwood Road.
Outcome	1. The land has been safeguarded for future development since the early 1990s. As stated by the objector, the 2006 Local Plan states that the land will only be considered for development after 2016 if there are no longer any suitable sites within the urban area..." Local Plans need reviewing to account for changing circumstances. In order to meet development needs for 2012-2027, and taking account of the capacities of sites within the urban areas of West Lancashire, the land at Firwood Road is now required, hence its proposed allocation in the latest local plan. 2. Comments noted. It is agreed that, ideally, urban sites should be developed before agricultural land. However, central government requires authorities to demonstrate a rolling five / six year supply of deliverable housing land. To safeguard deliverable greenfield sites such as Firwood Road from development until all urban / non-agricultural sites have been developed would result in a housing land supply well below required levels. This could leave the Council susceptible to planning appeals, and could in theory lead to not just Firwood Road but other agricultural land being lost to development on appeal, with the Council having less control. 3. The justification for the housing target is set out in the Housing Technical Paper and other documents referred to within the TP. Although it is recognised that the market is depressed at present, housing need remains, especially given low build rates over recent years. The 1990s development at Ashurst demonstrates people will move to Skelmersdale. 4. Comments noted. It is expected that in the current economy, housing would only be built at Firwood Road (or elsewhere) if the developers were sure the dwellings would be bought. An estate comprising predominantly empty properties is unlikely.
Officer recommendation	No change

ID 846

Consultee name Anglo International Up Holland Ltd

Agent Name Ms Lorraine Davison DPP

Nature of response Object

Summary Amendments proposed to the policy: e) Enabling Development – There will be instances where enabling development in the form of new residential that would otherwise be regarded as inappropriate by reference to this and other relevant policies can assist in securing other planning and development related objectives and / or benefits. Subject to consideration of the proposal in question and other relevant policies the Council will generally support such proposals.' Changes also proposed to the justification. (S)

Outcome The special circumstances relating to St Joseph'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. (This would not automatically mean that it would be granted permission because the specific justification for the particular enabling development proposed would need to be assessed.) As with other objections on behalf of Anglo International, the Council does not consider it appropriate or necessary to add wording to Local Plan Policy RS1 to refer to this specific scenario.

Officer recommendation No change

ID 855

Consultee name Miss Jacquelynn Burgess

Agent Name

Nature of response Object

Summary In summary, we do understand that with a growing population, there is a need to build further developments and accommodate those that currently do not have adequate housing. Our objection is not with housing itself, but with developing sites unnecessarily or to a level which will irreparably degrade the area in which it is located. We feel very strongly that it is not yet necessary to start developing the proposed sites behind Firwood Road and raise major concerns with regards to the size, style and impact of high yielding developments within our currently sedate and beautiful surroundings. (S)

Outcome Comments noted. It is unfortunate that the property was purchased without the knowledge of the emerging Local Plan and the proposed allocation of the land at Firwood Road. The land has been safeguarded for future development since 1992 and is needed for this new plan period. In determining housing needs and proposed site allocations, account has been taken of sites within the built-up areas of Skelmersdale and elsewhere, including brownfield sites, but extra land is still required. Comments regarding wildlife are noted. Policy EN2 requires measures to provide for Protected Species. It may be appropriate to preserve certain parts of the site that have particular ecological value. Routes of public footpaths should be maintained, or else subject to minor diversions. In the current economic situation, affordable housing is needed by a variety of people, including young professionals and working families. It is inappropriate to equate affordable housing with social issues. The construction of new housing brings disruption wherever the housing is located, but schemes such as 'Considerate Constructors' can help minimise the disruption. The capacity of the site has been estimated using a density of 30 dwellings per hectare, which is a standard suburban density and does not represent 'cramming'. Privacy distances are used and adhered to when working out site layouts.

Officer recommendation No change.

ID 863
Consultee name Escalibur Ltd
Agent Name Mr Alban Cassidy CA Planning
Nature of response Object
Summary The main housing allocations in West Lancashire are constrained by infrastructure and the market. This will mean that housing delivery will be below the required levels for 5-10 years. In order to address this shortfall land should be allocated in villages such as Appley Bridge where there are sustainable transport options and the potential for new development without harming the purposes of the green belt. (S)
Outcome Comments noted. Green Belt land at Appley Bridge was considered in the Green Belt Study, but in preparing the Local Plan, its release was rejected on account of the land continuing to fulfil purposes of the Green Belt, and the relative sustainability of Appley Bridge compared with other settlements.
Officer recommendation No change

ID 878
Consultee name Mr Philip Carter Environment Agency
Agent Name
Nature of response Support with conditions
Summary Part c) of Policy RS1 identifies amenity, access, biodiversity and design as issues requiring careful attention. We request that infrastructure is added to this list. (S)
Outcome Comments noted. It is considered that to add the word, 'infrastructure' to part (c) of the policy is unnecessary, as the policy uses the phrase, "including, but not limited to", and thus already can cover sewerage infrastructure issues.
Officer recommendation No change

ID 885
Consultee name Messrs R & J Pickavance Messrs R & J Pickavance
Agent Name Mr Glyn Bridge McDyre & Co.
Nature of response Object
Summary Our main concern is the 20% provision for the elderly. It overlaps the Lifetime Homes Standard it is arbitrary and ill-defined in its requirements. We do not object to a density policy in principle, but the current approach needs refining. (S)
Outcome With regard to density, it is considered that it is preferable to keep the policy a reasonable length by leaving the detail of the possible exceptions to the justification, and covering the matters suggested by the Objector with the phrase, 'subject to the specific context for each site'. Comments are noted regarding accommodation for the elderly and the Lifetime Homes Standard.
Officer recommendation Change wording regarding the LHS and it needing to be met once mandatory. Clarify /amend wording with regard to the 20% provision for the elderly requirement.

ID 918
Consultee name mr gerrard neil
Agent Name
Nature of response Object
Summary Object to proposals for Firswood Road on grounds of highways, traffic, visual amenity and loss of wildlife (S)
Outcome Comments regarding wildlife noted. Policy EN2 deals with Protected Species. In the event that access to the site were to be taken from Firswood Road (and it must be stressed that no decision has yet been made regarding access), the road would need to be upgraded to a satisfactory standard to cope with the proposed development.
Officer recommendation No change

ID 923
Consultee name Ms Barton
Agent Name
Nature of response Object
Summary Developing Chequer Lane site would increase flood risk dramatically for a Catagory 1 Flood Risk Area (S)
Outcome Comments noted. Any planning applications on the Chequer Lane site would need to incorporate measures to deal with flooding issues to the satisfaction of the Environment Agency before being any grant of permission could take place. This is the case with the current application, where the EA have requested a Flood Risk Assessment be undertaken to further assess the risk of flooding, and how it can be mitigated against.
Officer recommendation No change

ID 933
Consultee name Mr Peter Banks
Agent Name
Nature of response Object
Summary See my comments on sections 4.1 and 4.4 relating to the Yew Tree Farm and Grove Farm sites. (S)
Outcome Noted
Officer recommendation No change

ID 934
Consultee name Messrs Ramsbottom, Halliwell, & Jacton Etc.
Agent Name Mr Michael Cunningham Cunningham Planning
Nature of response Support
Summary Support for the identification of the land at Firswood Road, Lathom/Skelmersdale to be identified as housing land which will help address the housing land under-supply. (S)
Outcome Comments noted, including statement about the mining issues report.
Officer recommendation No change

ID 943
Consultee name Ms Barton
Agent Name
Nature of response Object
Summary Object to residential development in Up Holland. a) Up Holland should not be annexed to Skelmersdale. b) Developers will not be interested in building in Skelmersdale when greenfield sites are available in Up Holland. c) Developers may stall building in Skelmersdale in order to cause Plan B to be implemented. d) No exploration has been made of other sites elsewhere. e) The Council has been lobbied by housebuilders. f) Development at Up Holland robs the village of its green spaces which are an amenity to both Skelmersdale and Up Holland residents. g) Housing should be provided where the infrastructure exists. (S)
Outcome a) Skelmersdale and Up Holland have been considered together in previous plans. They were only separate in the 2006 Local Plan, where separate policies applied to Up Holland (restraint) and Skelmersdale (development encouraged to aid regeneration). b) Greenfield sites are allocated in Skelmersdale as well as in Up Holland. However, these sites are not enough to meet needs, so other sites are also allocated. c) Comments noted. d) Exploration has been made of other sites, as set out, for example, in the Green Belt Study and Technical Paper 1. Many sites have been considered in Skelmersdale as part of the work in preparing the Strategic Housing Land Availability Assessment. e) Just as members of the public are able to comment on draft Plans, so are developers. This is not lobbying, any more than members of the public making comments is lobbying. f) Land designated as green or recreational space is protected in the Plan, and such land has generally been avoided when selecting sites. When alternative sites to Chequer Lane / Mill Lane were requested at the Skelmersdale Forum, members of the public suggested building on designated recreational land between Skelmersdale and Up Holland, a similar (or worse) scenario. g) The Objector states that housing is needed "where the infrastructure is – in Skelmersdale". Over 90% of the housing allocations for Skelmersdale / Up Holland (1,865 units out of 2,030 allocated) are within Skelmersdale.
Officer recommendation No change

ID 961
Consultee name Wainhomes Developments
Agent Name Mr Stephen Harris
Nature of response Support with conditions
Summary (a) The allocation of the Chequer Lane site is supported. This could deliver completions by 2013/14 at 25 dwellings per annum. (b) The Sluice Lane (Rufford) site should be considered for allocation as a housing site. It could be developed within 5 years as the wastewater constraints can be overcome. Consideration could be given towards allocating the site for 55 dwellings. (S)
Outcome (a) Comments noted regarding possible start date and delivery rates for the Chequer Lane site. (b) Comments noted regarding the Sluice Lane site. The Local Plan only allocates the largest sites (over 100 units) as housing sites. In practice, the non-allocation of the site should not result in any material difference to how the site is treated policy-wise, given the provisions of Policy RS1.
Officer recommendation No change (see also Rep 801)

ID 973
Consultee name Strategy and Policy Group Lancashire County Council
Agent Name
Nature of response Support
Summary Planned housing in Skelmersdale Town Centre and wider Skelmersdale sites will play a critical role in supporting town centre investment and regeneration. (F)
Outcome Comments noted
Officer recommendation No change

ID 1080
Consultee name Mrs Cynthia Prescott
Agent Name
Nature of response Object
Summary Object on grounds of loss of green spaces, loss of village character, traffic and infrastructure. (S)
Outcome Comments noted. Up Holland has been classed with Skelmersdale since the inception of Skelmersdale New Town, except in the 2006 Local Plan (where, in accordance with regional policy at the time, there was a need to have restraint in Up Holland but development in Skelmersdale). The Infrastructure Delivery Plan has not highlighted any insurmountable infrastructure issues in Up Holland. If the Highways Authority deem it necessary, improvements to Chequer Lane and Tower Hill Road should be made as part of the planning application process.
Officer recommendation No change

ID 1089
Consultee name McCarthy & Stone, Retirement Lifestyles Ltd.
Agent Name Mr Chris Butt The Planning Bureau Ltd
Nature of response Support with conditions
Summary In summary, McCarthy and Stone stress the need to consider addressing the current and future housing needs of older people within your Local Authority, and for your Local Plan to acknowledge the role that owner-occupied sheltered housing schemes play in meeting older person housing needs and in providing housing choice for the wider community by freeing up valuable, under-occupied family homes in the local area. Alternative wording to Policy RS1 suggested. Consideration should be given to assigning elderly people's housing an enhanced planning status, similar to affordable housing. (S)
Outcome Comments noted. The revised wording to Policy RS1 will be considered, alongside other representations on this requirement: "Development proposals for accommodation designed specifically for the elderly will be encouraged provided that they are accessible by public transport or a reasonable walking distance to community facilities such as shops, medical services, places of worship and public open space." The option of giving owner occupied retirement housing an enhanced status will be explored, although it is important not to create 'loopholes'.
Officer recommendation Add to the policy or justification the suggested wording: "Development proposals for accommodation designed specifically for the elderly will be encouraged provided that they are accessible by public transport or a reasonable walking distance to community

ID 1100

Consultee name Bickerstaffe Trust

Agent Name Mr Graham Love Turley Associates

Nature of response Object

Summary 1. Object to the failure to allocate housing sites on the periphery of Ormskirk, in particular east and west of Alty's Lane. 2. Object to part (f) of the policy, i.e. the possibility of restraint. (S)

Outcome 1. Site-specific comments noted. The reason for the choice of sites for allocation is set out in the Plan and Technical Paper on Strategic Options and Green Belt release. 2. It is agreed that housing targets are minima, and can be exceeded, and that there is scope for 'over-provision'. The reasoning behind RS1(f) is that the Plan is covering a 15 year timescale, and it is impossible to predict how circumstances might change over this period. Whilst it is recognised that housing targets are minima, given infrastructure constraints in some areas, there may be a need in certain individual settlements to restrict the amount of housing granted at some point in the future, in order to avoid unacceptable harm to such settlements. Just as there is scope in the Plan for an increase in housing land supply (through Plan B), it is also considered prudent for there to be scope to slow down housing delivery at some point in the future, but only if clearly judged necessary. RS1(f) makes it clear that restraint would only be considered if there was a significant over-supply of housing and if it was clear that such an over-supply would cause harm to local or wider policy objectives. At present, given a shortage in housing land supply, the likelihood of restraint (in particular Borough-wide restraint) is remote and will be so for the foreseeable future, but it is still considered worthwhile including the provisions for some kind of slow-down in delivery, even if it is never implemented.

Officer recommendation No change

ID 1152

Consultee name Mr Robin Buckley Redrow Homes (Lancs) Ltd

Agent Name Mr Tony McAteer

Nature of response Object

Summary a) Objection to the failure of the Plan to specifically allocate the land at Parr's Lane, Aughton for housing in the Plan. The failure to allocate the site for housing does not produce the certainty that the development plan is designed to provide. b) Objection to RS1(f), i.e. possible restraint. (S)

Outcome (a) Comments noted regarding Parr's Lane. The reasoning behind the proposed sites for Green Belt release (and for safeguarded / Plan B sites) is set out in the Strategic Options and Green Belt Release Technical Paper. (b) It is agreed that housing targets are minima and can be exceeded, and that there is scope for 'over-provision'. The reasoning behind RS1(f) is that the Plan is covering a 15 year timescale, and it is impossible to predict how circumstances might change over this period. Whilst it is recognised that housing targets are minima, given infrastructure constraints in some areas, there may be a need in certain individual settlements to restrict the amount of housing granted at some point in the future, in order to avoid unacceptable harm to such settlements. Just as there is scope in the Plan for an increase in housing land supply (through Plan B), it is also considered prudent for there to be scope to slow down housing delivery at some point in the future, but only if clearly judged necessary. RS1(f) makes it clear that restraint would only be considered if there was a significant over-supply of housing and if it was clear that such an over-supply would cause harm to local or wider policy objectives. At present, given a shortage in housing land supply, the likelihood of restraint (in particular Borough-wide restraint) is remote and will be so for the foreseeable future, but it is still considered worthwhile including the provisions for some kind of slow-down in delivery, even if it is never implemented.

Officer recommendation No change

ID 1160
Consultee name Mr Roger Clayton South Lathom Residents Association
Agent Name
Nature of response Object
Summary The evidence to support housing need is inaccurate. (S)
Outcome Comments noted. Further details as to precisely how the Council has ignored its own sources, and the specific inaccuracies in the 2011 Housing Land Supply document, would be required from the Objector in order to provide a response to this representation (although it should be borne in mind that this consultation is on the Local Plan, not the HLS document).
Officer recommendation No change

ID 1164
Consultee name Mr Leslie Connor The Jean and Leslie Connor Charitable Foundation
Agent Name Mr Tony McAteer
Nature of response Object
Summary The minimal references to provision of accommodation for older people is disappointing. The 20% requirement in Policy RS1 is meaningless with its 'get out clause'. It is incorrect to say the Council cannot influence schemes for the elderly coming forward. Policy RS1 should include support for the provision of a continuing care community in the Borough. (S)
Outcome Comments noted. In the light of previous consultation responses, a requirement for 20% of units to be designed specifically for the elderly was added to the Plan. Much housing is suitable for people up to relatively old ages, as retired people tend to be more active and in better health than in previous generations. It is considered that this fact, along with the Lifetime Homes requirement will lead to the provision of a significant number of units of accommodation suitable for the elderly. The Plan does support extra care accommodation, although it does not go as far as allocating sites specifically for such uses (similarly with affordable housing). However, it should be stressed that extra care accommodation would not be supported in the Green Belt, unless it were on a site already specifically allocated for housing (and if the accommodation was Use Class C3). It is agreed that the statement "the Council is unable to influence such schemes coming forward" is inaccurate and should be changed.
Officer recommendation Rephrase, "the Council is unable to influence such schemes coming forward" in paragraph 7.14. Add in clarification regarding the policy stance towards extra care schemes.

ID 1168

Consultee name Vernon Property LLP

Agent Name Mr D Walton Walton & Co

Nature of response Object

Summary Summary: The plan should therefore be amended to provide for (a) to allocate sufficient sites to meet the identified requirement in the Borough (b) the housing allocations should be provided in the Key Sustainable Villages and in particular Banks (c) within Banks the site identified as BA.019 in the SHLAA should be allocated for housing. It is within the village envelope, is immediately available and has no constraints. (S)

Outcome Although only a small number of sites are allocated, the Plan makes clear that its housing land supply also comes from other sources. Only the largest sites are listed as allocations (over 100 units). There are no such sites in the Northern Parishes, except one safeguarded site. However, there are other sites in this area which can deliver housing, and which contribute towards the 400 dwellings target. Plan B sites are not included as part of the housing land supply. The safeguarded land east of Guinea Hall Avenue is clearly enclosed by development in Banks. Its inclusion as part of the settlement reflects this. The fact that this is a different approach from the 2006 Local Plan is considered to be of limited relevance. SHLAA site BA19 is roughly triangular, with one edge fronting onto the Green Belt, and is significantly less enclosed by the settlement of Banks than site BA.20. Site BA.19's continued designation as "Protected Land" is considered appropriate.

Officer recommendation No change

ID 1171

Consultee name Mr Leslie Connor The Jean and Leslie Connor Charitable Foundation

Agent Name Mr Tony McAteer

Nature of response Object

Summary Objection to the failure of the Plan to specifically allocate the land at Bold Lane, Aughton for housing. (S)

Outcome Comments noted. The reasons for the choice of sites for Green Belt release are provided in the Strategic Options and Green Belt release Technical Paper. Land at Bold Lane, Aughton, was not considered for Green Belt release because the Green Belt study found that it fulfilled a purpose of the Green Belt and its development would close the already narrow strategic gap between Aughton and the small village of Holt Green.

Officer recommendation No change

ID 1184
Consultee name Mr Roger Clayton South Lathom Residents Association
Agent Name
Nature of response Object
Summary Skelmersdale cannot be relied upon to deliver the 5 to 10 year housing need as this does not address the wider Borough needs. (S)
Outcome Comments noted. The target for Skelmersdale was reduced as, during the previous consultation, it was highlighted as unachievable. Whilst the current target is ambitious, it is considered deliverable. The rank of Skelmersdale in the settlement hierarchy, coupled with the availability of unconstrained sites in the town and constraints elsewhere, means that it is necessary to focus development in Skelmersdale in the first half of the Plan period. It is anticipated that the new housing will accommodate both people from Skelmersdale, and people moving in from elsewhere. It is hoped that by improving the job offer in the town, the high levels of out-commuting can be tackled.
Officer recommendation No change

ID 1186
Consultee name Mr Roger Clayton South Lathom Residents Association
Agent Name
Nature of response Object
Summary Skelmersdale cannot be relied upon to deliver the 5 to 10 year housing need as this does not address the wider Borough needs. (S)
Outcome Comments noted. The target for Skelmersdale was reduced as, during the previous consultation, it was highlighted as unachievable. Whilst the current target is ambitious, it is considered deliverable. The rank of Skelmersdale in the settlement hierarchy, coupled with the availability of unconstrained sites in the town and constraints elsewhere, means that it is necessary to focus development in Skelmersdale in the first half of the Plan period. It is anticipated that the new housing will accommodate both people from Skelmersdale, and people moving in from elsewhere. It is hoped that by improving the job offer in the town, the high levels of out-commuting can be tackled.
Officer recommendation No change

ID 1246
Consultee name Ms Rosemary Cooper MP
Agent Name
Nature of response Object
Summary Petition of 277 names received against development at Mill Lane and Chequer Lane. (F)
Outcome Petition noted.
Officer recommendation No new evidence has been provided in the petition in terms of weighing up the planning merits of Chequer Lane / Mill Lane, so no action required in terms of amending the Local Plan.

ID 1254

Consultee name Mr Andrew Thorley Taylor Wimpey UK Ltd

Agent Name Miss Caroline Simpson Nathaniel Lichfield & Partners

Nature of response Object

Summary 1. Objection to the minimum 30 dwellings per hectare housing density across the Borough, variation should be incorporated. 2. Objection to the requirement for a percentage of housing to be suitable for elderly accommodation, and for new dwellings to meet the Lifetime Homes Standard as there is no basis for these requirements. (S)

Outcome 1. It is considered that the wording of the policy allows for variation in density across the Borough, as the density is linked to the specific context for the site - which includes the character of the area, etc. Overall, an expected minimum density of 30dw/ha is considered to provide an appropriate balance between the amenity of the occupiers of new properties, and the efficient use of land. 2. Comments noted regarding the Lifetime Homes Standard and elderly accommodation requirements. It is considered that a 20% requirement for accommodation designed for the elderly is not over-onerous, and that (unlike an affordable housing requirement) it should not have any significant negative impact on viability. Whilst there is no "formula" as such to arrive at a 20% requirement, it could be argued that the requirement should be far higher, given the extent of the ageing of the population. 20% is considered a reasonable figure. Paragraph 7.15 of the Plan provides an open-ended definition of what is meant by such accommodation, and Policy RS1 allows for the requirement to be waived where it is clearly inappropriate. The justification for the Lifetime Homes Standard is set out in paragraphs 7.16-18. Viability may well be one consideration when determining whether or not it is appropriate to require that the LHS be met.

Officer recommendation No change

ID 1259

Consultee name Mr Andrew Thorley Taylor Wimpey UK Ltd

Agent Name Miss Caroline Simpson Nathaniel Lichfield & Partners

Nature of response Support with conditions

Summary Support for the allocation of Grove Farm subject to the inclusion of the north part of the site to allow delivery of up to 300 meetings. (s)

Outcome Support noted. The northern part of the Grove Farm site was not proposed for Green Belt release and included within the housing allocation because, by doing so, this would close the strategic Green Belt gap between Ormskirk and Burscough, albeit only by a small amount and that the gap would still be over 1km. On further consideration, given the constraints affecting certain parts of the Grove Farm site that would limit development and force an inappropriately high density of development on the remainder of the site, the ability to landscape the northern boundary of an expanded site sufficiently to minimise impact on the rest of the Green Belt and the opportunity to include land in a narrow strip alongside the railway line between Ormskirk and Burscough (to remain in the Green Belt) for the provision of a linear park / cycle route between the two towns, the inclusion of the northern part of the site in the allocation could be justified.

Officer recommendation It is recommended that the northern part of the Grove Farm site is included in the allocation to ensure delivery of a better quality of development and a large part of a linear park / cycle route between Ormskirk and Burscough.

ID 1319
Consultee name Mr Duncan Gregory Gladman
Agent Name
Nature of response Observations
Summary • The National Planning Policy Framework (NPPF) promotes growth through a proactive planning system that encourages and facilitates development. • The Local Plan should not arbitrarily constrain growth through restrictive policies and insufficient allocations that prevent the housing needs of the Borough been satisfied during the local plan period. • The Local Authority should positively embrace development that meets the social, economic and environmental needs of the Borough. • Housing density should be defined in context with the character of the settlement, Strategic Housing Market Assessment (SHMA) and marketability advice provided by house builders during the consultation process for the Local Plan. • It is important to ensure that the density policy can be applied flexibly in order to achieve the wider objectives of the Core Strategy (S)
Outcome Comments noted and generally agreed with. In terms of density, specifying a minimum density is considered most appropriate, but the policy makes clear that this density is to be applied subject to the specific context for each individual site, and thus allows for a measure of flexibility in the application of the density policy.
Officer recommendation No change

ID 1326
Consultee name John Barlow
Agent Name
Nature of response Object
Summary Object on grounds of waste water and surface water. Any development of the Grove Farm site would require the implementation of adequate surface drainage infrastructure, which should ideally also benefit neighbouring properties, rather than add to existing issues. Any development of the Grove Farm site might require a major overhaul of the sewerage system on a highly local level and the implementation of drainage beyond the site boundaries. Should the development go ahead, it should be imperative that all necessary changes to the infrastructure for dealing with waste and surface water be carried out before the development of any homes. (S)
Outcome Comments noted. The Council is grateful for the information provided. It is agreed that any problems with drainage /waste water /surface water need to be satisfactorily resolved if residential development is to take place on this site. It is considered, however, that the problems are not insurmountable, and that the development of the site is viable.
Officer recommendation No change.

ID 1327
Consultee name John Barlow
Agent Name
Nature of response Object
Summary Objection to Grove Farm on traffic issues. The Plan appears to fail to assess the impact of the proposed Grove Farm development in addition to the proposed housing at Burscough. Extensive comments on what kind of junction and other arrangements might be most appropriate for the Grove Farm site, given current traffic issues in the vicinity. (S)
Outcome Comments noted. The Traffic Impact Assessment Tool (TIAT) that has informed the Transport Technical Paper has assessed the impact of all the development proposed in the Local Plan Preferred Options, including both the Grove Farm and Yew Tree Farm sites. If the Grove Farm site is to be developed for housing, an appropriate junction and other necessary traffic measures will need to be put in place, meeting the requirements of the Highways Authority. These measures should accommodate pedestrians and cyclists, as well as motor vehicles. Details of such measures would be worked out at the planning application stage.
Officer recommendation No change

ID 1328
Consultee name John Barlow
Agent Name
Nature of response Object
Summary Objection to Grove Farm proposals on grounds of loss of, and impact upon, the Green Belt. (S)
Outcome Comments noted. The boundary of the land proposed for allocation at Grove Farm was chosen as it is relatively well-defined. If Grove Farm were to be developed for housing, the boundary between the housing development and the Green Belt would need to be strong, with appropriate screening vegetation added to the existing boundary where necessary. The importance of the 'strategic gap' between Ormskirk and Burscough is recognised, and the likelihood of the Council supporting further development along this 'gap' if / once Grove Farm is developed is minimal.
Officer recommendation No change

ID 1329
Consultee name John Barlow
Agent Name
Nature of response Object
Summary Developing Grove Farm would cross a postcode boundary (L39 / L40), effectively merging Ormskirk and Burscough; hundreds of properties considered by WLDC to be in Ormskirk would actually have Burscough addresses. (S)
Outcome Comments noted. Even if the Grove Farm development were to cross a postcode boundary, this would not contribute 'on the ground' to the two settlements merging, and is not considered to be a material reason for ruling out development at Grove Farm.
Officer recommendation No change

ID 1330
Consultee name John Barlow
Agent Name
Nature of response Object
Summary a) Recreational space should be provided at Grove Farm, rather than relying on existing facilities on the Scott Estate. b) There are social issues in close proximity to Grove Farm, which may affect the sale value of properties there. It might be wise to repair and landscape Hawthorn Road, or close the footpath at its western end, or both. (S)
Outcome Comments noted. a) The development of Grove Farm will require provision of open space on the site, commensurate with the size of the development, rather than relying on facilities elsewhere. b) Whilst the Grove Farm development cannot be expected to address social problems nearby, the comments regarding the footpath to Hawthorn Road will be taken into account. Increased 'natural surveillance' from extra properties in the Grove Farm area may help deter crime.
Officer recommendation No change.

ID 1331
Consultee name John Barlow
Agent Name
Nature of response Object
Summary The Grove Farm site has significant wildlife value, in particular a wide variety of bird species. There may also be great crested newts breeding to the north east of the site. (S)
Outcome Comments noted. Policy EN2 of the draft Local Plan states that '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'.
Officer recommendation No change

Chapter/Policy Number: 7.2

Title: Affordable and Specialist Housing

ID 314

Consultee name Mr John Watt

Agent Name

Nature of response Support

Summary Support for affordable housing. There has been too much emphasis on retail. The design of the schemes should readily allow for residents to be able to walk and cycle to facilities such as shops in the neighbourhood. Furthermore, such an approach will contribute to maintenance of healthy living through modest exercise. (S)

Outcome Comments noted. A suitable mix of housing is desired, in line with the government's aim of creating mixed communities. It is agreed that affordable units are a priority in most of the Borough. Energy efficiency and sustainable locations are supported, especially locations where residents can access services on foot or by bicycle. The objective of providing sufficient retail facilities in the Borough is to lessen the need of residents to travel elsewhere to buy goods.

Officer recommendation No change.

ID 523

Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council

Agent Name

Nature of response Object

Summary 7.37 - The 35% requirement is itself a compromise figure, recognising the difficulty of dealing with the current shortfall of affordable housing. By effectively discounting the provision of 100% affordable housing schemes, and applying the standards set out in the policy statement on pages 105 and 106, the Council has no mathematical possibility of meeting the 35% target.

Outcome Comments noted. The Plan does not state that 35% is an overall target for affordable housing delivery. It is agreed that overall, less than 35% of housing developed is likely to be affordable.

Officer recommendation No change

ID 524
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Object
Summary Chapter 7 Providing for Housing and Residential Accommodation, page 108, para 7.40 - This wording allows for off-site provision to be made long distances away from development sites. The wording should set a distance (we suggest 1 kilometre). (F)
Outcome Comments noted. Whilst, in certain cases, the Council's definition of 'in the locality' could mean some distance away (e.g. on the far edge of a large settlement or parish), it is considered that, given housing needs have been assessed at parish level, the definition given in paragraph 7.40 is the most appropriate. It can, however, be stipulated that considering neighbouring parishes will be exceptional.
Officer recommendation Alter wording of paragraph 7.40 to stipulate that 'in an adjacent parish' will be 'in exceptional cases'.

ID 525
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Object
Summary The targets set for housing development, when assessed in relation to tables 13 and 15 of the 2011 Annual Monitoring Report Technical paper 2: Housing, reveal that risk-assessed figures are fully taken up in most areas outside Skelmersdale. It is clear that affordable housing delivery is proving difficult already. Parked sites in those areas should re-assessed and, in addition, the Borough Council should enter into early discussions with Parish Councils to identify small rural plots that could be developed with 100% affordable housing for the benefit of their communities and without significant detriment to the areas concerned. (F)
Outcome Comments noted. It is agreed that affordable housing delivery is difficult but necessary in many rural areas. The Local Plan allows for 100% affordable housing schemes on land where market housing is not permissible (e.g. Protected Land). Some such sites are within the 0-15 year supply in the SHLAA; others are parked. Parked sites are reassessed each time the SHLAA is updated, to reflect any market or policy changes. The Council would welcome discussion with Parish Councils over possible sites suitable for 100% affordable housing schemes. Careful attention would need to be paid towards who would deliver such schemes.
Officer recommendation No change

ID 753
Consultee name Mr William Robinson
Agent Name
Nature of response Support with conditions
Summary 3.3 Mr & Mrs Robinson accept the affordable and specialist housing percentages being proposed if the land off School Lane was allocated for housing. (F)
Outcome Comments noted
Officer recommendation No change

ID 809
Consultee name Mrs J Lawson
Agent Name
Nature of response Object
Summary Suggestion of 2 sites potentially suitable for affordable housing, and request that they be accommodated within affordable housing / Green Belt policy (S).
Outcome Comments and site suggestions noted. This Local Plan does not propose the allocation of any specific sites for affordable housing, in the Green Belt or elsewhere. It is considered that the proposed policy for housing in the Green Belt is appropriate, i.e. 'very limited' (up to 4 units) affordable housing may be permitted in the Green Belt if there are no suitable sites within non-Green Belt areas. A limit of 4 provides an appropriate balance between meeting affordable housing needs and protecting the openness of the Green Belt.
Officer recommendation No change

ID 811
Consultee name Mrs Elizabeth Anne Broad Parbold Parish Council
Agent Name
Nature of response Object
Summary Parbold Parish Council cannot see affordable housing being built in Parbold, as the only land available is green belt which would be far too expensive for affordable housing. It is said that the ten houses possibly proposed for Parbold could be back garden infill, but again the only gardens big enough are mainly on The Common and Tan House, Some of those back gardens have already been built on regardless of the surface water/drainage/sewerage problems. The Parish believe that there is an urgent need to stop back land infill here in Parbold even though it goes against what WLBC say in the Local Plan. The misery some residents have to put up with, flooding and sewerage during periods of heavy rain is unfair. In Parbold because of the topography surface water is a serious problem which the planners do not take into consideration, you do not have to walk very far before you are going up / downhill. (F)
Outcome It is recognised that there are limited housing development sites within the Parbold settlement boundary; the SHLAA shows a small number of sites, some of which could possibly be considered for affordable housing. Drainage / flooding issues should be taken into consideration in each individual planning application for housing, whether backland or elsewhere, each case being treated on its merits.
Officer recommendation No change

ID 884

Consultee name Mr Bob Coventry

Agent Name

Nature of response Object

Summary The current economic climate the housing market is currently being driven by the affordable housing targets/ needs. The survey indicated that 70% of housing development in West Lancs. should be made affordable and also identifies the areas of greatest need. Skelmersdale or Lathom South parish does not fall within those areas identified. The figure 70% indicated is fantasy, although the report concedes that this is unrealistic, but makes reference to a figure of 35%. The plan as published has no chance of meeting the reduced 35% target. The percentages quoted are unachievable and thus bound to fail. (S)

Outcome The Housing Needs and Demand Study recommends that an affordable housing target of 35% be set, but the Local Plan makes no assumption that this will be achieved - there are lower requirements in certain areas, for smaller developments (and no requirement below the threshold of 8 dwellings), and the policy clearly states that the viability of each scheme will be taken into account, which in the current market means the specified percentages may well not be met. This is not a failure of the plan, but a demonstration of the Plan's realism, flexibility and responsiveness, in line with national policy. The Atkinson Kirby application was assessed primarily against the adopted (2006) Local Plan, not this emerging one.

Officer recommendation No change

ID 1030

Consultee name Mr Francis Williams Ormskirk Friends of the Earth

Agent Name

Nature of response Observations

Summary We believe that the need for affordable housing in Ormskirk is acute, as so many houses in the town centre which will be available otherwise as starter homes, are in multiple occupation by students, and the need for affordable accommodation in Ormskirk is thus more acute.

Outcome Comments noted. It is in the light of this issue that Policy RS3 has been drawn up, although the Council has been largely powerless before now to control the proliferation of houses in multiple occupation.

Officer recommendation No change

ID 1105

Consultee name Mr Keith Williams Burscough Parish Council

Agent Name

Nature of response Observations

Summary There is a need for affordable housing in Burscough. It is suggested that the affordable housing policy of the Borough Council needs to show a commitment to use any land it owns or that is in public ownership to deliver affordable housing to rent across the Borough.(S)

Outcome Comments noted. It is agreed that there is a need for affordable housing across the Borough, and in certain instances the Borough Council will consider / has considered building affordable housing on land in its ownership. However, this is generally not widespread, and a statement committing the Council to use any land in its ownership (or in other public ownership) to deliver affordable housing is not considered appropriate.

Officer recommendation No change

ID 1139
Consultee name Adrian James
Agent Name
Nature of response Object
Summary Plan A mentioned above would also have allowed for a town sports centre and 700 student lets close to the University campus thus cutting the amount of travelling needing to be undertaken by the students with a consequent reduction in traffic problems. There is a lack of affordable housing in Ormskirk. This need is caused to a great extent because when cheaper properties come on the market they are bought by private landlords and turned into student lets. The solution to this problem is to provide more student accommodation nearer the University of the type mentioned above. There is considerable concern about the number of empty business premises in the town centre of Ormskirk. Why does the council not think about giving planning permission for some of these to be turned into residential accommodation? This would ease the housing problem and bring more people into the town centre with a consequent benefit for the town centre businesses. (F)
Outcome Comments noted. Reasons for the rejection of the 'non-preferred option' are set out in the Strategic Options and Green Belt Release Technical Paper. Policies EC4 and RS3 seek to address the student accommodation issue by supporting student accommodation on campus whilst restricting it elsewhere in Ormskirk, and by limiting the number of conversions from dwelling houses to houses in multiple occupation in the town. Policy IF1 (and the National Planning Policy Framework) allows for the conversion of certain town centre properties to residential, although this needs to be balanced against maintaining a vital and viable town centre with an adequate supply of retail premises.
Officer recommendation No change

ID 1173
Consultee name D Lewis
Agent Name
Nature of response Observations
Summary Although you have set a target for the number of affordable houses for each site, you make no mention within the entire development plan of any requirements for rental accommodation or social housing provision for the elderly. (F)
Outcome There is a requirement for rental accommodation within Policy RS2 ('the majority' of the affordable housing requirement; a more precise figure is not set in the Local Plan, but may possibly be specified in a future Supplementary Planning Document), and there is a requirement for housing provision for the elderly in Policy RS1 (20% of units in developments of 15 or more units). These requirements may overlap or coincide - when specific schemes are proposed, the Council's Housing Strategy and Development Manager advises as to the best type of accommodation to provide in particular areas, taking into account the Housing Needs and Demand Study.
Officer recommendation No change

ID 1200
Consultee name Mr Roger Clayton South Lathom Residents Association
Agent Name
Nature of response Object
Summary Affordable housing need and elderly accommodation is not addressed adequately in the plan. (S)
Outcome Comments noted. In order to deliver affordable housing, the level of demand placed on developers needs to be high enough to deliver a good number of units of affordable housing (and other benefits), but not so high that it makes development unviable and discourages development from happening. It is considered that the plan strikes the right balance with its requirements. Locational constraints, e.g. wastewater infrastructure, are beyond the Council's control. If the Objector has a better proven way of delivering affordable housing, this should be brought to the Council's attention. Policy RS1 has a requirement that 20% of new housing be designed for the elderly, that dwellings meet the Lifetime Homes Standard, and provides support for "extra care" type developments in appropriate locations.
Officer recommendation No change

ID 1280
Consultee name Mr David Grimshaw
Agent Name
Nature of response Support
Summary It is our view that delivering affordable housing is a significant challenge for most local authorities in the UK. One of the reasons for this is that the underlying costs to the developer of constructing new houses is increasing primarily as a result of new regulations that rightly insist on better quality construction. Having said that it is also true that the single largest component of building new homes is the cost of the land which driven by scarcity value is also increasing in value. It is the agreed position of Mr Mawdsley that should this land be made available for development he would be open to discussions with West Lancashire Council with his preferred builder Grimshaw Construction Ltd to value the land at a level consistent with building affordable housing. This is an economic model that could be replicated in other parts of the borough. (F)
Outcome Support noted.
Officer recommendation No change

Chapter/Policy Number: Policy RS2

Title: Affordable Housing

ID 97

Consultee name Church Commissioners For England

Agent Name Miss Jennifer Hadland Smiths Gore

Nature of response Object

Summary Viability is a major factor with regard to the development rate of any new dwelling. We acknowledge that the Council will take account of viability when assessing each scheme. We consider the affordable housing threshold should be increased from 8 to 10 units or more, in line with the current Interim Housing Policy. We question the viability of retaining the element of the policy which refers to 100% affordable housing sites and would advise that an element of market housing needs to be introduced into such schemes. (S)

Outcome The Affordable Housing Viability Study, which is more recent than the evidence underpinning the Interim Housing Policy, advises that the threshold can be as low as 4 units whilst maintaining viability. The threshold of 8 is considered viable and reasonable. Viability will be taken into account in every scheme, and if the required percentage is clearly shown to be unviable, a lower percentage may be accepted. 100% affordable housing schemes have been achieved in various parts of the Borough in recent years, and are thus considered deliverable.

Officer recommendation No change

ID 521

Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council

Agent Name

Nature of response Support with conditions

Summary We support the percentages quoted in the table.

Outcome Comments noted

Officer recommendation No change

ID 522
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Object
Summary A. We believe that there will be demand for apartments in the actual centre of the town and that there could be an affordable element of around 20%. The developers are getting land and return on commercial premises out of the arrangement and that should underpin a greater component of affordable housing than 10%. Towards the outskirts of the development area there will be space for three- and four- bedroomed housing, again with demand and finance to support an affordable element above 10%. B. Outside Skelmersdale, although the percentages are supported, the 10 year delay in starting developments can only make the affordable housing situation worse, so the Council needs to allocate sites for 100% affordable housing and then work actively to deliver them. In rural settlements, the demographic changes forecast will have an extremely damaging effect unless small 100% affordable housing schemes are delivered using council initiatives, rather than waiting for proposals from developers. (F)
Outcome A. As has been alluded to elsewhere by this Objector, delivering the Town Centre regeneration will be a challenging task. It is considered that a 10% requirement is appropriate. Doubling this requirement, even if it does not make schemes unviable in such an area, may put developers off investing in the Town Centre. Taking a masterplanned approach, profits from housing in parts of the Town Centre can be used to help finance other less profitable development in the town centre. (See rep. 517.) B. Comments noted. Whilst the Council has not allocated sites for 100% affordable housing (only large sites have been allocated), such uses will be supported on most housing sites. The Council does not have the resources to deliver a significant number of such schemes itself, but can work with developers to help facilitate such proposals.
Officer recommendation No change

ID 539
Consultee name Mr Bryan Pready
Agent Name
Nature of response Support
Summary I support this policy which seeks to maintain access to housing for those, especially younger adults with children, who would otherwise be excluded. (F)
Outcome Comments noted
Officer recommendation No change

ID 598
Consultee name Mr Robin Buckley Redrow Homes (Lancs) Ltd
Agent Name Mr Tony McAteer
Nature of response Object
Summary a) Objection to proposed affordable housing requirements, which are excessive and adversely affect viability, in particular the 35% requirement, which should be removed. b) Specialist housing needs to be defined and justified. c) Objection to the unjustified 80% social rented tenure. (S)
Outcome a) The justification for the proposed affordable housing requirements is set out in the 2010 Affordable Housing Viability Study (as referred to in paragraph 7.36 of the Local Plan), which concluded that a 35% requirement was viable, even for developments significantly smaller than 15 units. Viability is taken into account on a case-by-case basis, as stated in the policy. b) The policy refers to specialist housing for the elderly, and gives examples. This more flexible approach is considered preferable to attempting to define exactly what specialist housing comprises (a definition which could change over time). The justification for specialist housing is set out in the Plan (i.e. the ageing population) and in the Housing Technical Paper. c) The justification for the social rented tenure requirement is set out in paragraph 7.45 of the draft Local Plan and based upon the 2010 Housing Needs and Demand Study (page xiv).
Officer recommendation Make more explicit in the policy justification the reasons /justification for the affordable housing requirement (i.e. the Housing Needs and Viability Studies).

ID 802
Consultee name Mr Robert W. Pickavance
Agent Name
Nature of response Observations
Summary A large amount of affordable housing has already been passed in Banks; this is in the northern parishes. (F)
Outcome Comments noted. The affordable housing granted over recent years in the Northern Parishes, whilst significant, has not been enough to meet the Northern Parishes' affordable housing needs.
Officer recommendation No change.

ID 847
Consultee name Anglo International Up Holland Ltd
Agent Name Ms Lorraine Davison DPP
Nature of response Object
Summary Amendments suggested to the policy: 'In instances where residential development can be demonstrated to be enabling development that will deliver other plan objectives and / or planning benefits, the Council will not seek an allowance for affordable units.' Amendments also suggested to policy justification. (S)
Outcome The special circumstances relating to St Joseph'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. It was also recognised that affordable housing should not be required as the proposed scheme was enabling development. 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. As with other objections on behalf of Anglo International, the Council does not consider it appropriate or necessary to add wording to Local Plan Policy RS2 to refer to this specific scenario.
Officer recommendation No change

ID 890
Consultee name Messrs R & J Pickavance Messrs R & J Pickavance
Agent Name Mr Glyn Bridge McDyre & Co.
Nature of response Object
Summary The council needs to be careful in its increasing demands on housebuilders in the current very poor housing market. Whilst there are safeguards regarding viability, we still think the affordable homes requirement needs to be realistic in the first place. (S)
Outcome Comments noted. The 35% affordable housing requirement is based upon a robust viability study prepared during the current difficult economic circumstances. Policy RS2 clearly states that viability will be taken into account when determining the percentage of affordable housing required. The viability calculations will take account of costs such as open space provision and meeting the Lifetime Homes Standard. A Dynamic Viability model may be used to account for changes in build costs and house prices over time. Private market units designed for the elderly may not necessarily lead to less profitability for developers, and, furthermore, these could in theory be part of the affordable housing element.
Officer recommendation No change

ID 1031
Consultee name Mr Francis Williams Ormskirk Friends of the Earth
Agent Name
Nature of response Object
Summary There is no need for a lower limit of 8-9 houses, so that if four are built, at least one should be affordable housing. We believe that all new housing in Ormskirk should be affordable to address the huge imbalance, but failing this, there of the affordable housing requirement should be one third, with no lower limit. (F)
Outcome Comments noted. Whilst the Affordable Housing Viability Study advises that a lower limit as low as 4 could be chosen, along with a 25% requirement (or 35% for 6 units and over), this needs to be balanced against the need to ensure the delivery of such housing. If very stringent requirements are put in place, this may prevent developers, especially smaller builders, from building in the first place, and the Council then loses out on attaining any affordable housing. It is considered that a lower limit of 8 units provides an acceptable balance between obtaining affordable housing units for a wide range of developments, and providing a policy framework that encourages housing development in appropriate places.
Officer recommendation No change

ID 1115
Consultee name Chris Henshall
Agent Name
Nature of response Support
Summary The HCA notes the proposed policies in respect of affordable housing, and supports the Council's intention to take viability factors into account when assessing individual schemes. (F)
Outcome Comments noted
Officer recommendation No change

ID 1153
Consultee name Mr Robin Buckley Redrow Homes (Lancs) Ltd
Agent Name Mr Tony McAteer
Nature of response Object
Summary a) Objection to proposed affordable housing requirements, which are excessive and affect viability, in particular the 35% requirement, which should be removed. b) Specialist housing needs to be defined and justified. c) Objection to the unjustified 80% social rented tenure. (S)
Outcome a) The justification for the proposed affordable housing requirements is set out in the 2010 Viability Study (as referred to in paragraph 7.36), which concluded that a 35% requirement was viable. Viability will be taken into account on a case-by-case basis, as stated in the policy. b) The policy refers to specialist housing for the elderly, and gives examples. This more flexible approach is considered preferable to attempting to define exactly what specialist housing comprises (a definition which could change over time). The justification for specialist housing is set out in the Plan (i.e. the ageing population) and in the Housing Technical Paper. c) The justification for the social rented tenure requirement is set out in paragraph 7.45 of the draft Local Plan and based upon the 2010 Housing Needs and Demand Study (page xiv).
Officer recommendation No change

ID 1202
Consultee name Mr Leslie Connor The Jean and Leslie Connor Charitable Foundation
Agent Name Mr Tony McAteer
Nature of response Object
Summary Policy RS2 should allocate specific sites for accommodation for the elderly, and should recognise that such schemes can be considered as an exception to normal planning policy. (S)
Outcome The Plan does not go so far as to allocate sites for elderly accommodation (neither does the plan allocate sites, or even suggest that it will do so, for affordable housing), but such accommodation, if Class C3, is likely to be supported on any allocated housing site, and on any other appropriate unallocated development site. It is not agreed that schemes for elderly accommodation should be considered as an exception to normal planning policy, neither is it judged appropriate for the policy to state that such schemes can be considered as an exception to normal planning policy.
Officer recommendation No change

ID 1240
Consultee name Ms Karen Martindale
Agent Name
Nature of response Object
Summary The threshold for bringing affordable housing forward should be 3, not 8. If this is not done, then different rates for affordable housing provision should apply across the Borough. The economy is likely to pick up during the Plan and developers will develop small sites, avoiding the threshold, which cannot be changed following adoption. There should be novel ways of providing affordable housing, not just via market housing developments. (S)
Outcome Comments noted. Whilst it is recognised that the Affordable Housing Viability Study suggests a threshold as low as 4 can be applied, in the current economic situation it is judged that a low threshold may stifle almost all development, especially given other demands placed on developers. If the economy picks up and there is robust evidence that the Council is significantly 'missing out' on affordable housing, the Plan can be reviewed to lower the threshold. (The Dynamic Viability model allows for the percentage requirement to be varied as the economy changes.) A variable rate across the Borough is considered too complex, and to robustly justify such a policy (especially if it is to last 15 years) would involve a disproportionate amount of work. For this reason, a distinction is made between central Skelmersdale, elsewhere in Skelmersdale, and elsewhere in the Borough, but no other variations are included. Ideas such as self-build are supported; provision of 100% affordable housing schemes (and also schemes with a proportion of market housing to aid viability, in line with NPPF paragraph 54) are also supported.
Officer recommendation No change

ID	1256
Consultee name	Mr Andrew Thorley Taylor Wimpey UK Ltd
Agent Name	Miss Caroline Simpson Nathaniel Lichfield & Partners
Nature of response	Object
Summary	1. The AHVS does not support a target of 35%. The affordable housing target on sites of more than 15 dwellings is unrealistic and should be reduced to 30%. The targets for smaller schemes should also be reduced accordingly. 2. Taylor Wimpey agrees that affordable housing should be negotiated on a site by site basis. 3. Taylor Wimpey requests that the tenure split on affordable homes clarifies whether affordable private rented dwellings are included. 4. Taylor Wimpey UK Limited objects to the expectation that all affordable homes should be built to Life Time Homes Standard as there is no justification for this in the Council's evidence base. (S)
Outcome	1. The Affordable Housing Viability Study does not say that a 35% requirement is unviable, but that a 35% requirement should not result in schemes being unviable. Moreover, the AHVS advises that a 35% requirement could be applied to a lower threshold than is used in the Plan. Thus the 35% Plan requirement is justified by the AHVS (and, moreover, the Plan is less 'onerous' than the AHVS suggests). The AHVS was carried out in 2009/10, during the current recession, and the economy may well pick up during the Plan period. It is therefore not considered appropriate to lower the 35% requirement at this point. If the 35% requirement renders a particular scheme unviable, the policy allows for a lower requirement to be used. 2. Comment noted. 3. With regard to the tenure split, detailed requirements are not included in the Local Plan. Once the Council has robust information on the implications of Affordable Rent (AR) for the Borough, an SPD will provide, inter alia, the details of tenure split. To answer the Objector's query, the Council considers affordable rent as intermediate, rather than social rented, accommodation. 4. Comments regarding Lifetime Homes are noted (see Rep. 1254).
Officer recommendation	Reword the justification of Policy RS2 (paragraphs 7.37, 7.45) to make it more clear regarding the Affordable Housing Viability Study, the forthcoming SPD, and affordable rent.

ID	1320
Consultee name	Mr Duncan Gregory Gladman
Agent Name	
Nature of response	Object
Summary	It is recommended that Policy RS2 specifies a 30% affordable housing target for developments of 15 dwellings or more. We do not support a higher affordable housing requirement of 35%. It is not a commercially realistic target that will enable developments to come forward and deliver affordable housing. We support the Core Strategy's approach towards the issue of viability. If schemes are unable to deliver the full affordable housing requirement robust viability evidence needs to be submitted to demonstrate why this is the case. There should be a five year supply of affordable housing, and this should be monitored. (S)
Outcome	Comments noted, and generally agreed with, with the following exceptions: 1) It is considered that the proposed 35% affordable housing target should remain in the policy. The Affordable Housing Viability Study advises that a 35% requirement should not result in schemes being unviable. This study was carried out in 2009, in a time of recession. The economy may well pick up during the Plan period, and it is therefore not considered appropriate to lower the 35% requirement to 30% at this point. If such a requirement renders a particular scheme unviable, the policy allows for a lower requirement to be used in that case, subject to the presentation of robust viability data. 2) Five year supply of affordable housing - whilst the delivery of affordable housing is supported, and is a priority, it is considered that to bind the Council to maintaining a five year supply of affordable housing would not be appropriate. Given affordable housing need, it is unlikely the Council would ever be able to achieve a five year supply of affordable housing. There is no national policy requirement for such a supply. (NPPF paragraph 47 bullet 4 talks about housing land in general, not disaggregated to market and affordable housing land.) The Council already monitors affordable housing permissions and delivery.
Officer recommendation	No change.

Chapter/Policy Number: 7.3

Title: Provision of Student Accommodation

ID 175

Consultee name Ms Jane Thompson

Agent Name

Nature of response Object

Summary (a) NWTRA wish for 5% HMOs on ALL streets and roads; 1. Numbers of students per HMO needs to be taken into account. 2. Clustering needs to be taken into account - maybe have a clause preventing HMOs either side of a house. 3. The policy should address purpose-built student accommodation (which are not HMOs) 4. Parking for HMOs needs to be addressed. (S)

Outcome Comments noted. It is considered appropriate to go above 5% in certain busier streets for the reasons set out in the policy justification. Several of the busier streets already have HMO percentages above the 10%/15% limits proposed by the policies. With regard to the numbered points: 1. The fact that HMOs tend to have more occupants than the average small dwelling in Ormskirk is a factor that has been taken into account when arriving at the general 5% HMO limit. Paragraph 7.63 already mentions numbers of students per HMO being taken into account when assessing potential impact. 2. The policy already contains a phrase regarding clustering. A sentence could be added to the justification to highlight the scenario such as an HMO either side of a house. However, the policy as it stands is considered adequate. 3. Policy RS3 already addresses purpose-built (non-HMO) student accommodation. 4. Rather than having a specific parking policy for HMOs, the general Local Plan parking policy (IF2) has built-in flexibility to cover different types of development, and takes into account the sustainability of a particular site (proximity to bus, rail, cycle routes, etc.). The potential impact on the locality of each occupant having a car would be one of the matters taken into account when considering an application for an HMO.

Officer recommendation Add sentence to Policy RS3 justification regarding clustering of HMOs.

ID 526

Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council

Agent Name

Nature of response Object

Summary Student accommodation uses waste water infrastructure in the same way that housing does. There is an inconsistency between this policy, with no restraint up to 2020, and restraint of new housing development in Ormskirk until after 2020.

Outcome Comments noted. (See Rep. 1181.) Proposals for student accommodation would be subject to conditions requiring a foul drainage scheme to be approved by the Local Planning Authority before development of such accommodation takes place. This point could be clarified in the justification of Policy RS3.

Officer recommendation Consider adding a sentence to Policy RS3 justification to clarify this point.

ID 527
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Support
Summary We fully support this policy.
Outcome Comments noted
Officer recommendation No change

ID 1228
Consultee name Mr PF McLaughlin
Agent Name
Nature of response Support with conditions
Summary The Council should continue to vigorously apply the limit in numbers to Houses of Multiple Occupation, for student accommodation and should look to extend the roads and areas that this affects (S)
Outcome Comments noted. The policy extends to all areas covered by the Article 4 Direction (i.e. all of Ormskirk, Aughton and Westhead). It is not possible to extend this area without creating a new Article 4 Direction, separate from the Local Plan. If indeed a new Article 4 Direction were to be created in future, Policy RS3 covers this eventuality. It is in recognition of problems with cheaper housing being converted to HMOs that the Article 4 Direction and Policy RS3 were drawn up. The Council will continue to monitor the situation.
Officer recommendation No change

Chapter/Policy Number: Policy RS3

Title: Provision of Student Accommodation

ID 540
Consultee name Mr Bryan Pready
Agent Name
Nature of response Support
Summary I support this policy. There is a very real need to restrict the numbers of HMOs in Ormskirk in order to mitigate their impact on other residents. (F)
Outcome Comments noted
Officer recommendation No change

ID 935
Consultee name Mr Peter Banks
Agent Name
Nature of response Support with conditions
Summary I am in full support of a policy of restricting HMO's but as it cannot retrospectively reverse conversions that already exceed the limits on many roads, it should be extended so that no HMO conversions are permitted in roads and streets that are adjacent to existing roads where the new limits are already exceeded. (F)
Outcome Comments noted. Whilst HMOs in one street may possibly have impacts on houses in neighbouring streets, it is considered that to apply a ban on HMOs in streets adjacent to those where the limit is already exceeded is difficult to justify. Most streets have a 5% limit, which in practice, means very few, if any, more HMOs.
Officer recommendation No change

ID 1241
Consultee name Ms Karen Martindale
Agent Name
Nature of response Observations
Summary Support the Article 4 Direction covering Ormskirk / Aughton and Westhead. A distinction is required between student and other HMOs. Young professionals may also share a house; the owner may live in an HMO. Purpose-built student accommodation should be counted in some way against housing needs.
Outcome Whilst the logic is understood behind the suggestion that a distinction needs to be made between student HMOs and other (young professional) HMOs, the national definition of HMOs / Use Class C4 makes no such distinction, and there is nothing in the current planning policy framework that could allow such a distinction to be made in policy terms. The point regarding student accommodation potentially contributing towards housing land supply (by freeing up HMOs) is noted. However, it is impossible to quantify how much effect this might have over the plan period. Also, if the University were to expand in future, extra student numbers are not taken account of in population projections, and this has not been factored into housing requirements. Generally speaking, if sufficient accommodation is built to meet the needs of new students moving to the area, there should be an overall neutral effect on housing need.
Officer recommendation No change

Chapter/Policy Number: 7.4

Title: Provision for Gypsy & Travellers and Travelling Showpeople

ID	834
Consultee name	Mr Steve Staines Friends, Families & Travellers
Agent Name	
Nature of response	Support with conditions
Summary	Recommendations for changes to the policy. (S)
Outcome	The Council acknowledges that there is an unmet need in provision and is attempting to meet this need through this policy. Under the new national planning policy for traveller sites authorities can set their own targets based on historical demand. The Council is confident this has been done within the policy. Any sites built and managed will be so by private businesses/individuals and therefore their delivery is largely outside of the realms of the Council. As such it is very difficult for the Council to put a timescale in place for when sites will be delivered. The reason 3 pitches were chosen was because Government Guidance- Designing Gypsy and Traveller Sites- A Good Practice Guide recommended that ideally sites should consist of a maximum of 15 pitches (as stated in the justification) and that with the required number of 21 pitches it was felt that allowing development on up to 3 pitches would allow for flexibility if only smaller sites are available or can be accommodated. The required number of pitches can still be met on less pitches. The Council is confident that this approach is in line with national policy and will help deliver the required number of pitches within West Lancashire.
Officer recommendation	The Council will remove the wording for maximum pitch targets.

Chapter/Policy Number: Policy RS4

Title: Provision for Gypsy and Traveller and Travelling Showpeople

ID 273
Consultee name Mrs Alice de la Rue NFGLG
Agent Name
Nature of response Object
Summary Object to setting limit on pitch figures and number of sites. Criteria are too restrictive, contrary to national policy. Restricting all sites to broad locations is unnecessarily restrictive, though allocations to meet existing need in those locations should be a priority.
Outcome The Council's targets for the provision of Gypsy and Traveller and Travelling Showpeople was set using information based on the Lancashire Sub-Region Gypsy and Traveller Accomodation Assesment. The Council is confident that the policy criteria is a suitable local interperotation of nation policy. The broad locations identified are based on historic trends and also from discussions with memebers of the local gypsy traveller and travelling showpeople community. The Council are confident that that this approach is in line with national policy.
Officer recommendation The Council will remove the wording for maximum pitch targets. The Council is confident that we have selected the correct broad locations based on historical need and form spaeking with members of the travelling community. Along with the spcific criteria

ID 541
Consultee name Mr Bryan Pready
Agent Name
Nature of response Support
Summary I support this policy. (F)
Outcome Comments of support noted
Officer recommendation No action required

ID 879
Consultee name Mr Philip Carter Environment Agency
Agent Name
Nature of response Support
Summary Residential caravan sites for permanent occupation are defined as 'highly vulnerable' developments in PPS25 and we support part c) v. of Policy RS4 as it will ensure that high risk development will not be supported in areas at risk of flooding.
Outcome Comments of support noted
Officer recommendation No action required

Chapter/Policy Number: 8.1

Title: Maintaining Vibrant Town and Local Centres

ID	528
Consultee name	Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name	
Nature of response	Observations
Summary	"A part" is meaningless and "wherever possible" compounds the problem. (F)
Outcome	Whilst it is preferable for non-retail businesses to have operating hours that coincide with 'normal' (9-5) hours, it is not realistic to demand that businesses can be open during the whole of this period, hence the 'get-out clauses'.
Officer recommendation	No change

Chapter/Policy Number: Policy IF1

Title: Maintaining Vibrant Town and Local Centres

ID 542
Consultee name Mr Bryan Pready
Agent Name
Nature of response Support
Summary I support this policy, though I would like to see WLBC doing more to promote and sustain our town centres, in addition to what it is able to do via planning controls. (F)
Outcome Comments noted
Officer recommendation No change

ID 936
Consultee name Mr Peter Banks
Agent Name
Nature of response Support
Summary I support this policy. Everything possible needs to be done to promote, support and maintain the character of our town centres and particularly the 'market town' character of Ormskirk Centre. (F)
Outcome Comments noted
Officer recommendation No change

ID 1019
Consultee name Sainsburys Supermarkets Ltd
Agent Name Ms Anna Noble Turley Associates
Nature of response Support
Summary Sainsbury's support the aim of Policy IF1. (S)
Outcome Comments noted
Officer recommendation No change

ID	1291
Consultee name	St Modwen Properties PLC
Agent Name	John Francis
Nature of response	Object
Summary	Change of wording suggested to policy and justification to heighten the need to direct or encourage wherever possible new retail development in locations that have the potential to contribute towards other plan objectives, particularly regeneration. (S)
Outcome	Comments noted. It is not considered necessary to specifically mention the Skelmersdale Strategic Development Site, nor to cross-refer to contributing towards the delivery of other Local Plan regeneration objectives. These are explicit / implicit elsewhere in the Local Plan. In terms of the justification paragraph, whilst the proposed wording is generally agreed with, it is considered too lengthy. It is not considered necessary to argue for a major new foodstore in Skelmersdale Town Centre within the Policy IF1 justification.
Officer recommendation	No change.

Chapter/Policy Number: 8.2

Title: Enhancing Sustainable Transport Choice

ID 29
Consultee name Mr Eric Daish
Agent Name
Nature of response Observations
Summary Support the introduction of trams between Ormskirk and Skelmersdale (S).
Outcome The Council does not beleive that a tramway between Ormsirk & Skelmersdale would be financially viable and has been pursuing alternative transportation schemes.
Officer recommendation No further action required

ID 77
Consultee name Alan Syder
Agent Name
Nature of response Object
Summary Why is the Ormskirk Bypass continuing to be supported if there is no funding in the New Local Plan period for it? The Council should stop spending funds on surveys to look at improving transport and congestion issues in Ormskirk and start spending money actually making improvements.
Outcome The Ormskirk by-pass is a long standing aspiration for both the Borough and County Council. The Borough Council hopes that funding will become available within the Local Plan period. Untill such time when the by-pass has been ruled out in the long term the Council will continue to support the inclusion of the by-pass. The Council is also supportive of any smaller scale measure to be included to relieve congestion around Ormskirk.
Officer recommendation No action required

ID 132
Consultee name J Berry
Agent Name
Nature of response Object
Summary Need a policy to reduce traffic and encourage cycling. Need a rail link to Skelmersdale and electric trains from Ormskirk to Burscough. (S)
Outcome The Council is actively trying to encourage cycling throughout West Lancashire and reduce congestion. The Council is also pursuing options for a direct rail link to Skelmersdale. When further work has been concluded the Council will have a better understanding of the potential routes and location of a rail station. The Council is working with Merseytravel to examine options for electrification to Burscough.
Officer recommendation No action required.

ID 185
Consultee name J Briethaupt
Agent Name
Nature of response Support with conditions
Summary I think WLBC should replace their statements in the local plan supporting a bypass with statements supporting small-scale traffic improvements in Ormskirk. (S)
Outcome The Council will continue to support proposals for the Ormskirk by-pass until such time as the long term viability has been ruled out. Although the Policy does make reference to some smaller scale measures to improve accessibility through Ormskirk an addition to the policy will be made to include supporting appropriate measures for smaller scale improvements within Ormskirk to the highway network.
Officer recommendation Additional criteria within the policy to read: Support improvements where appropriate for smaller scale measures in Ormskirk to improve the highway network.

ID 1176
Consultee name D Lewis
Agent Name
Nature of response Observations
Summary Need for sustainable transport and improvement of traffic flows through Ormskirk town centre. Need a bypass. (S)
Outcome The Borough Council is supportive of smaller scale improvement to improve the flow of traffic through Ormskirk.
Officer recommendation Additional criteria within the policy to read: Support improvements where appropriate for smaller scale measures in Ormskirk to improve the highway network.

ID 1191
Consultee name Mr John Gardner
Agent Name
Nature of response Support
Summary I support the proposed transport improvements but don't hold your breath re the Ormskirk bypass which to my knowledge has been proposed for well over 75 years! (F)
Outcome Comments noted
Officer recommendation No further action required

ID 1196
Consultee name Mr John Gardner
Agent Name
Nature of response Support
Summary Thank you for recognising the merits of carbon reduction through the use of ultra low carbon / electric vehicles and the benefits these can have for the environment. I am in no doubt that you will be aware that motorcycles produce considerably less carbon emissions than cars as well as being more environmentally friendly and cause considerably less congestion and damage to the road infrastructure. They also require far less space for parking purposes. We are also pleased to see the inclusion of Motorcycle parking bays in Appendix F of your document, and would suggest that where possible charging points be included for electric bicycles and motorcycles as well as electric cars. We would have liked to have seen a reference to Two Wheels 2 work which you will know is a government backed scheme to encourage mobility to education, training and work in rural areas for people who don't have access to public transport for those purposes. (S)
Outcome Comments of support noted. Through the provision of Electric Vehicle Recharging Points provision for motorcycles and electric cycles may be included. The Council is fully supportive of initiatives which seek to encourage sustainable means of transport including Wheels 2 Work schemes although the Council does not believe that these schemes need to be specifically mentioned within this policy.
Officer recommendation No further action required.

ID 1235
Consultee name Mr & Mrs JB Pincock
Agent Name
Nature of response Object
Summary I am amazed at the apparent absence of infrastructure proposals or suggestions to improve the local road network and relieve the congestion in Ormskirk (S).
Outcome Policy IF2 actively seeks to encourage use of sustainable means of transport and reduce congestion across the Borough including Ormskirk. However the Council intends to add an additional criteria to the policy encouraging small scale improvements in Ormskirk Town Centre to reduce congestion.
Officer recommendation The Council intends to add an additional criteria to the policy encouraging small scale improvements in Ormskirk Town Centre to reduce congestion.

Chapter/Policy Number: Policy IF2

Title: Enhancing Sustainable Transport Choice

ID 543

Consultee name Mr Bryan Pready

Agent Name

Nature of response Support with conditions

Summary I strongly support this policy, whilst recognising that substantial public funding will be needed to make many of these aspirations a reality. The development of the Yew Tree Farm and Grove Farm sites will provide opportunities to greatly improve cycle links between residential and employment areas in Ormskirk and Burscough and the plan must ensure that these are identified and prioritised. The plan rightly identifies the need for Skelmersdale to have its own railway station and that this can best be provided by upgrading the Kirkby – Wigan route, which will need to be increased from its current single track and electrified. Whilst the proposal for a spur to a new station in Skelmersdale town centre would be advantageous for local residents, it will be costly and will not benefit other users of the line. The plan ought, perhaps, to make provision for another option, the creation of a new “Parkway” station on the existing line, adjacent to Skelmersdale’s southern industrial area. Such a station could have extensive “park and ride” facilities and good bus links to all parts of the town. (S)

Outcome Comments of support noted. In relation to fig 8.1 and the links to cycling the Council did not want to overcomplicate the map by putting on all proposed and existing cycle routes of which there are many, nor did we feel this was appropriate within the Local Plan. As part of the proposal for Yew Tree Farm cycling and pedestrian links will be included. In relation to proposals for a new rail station for Skelmersdale the Council has not decided where the rail station will be built or the exact route of the line. Further study is being undertaken by the Council which should help inform where the proposed rail line and station are located.

Officer recommendation No further action required

ID 685

Consultee name Mr David Cheetham

Agent Name

Nature of response Observations

Summary No need for a new bus station, need for new road in Skelmersdale (S)

Outcome Comments of support in relation to a new rail station noted. Although the Council has an aspiration of a new bus station for Skelmersdale Town Centre no locations have yet been decided of where the new bus station will be located. The Council has consulted Lancashire County Council highways department regarding all the Council’s proposed developments and they have said that providing appropriate mitigation measures are put in place they believe that the highway network can cope with the level of development. More detailed transport assessments will be conducted at the masterplan stage.

Officer recommendation No action required

ID 814
Consultee name Mrs Elizabeth Anne Broad Parbold Parish Council
Agent Name
Nature of response Observations
Summary Parbold Parish Council would ask that if possible it be written into the local plan that HGV's/lorries should not be allowed to divert from the main road and travel through the centre of the village which lorries from Round O Quarry do. Some drivers obviously find it easier than trying to pass the parked cars on Alder Lane.(F)
Outcome The local plan says it will support safety and quality of life for residents and would seek to support any initiatives put forward, however the Council does not feel that it would be appropriate to specifically mention this initiative in the policy.
Officer recommendation No action required

ID 882
Consultee name Mr Philip Carter Environment Agency
Agent Name
Nature of response Observations
Summary We are pleased to see that the Council is seeking to encourage the use of low emission vehicles through the provision of Electric Vehicle charging points in new development. We agree that this will help the Council contribute to reducing the emissions from transport within the borough.
Outcome Comments of support noted
Officer recommendation No further action required

ID 883
Consultee name Mr Philip Carter Environment Agency
Agent Name
Nature of response Support
Summary We are pleased to see that the Council is seeking to encourage the use of low emission vehicles through the provision of Electric Vehicle charging points in new development. We agree that this will help the Council contribute to reducing the emissions from transport within the borough. (F)
Outcome Comments of support noted
Officer recommendation No further action required

ID 937
Consultee name Mr Peter Banks
Agent Name
Nature of response Support with conditions
Summary One of the most important infrastructure developments, if not the most important, is improved rail links within the borough and onwards to the main rail network. Skelmersdale needs a station, which could potentially become the main station for the borough. It is therefore essential that plenty of car parking is provided at the station. It is also essential that a rail link is re-established from Ormskirk to Skelmersdale and on to Wigan to connect with the West Coast main line. Land for this station, and the associated car park and rail lines needs to be allocated and protected from any conflicting development.
Outcome Comments of support noted and in particular the need to provide car parking at any new station and improve links to Wigan and the West Coast Main Line.
Officer recommendation No Further Action Required

ID 938
Consultee name Mr Peter Banks
Agent Name
Nature of response Observations
Summary We need the Ormskirk A570 bypass - but will it ever be built???
Outcome Comments noted. The A570 Ormskirk bypass is a long standing aspiration for both the Council and Lancashire County Council. However there is presently a lack of funding to see its delivery and uncertainty about where future funding will come from. Lancashire County Council are currently exploring what small scale measures can be implemented to reduce congestion on the A570.
Officer recommendation No further action required

ID 974
Consultee name Strategy and Policy Group Lancashire County Council
Agent Name
Nature of response Object
Summary Part b of the policy relating to the delivery of transport schemes safeguards an extensive list of potential schemes. A greater degree of prioritisation is needed in order to be able to would allow a focus on those schemes which are key to the delivery of the plan. This could then be reflected in the development of the Community Infrastructure Levy. (F)
Outcome The Council does not feel prioritising schemes would be appropriate within the Local Plan. Lancashire County Council are the transport authority and the Borough Council will continue to work with LCC on all transport related projects.
Officer recommendation No further action required

ID 976
Consultee name Strategy and Policy Group Lancashire County Council
Agent Name
Nature of response Observations
Summary There is a need to carry out Traffic Assesments.
Outcome Comments regarding requirement for detailed Traffic Assesment noted. The Council have been working with LCC highways throughout the preperation of our Local Plan and will continue to involve LCC when more detailed Traffic assesments are undertaken.
Officer recommendation No alteration to policy required. LCC to be consulted at appropriate time.

ID 1222
Consultee name Town Planning Team LNW Network Rail
Agent Name
Nature of response Support with conditions
Summary Additional comments required in relation to level crossing safety (S)
Outcome The Council have considered the comments and beleive that they are unnecessary.
• Any planning application which may increase the level of pedestrian and/or vehicular usage at a level crossing should be supported by a full Transport Assessment assessing such impact; and • The developer is required to fund any required qualitative improvements to the level crossing as a direct result of the development proposed. On the first bullet point the policy already seeks to actively promote travel plans in accordance with DfT guidance on Transport Assessments. So the Council does not feel we need to include the point On the second bullet point the Council believes this may be crossing over with CIL or be a consideration within S106 agreements at the planning application stage.
Officer recommendation No further action required

ID 1266
Consultee name Mr Andrew Thorley Taylor Wimpey UK Ltd
Agent Name Miss Caroline Simpson Nathaniel Lichfield & Partners
Nature of response Object
Summary There is currently no justification to support the implementation of electric charging points and it is difficult to estimate the demand for such facilities over the life of the Local Plan. It is considered unreasonable to require that all developments provide EVRP and this should be removed from the policy. (S)
Outcome The Council beleive that as green technology continues to develop the demand for elecetric cars and therefore Electric Vehicle Recharging points will also continue to grow. Elecetric Vehicle Recharging points are being set up in neighbouing authorities and the Council believe that this needs to be encouraged in West Lancashire as a cross boundary issue. Also this is a 15 year plan and the Council believe we are being pro-active in actively trying to provide for current and future needs.
Officer recommendation No further action required

ID 1314
Consultee name Mrs Margaret Wiltshire CPRE (West Lancs Group)
Agent Name
Nature of response Support
Summary A by pass is not the right solution to Ormskirk's traffic problems. Less expensive and less destructive methods could be applied. Strongly support a new rail link to Skelmersdale. Improvements to Ormskirk bus station needed (S)
Outcome Comments of support noted. In relation to the Ormskirk by-pass the Council will continue to support this scheme until the long term viability of the scheme has been ruled out. The Council is working with LCC to examine what smaller scale measures can be put in place to reduce the impacts of traffic in Ormskirk. Additional criteria to be placed within the policy to say that the Council will support smaller scale schemes to help reduce the impacts of congestion around Ormskirk Town Centre.
Officer recommendation Additional criteria to be added to read the Council will support smaller scale schemes to help reduce the impacts of congestion around Ormskirk Town Centre.

ID 1353
Consultee name Mr Roger Bell OPSTA
Agent Name
Nature of response Object
Summary We also favour the development of all railway stations in the borough to allow for: • step free access for disabled passengers • enhancement of their function as multi-modal transit points with: o adequate car and secure cycle parking, o easy to use bus train interchanges o and safe walking routes with adequate lighting and road crossing protection We appreciate that the Borough does not control these areas directly but should be minded to press for these points should the occasion arise. (f)
Outcome The Borough Council agrees with the points made and will continue to work to make representations to the appropriate bodies.
Officer recommendation Continue to work to make representatin to LCC and Network Rail.

ID 1355
Consultee name Mr Roger Bell OPSTA
Agent Name
Nature of response Support with conditions
Summary OPSTA have made a number of comments relating to aspirational schemes the Council is wokring towards. In particular they support the development of Ormskirk Rail/bus station into a full multi modal interchange, better segregation for cyclists and pedestrians and the improvements of traffic management facilities in Ormskirk.
Outcome The Council are fully supportinve of many of the points made by OPSTA. However as West Lancashire BC is not a transport authority many of the suggestions are outside of the remit of the Council. The Council will however continue to push for these initiative to be completed by making comments to LCC and other appropriate bodies.
Officer recommendation Continue to make representations seeking improvements to transport infrastructure in Ormskirk and other parts of the Borough.

ID 1357
Consultee name Mr Roger Bell OPSTA
Agent Name
Nature of response Object
Summary OPSTA support the council's proposed plans for the promotion and development of a re-established rail connection for Skelmersdale. This has been under discussion for almost fifty years.
Outcome The Borough Council will continue to work with partners to push for improvements to rail facilities in West Lancashire . In particular the Council has already part financed a demand study. We have also agreed with partners LCC and Merseytravel to undertake a more detailed examination of the costs of potential options/routes which will form part of the GRIP 1 process. Once this work has been completed we should be in a better position to know where it at all a new route is possible/feasible.
Officer recommendation No action required.

ID 1358
Consultee name Mr Roger Bell OPSTA
Agent Name
Nature of response Observations
Summary Comments regarding support for aspirational schemes and concern over potential changes to services and rolling stock. Potential opportunities to improve services in line with other initiatives taking place outside of West Lancashire.
Outcome West Lancashire Borough Council has been working in collaboration with Sefton Council, along with Lancashire County Council and Merseytravel to explore options for an appropriate link to be made to link the rail lines between Ormskirk, Burscough and Southport. Merseytravel have employed consultants to examine the feasibility of a range of potential options and we are awaiting the results. Where evidence is available the Borough Council has sought to protect routes so that they do not prejudice the delivery of future transportation projects. The Borough Council will continue to work with Lancashire County Council to ensure that appropriate representations are made to improve rail facilities across West Lancashire.
Officer recommendation The Borough Council will continue to protect facilities for future transportation schemes and continue to push for improved rail services.

Chapter/Policy Number: Policy IF2

Title: Enhancing Sustainable Transport Choice

ID	977
Consultee name	Strategy and Policy Group Lancashire County Council
Agent Name	
Nature of response	Object
Summary	Paragraph 8.35 is incorrect. There is no "proposed reinstatement of the Burscough Curves". This is at present aspirational. (F)
Outcome	Comments noted. Proposed change of wording to take place Replace proposed reinstatement to read aspirational reinstatement
Officer recommendation	Comments noted. Proposed change of wording to take place Replace proposed reinstatement to read aspirational reinstatement

Chapter/Policy Number: 8.3

Title: Service Accessibility and Infrastructure for Growth

ID 58
Consultee name Mr Benny Gamero
Agent Name
Nature of response Observations
Summary Cemetery in Skelmersdale / Up Holland requested (S).
Outcome There is no obligation on Local Authorities or Central Government as a whole to provide cemeteries or to require others to do so. Therefore, West Lancashire Borough Council is responsible for the administration of the existing cemeteries but not for the provision of new sites. Any attempt to create a new cemetery or crematorium on land previously used for something else would be regarded as a material change of use of land. The developer would have to submit a planning application for consideration by the Council and this would be assessed in line with the Local Plan Policies. The Council empathises with your concern regarding the provision of cemeteries in Skelmersdale but unfortunately there are no plans to make such a provision within the LPPO.
Officer recommendation No Change Required

ID 320
Consultee name Ms Rose Freeman The Theatres Trust
Agent Name
Nature of response Support
Summary Given the amendments to Policies CS11 (now IF1) and CS13 (now IF3) as recommended in the Feedback Report, and the inclusion of theatres in Table F.4 Parking Standards, we support the document and have no further comment to make. (S)
Outcome Comments Noted
Officer recommendation No Action Required

ID 1260
Consultee name Mr Andrew Thorley Taylor Wimpey UK Ltd
Agent Name Miss Caroline Simpson Nathaniel Lichfield & Partners
Nature of response Object
Summary Policy IF3 is too onerous and should be reworded to state:- "Seek to mitigate impacts on the quality of existing infrastructure as a result of new development". (s)
Outcome It is vital that new development meets its infrastructure requirements either through the use of existing capacity or by providing improvements to meet the new demand. Mitigation measures are a reasonable suggestion and this can be built into Policy IF3. However, it is important that infrastructure is delivered through development and not an optional extra that applicants may "seek" to achieve.
Officer recommendation Change wording to IF3 (ii) to: mitigate any negative impacts to the quality of the existing infrastructure as a result of new development;

ID 1283
Consultee name Mr David Grimshaw
Agent Name
Nature of response Support
Summary All of these schools are Primary/Junior Schools and are ideally placed to support young growing families from first time buyers of the properties proposed at Red Cat Lane (S)
Outcome Comments noted
Officer recommendation No action required

ID 1295
Consultee name Kate Wheeler Natural England
Agent Name
Nature of response Support
Summary We would also like to take the opportunity to specifically welcome CS 408 Policy Area CS13: Accessibility and Provision of Local Services and Infrastructure and would welcome being engaged with the Infrastructure Delivery Plan. (F)
Outcome Comment noted (in relation to Policy IF4 rather than CS13)
Officer recommendation No action required

ID 1352
Consultee name Mr Roger Bell OPSTA
Agent Name
Nature of response Observations
Summary A feature common to all the schemes is the need to upgrade local infrastructure to meet the needs of both existing and future residents. (s)
Outcome Comments noted - the Local Plan encourages infrastructure development to take place preceding or concurrent with new development and also encourages such new infrastructure to be located sustainably, including with access to public transport wherever possible.
Officer recommendation no action required

Chapter/Policy Number: Policy IF3

Title: Service Accessibility and Infrastructure for Growth

ID 803
Consultee name Mr Robert W. Pickavance
Agent Name
Nature of response Observations
Summary 8.70: Development in Rufford could take place now without overloading the services.
Outcome Rufford is subject to the same waste water treatment works constraint as Ormskirk, Burscough and Scarisbrick as they are all within the same foul drainage area.
Officer recommendation No action required

ID 886
Consultee name Mr Philip Carter Environment Agency
Agent Name
Nature of response Observations
Summary The sewerage capacity problems represent a risk to water quality in the borough. Policy IF3 clearly requires new development in Ormskirk, Burscough Rufford & Scarisbrick affected by the waste water treatment limitations to be phased to coincide with the delivery of appropriate solution that meets standards of the Council, the Undertaker and the Regulator. This requirement is critically important as it will ensure that any development proposals brought forward in these areas in advance of an agreed solution would be contrary to Local Plan policy, ensuring the protection of water quality.(F)
Outcome Comment noted
Officer recommendation No action required

ID 975
Consultee name Strategy and Policy Group Lancashire County Council
Agent Name
Nature of response Support
Summary Support in line with Corporate Priorities (F)
Outcome Comment noted
Officer recommendation No action required

ID 1101
Consultee name Bickerstaffe Trust
Agent Name Mr Graham Love Turley Associates
Nature of response Object
Summary The wastewater infrastructure constraint at Ormskirk is a fundamental issue affecting the soundness and delivery of the Local Plan. It must be determined whether it is appropriate to defer provision on these grounds or whether a technical solution (collective or individual) must be found before 2020 to enable certain earlier delivery. (S)
Outcome The appropriate solution for such an infrastructure problem is the responsibility of the sewerage undertaker, United Utilities. It would not be reasonable for the Local Plan to commit to resolving this in place of the undertaker when specific legislation requires that they must make the improvements. The Local Plan PO seeks to prevent unnecessary worsening of this issue to relate to United Utilities spending programme which is likely to result in delivered improvements by 2020 at the latest. This is considered to be in accordance with PPS12.
Officer recommendation No action required

ID 1273
Consultee name Mr Alan Hubbard The National Trust
Agent Name
Nature of response Support
Summary Policy IF3 The National Trust welcomes recognition of the need to make certain that development in the Ormskirk/Burscough area is phased to ensure that necessary improvements to waste water treatment are delivered. (F)
Outcome Comments noted
Officer recommendation No action required

Chapter/Policy Number: 8.4

Title: Developer Contributions

ID 746

Consultee name Mrs Alison Truman British Waterways

Agent Name

Nature of response Support

Summary BW supports the reference to the canal as a form of transport infrastructure to which CIL contributions will apply. The canal network should therefore also be listed under criterion (v) of Policy IF4 as a type of Green Infrastructure in recognition of its wider role. (S)

Outcome The infrastructure that CIL contributions will fund will be established outside of the Local Plan. This will be subject to additional documentation relating to the CIL regulations and in particular Regulation 123. The list of green infrastructure in Policy IF4 is indicative only and need not be exhaustive. If a direct impact from development is felt upon the canal network then developer contributions may be sought through a Section 106 legal agreement, where the requirement meets all the necessary tests.

Officer recommendation No action required

ID 813

Consultee name Mrs Elizabeth Anne Broad Parbold Parish Council

Agent Name

Nature of response Support with conditions

Summary Support the steer of development to areas not at risk of flooding, but point out that flooding is still an issue in parbold. No allocation of land for allotments. (S)

Outcome Comments noted. Particular mention of allotments will be included in Policy EN3.

Officer recommendation Make reference to Allotments in Policy EN3

Chapter/Policy Number: Policy IF4

Title: Developer Contributions

ID 98

Consultee name Church Commissioners For England

Agent Name Miss Jennifer Hadland Smiths Gore

Nature of response Observations

Summary Developer contributions are intended to ensure that developers make appropriate provision for any losses, or supply additional facilities and services, that are required to mitigate the impact of a development. However, by instilling onerous planning obligations on a scheme a proposed development can quickly become unviable. Flexibility is therefore required with regard to developer contributions to ensure that a 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. (F)

Outcome When the Council establishes a Community Infrastructure Levy Charge, it will be informed by development viability and set at a level to allow flexibility and to avoid stifling development. This is a requirement of the CIL regulations and will be one of the key considerations when the CIL is independently examined to ensure it is reasonable. In terms of Section 106 agreements, these will continue to operate on a site by site basis, ensuring they are only used to make that development acceptable in planning terms by mitigating site specific requirements.

Officer recommendation No action required

ID 240

Consultee name Mr Malcolm Jackson

Agent Name

Nature of response Object

Summary There should be a strategy for allotments (S)

Outcome A more detailed strategy for the delivery of allotments would be best placed within a Green Infrastructure Strategy which the Council wishes to progress in the future.

Officer recommendation No action required

ID 730

Consultee name Mr Simon Harrison

Agent Name

Nature of response Object

Summary Concern regarding lack of clear strategy for allotments (S)

Outcome A more detailed strategy for the delivery of allotments would be best placed within a Green Infrastructure Strategy which the Council wishes to progress in the future. Particular mention of allotments will be included in Policy EN3

Officer recommendation Make reference to Allotments in Policy EN3

ID 848
Consultee name Anglo International Up Holland Ltd
Agent Name Ms Lorraine Davison DPP
Nature of response Object
Summary Additional paragraph suggested for the policy: 'In instances where development can be demonstrated to be enabling development that would deliver other plan objectives and / or planning benefits, the Council will consider a reduced Section 106 Contribution subject to the impact of this on the acceptability of the development proposed.' Changes suggested for the policy justification. (S)
Outcome When the Council establishes a Community Infrastructure Levy Charge, it will be informed by development viability and set at a level to allow flexibility and to avoid stifling development. This is a requirement of the CIL regulations and will be one of the key considerations when the CIL is independently examined to ensure it is reasonable. In terms of Section 106 agreements, these will continue to operate on a site by site basis, ensuring they are only used to make that development acceptable in planning terms by mitigating site specific requirements. As such, it is not considered that further clarification is required within Policy IF3 to allow reduced contributions as they will only be sought in the first instance where it is absolutely necessary to ensure the development is acceptable. Notwithstanding this, the Council is considering introducing an "exceptions policy" to support the CIL. This will be detailed in a separate document to the Local Plan and will allow negotiation for payment of CIL on "exceptional" sites which meet the criteria set out within the CIL Regulations i.e. the cost associated with the Section 106 agreement outweighs the cost of the CIL charge.
Officer recommendation No change required.

ID 888
Consultee name Mr Philip Carter Environment Agency
Agent Name
Nature of response Support
Summary We support this policy with particular reference to use of developer contributions for flood prevention and SUDS, green infrastructure and climate change initiatives. (S)
Outcome Comments noted
Officer recommendation No action required

ID 895

Consultee name Messrs R & J Pickavance Messrs R & J Pickavance

Agent Name Mr Glyn Bridge McDyre & Co.

Nature of response Object

Summary This is part of a cumulative imposition on housebuilders which will discourage development and not help the much needed economic recovery. A buoyant development economy will in any case bring investment and revenues to the Council through Council Tax and business rates, without these additional demands. (S)

Outcome When the Council establishes a Community Infrastructure Levy Charge, it will be informed by a development viability assessment, carried out in the current economic climate and set at a level to allow flexibility and to avoid stifling development. This is a requirement of the CIL regulations and will be one of the key considerations when the CIL is independently examined to ensure it is reasonable. In terms of Section 106 agreements, these will continue to operate on a site by site basis, ensuring they are only used to make that development acceptable in planning terms by mitigating site specific requirements.

Officer recommendation No action required

ID 1223

Consultee name Town Planning Team LNW Network Rail

Agent Name

Nature of response Observations

Summary Additional requirements should be included within the policy to ensure developer funds are required for improving existing station facilities where development will cause an increase in patronage. (S)

Outcome Policy IF4 sets out the expectation that development may be required to contribute financially towards rail infrastructure. The Council does not consider it appropriate to expand on the detail of the nature of these improvements within the Local Plan document. This may be done at the time of negotiating a Section 106 agreement or when considering expenditure of any future CIL receipts. Furthermore, it is not appropriate to require through planning policy that development pays for the requirement of rail operators to ensure their existing assets meet code of practices relating to health and safety and disability

Officer recommendation No action required.

ID 1261

Consultee name Mr Andrew Thorley Taylor Wimpey UK Ltd

Agent Name Miss Caroline Simpson Nathaniel Lichfield & Partners

Nature of response Object

Summary The Infrastructure Delivery plan should be amended in relation to school places to reflect the evidence and remove the requirement for an upgrade in the local school provision. (S)

Outcome The Infrastructure Delivery Plan will be fully reviewed and updated ahead of the next consultation stage for the emerging Local Plan.

Officer recommendation No action required in relation to the Local Plan Preferred Options.

ID	1292
Consultee name	St Modwen Properties PLC
Agent Name	John Francis
Nature of response	Object
Summary	Change of wording suggested to policy (S)
Outcome	<p>When the Council establishes a Community Infrastructure Levy Charge, it will be informed by a development viability appraisal and set at a level to allow flexibility and to avoid stifling development. This is a requirement of the CIL regulations and will be one of the key considerations when the CIL is independently examined to ensure it is reasonable. In terms of Section 106 agreements, these will continue to operate on a site by site basis, ensuring they are only used to make that development acceptable in planning terms by mitigating site specific requirements. Notwithstanding this, the Council is considering introducing an "exceptions policy" to support the CIL. This will be detailed in a separate document to the Local Plan and will allow negotiation for payment of CIL on "exceptional" sites which meet the criteria set out within the CIL Regulations i.e. the cost associated with the Section 106 agreement outweighs the cost of the CIL charge.</p>
Officer recommendation	No change required

Chapter/Policy Number: 9.1

Title: Low Carbon Development and Energy Infrastructure

ID 815
Consultee name Mrs Elizabeth Anne Broad Parbold Parish Council
Agent Name
Nature of response Observations
Summary Recycling services need supporting (S)
Outcome Comments noted and passed on to the relevant team. However, this is outside the remit of the Local Plan.
Officer recommendation No action required

ID 817
Consultee name Mrs Elizabeth Anne Broad Parbold Parish Council
Agent Name
Nature of response Observations
Summary Support for recycling needed. (S)
Outcome Comments noted and passed on to the relevant team. However, this is outside the remit of the Local Plan.
Officer recommendation No action required.

ID 1092
Consultee name Mr Frank Kennedy
Agent Name
Nature of response Observations
Summary Suggested changes to policy text (S)
Outcome The Council seeks to deliver low carbon development and address climate change but the policy must be evidenced based. National Government intends to drive the carbon emissions of new development down through the changes to building regulations and therefore the planning framework should support this. To require development to exceed this could be onerous and would need to be evidenced to suggest development can afford to do so.
Officer recommendation No action required.

ID 1106
Consultee name Mr Keith Williams Burscough Parish Council
Agent Name
Nature of response Support with conditions
Summary Burscough Parish Council would wish to see greater commitment to sustainability and to the application of renewable energy sources in the development of the Local Plan (F)
Outcome Comment noted, it is considered Policy EN1 shows a genuine commitment to sustainable development in the Borough.
Officer recommendation No action required.

ID 1188
Consultee name Mr John Gardner
Agent Name
Nature of response Observations
Summary I can find no reference to shale gas extraction in the document although it is highly likely to be an issue in the northern parishes over the next 15 years. Likewise there is little mention of renewable energy from wind power and whether this is an area which will be supported. (S)
Outcome Gas extraction is a matter for the County Council as the minerals and waste planning body for the Borough. The Policy is flexible towards the type of renewable technologies that would be appropriate in the Borough and is generally supportive of its development subject to balancing environmental impacts.
Officer recommendation No action required

Chapter/Policy Number: Policy EN1

Title: Low Carbon Development and Energy Infrastructure

ID 316
Consultee name Mr Leigh Boyton WLCPRE
Agent Name
Nature of response Support
Summary In general, WLCPRE supports WLBC's Policy EN1 and intentions.
Outcome Comments Noted
Officer recommendation No action required

ID 544
Consultee name Mr Bryan Pready
Agent Name
Nature of response Support
Summary I support the policies in this Chapter. (F)
Outcome Comments noted
Officer recommendation No action required

ID 889
Consultee name Mr Philip Carter Environment Agency
Agent Name
Nature of response Observations
Summary Part 1 iv. of Policy EN1 appears to repeat the provisions of Policy SP1 in relation to the location of development in a low flood risk area. As such you may consider that it is not required as part of this policy, although we do support the use of shading and SUDS to mitigate climate change and promote low carbon development. (F)
Outcome The parts of the policy referring to flood risk will be removed from SP1 and EN1 and located within GN3 as a general guide for all development. The SUDS and shading elements will remain.
Officer recommendation Delete the parts of the policy repeated in SP1 and make reference to GN3 and expand the acronym "SuDS to full definition as follows 1. iv) be resilient to climate change by incorporating shading and Sustainable Urban Drainage Systems and locating it away

ID 939
Consultee name Mr Peter Banks
Agent Name
Nature of response Support
Summary I support policy EN1 - Low Carbon development.
Outcome Comment noted
Officer recommendation No action required

ID 1134
Consultee name Mr Nick Sandford Woodland Trust
Agent Name
Nature of response Support with conditions
Summary In Policy EN1 on low carbon development and energy infrastructure, we would like to see some reference to the important role which trees and woods can play in enabling both mitigation of and adaptation to climate change. Pont iv of the policy refers to incorporating shading which implies a role for new tree planting and woodland creation but we would like to see this stated more explicitly. We would also like to see more reference in the policy to the use of wood as a sustainable energy source. (F)
Outcome The Council intends to produce an SPD with greater detail in that developers may use as a guide to sustainable development and tackling climate change locally. The level of detail suggested would be best place in this type of document.
Officer recommendation No action required.

ID 1224
Consultee name Town Planning Team LNW Network Rail
Agent Name
Nature of response Support with conditions
Summary The impacts of wind turbine development upon the safe operation of the rail network is still subject to research. However, there are some concerns and these should be taken into account when determining applications for turbines and developers should be made aware. (S)
Outcome Comments noted. This level of detail is suitable for planning application and condition stage, as is noted within the representation.
Officer recommendation No action required.

ID	1262
Consultee name	Mr Andrew Thorley Taylor Wimpey UK Ltd
Agent Name	Miss Caroline Simpson Nathaniel Lichfield & Partners
Nature of response	Object
Summary	The inclusion of low carbon development requirements such as the Code for Sustainable Homes Standards [CfSH] and BREEAM are outside planning control and this overall approach and policy is flawed. There is no justification for requiring contributions to a community energy fund and this should be removed from the policy. Objection to all developments exploring the potential for district heating due to viability concerns. (S)
Outcome	National Planning Policy is clear that whilst it is the Governments intention to drive low carbon development through tightening of the building regulations, planning clearly has a role to play in providing a supportive framework and ensuring that development which passes through the development management process is capable of achieving higher standards of low carbon design as required through other regulation. Furthermore, both National Planning Policy and the Draft National Planning Policy Framework are clear that when setting any local requirement for a building's sustainability, this should be done in a way consistent with the Government's zero carbon buildings policy and nationally described standards, such as Code for Sustainable Homes, should be adopted. The intention for development to contribute financially to a Community Energy Fund is in line with the future increases in building regulations and CSH and BREEAM levels. Where zero carbon is not achievable onsite, the Government is currently drafting an Allowable Solutions Framework which will allow for a development to offset any remaining carbon through a financial contribution to a fund which would then be used to promote wider carbon reduction activities. A Community Energy Fund allows the Council greater autonomy over expenditure of such funds within the Local Authority area. Notwithstanding this point, the framework is still currently being formulated and the detail of what will actually constitute an "allowable solution" is still largely open to debate. With this in mind it may be appropriate to remove some detail within the policy to simply allow a hook for any potential future collection of funds. The Council recognises that it is not viable for all development to be required to integrate a district heating or decentralised energy network and this is why the policy requires that all "major" development "explores" the opportunity for such schemes. Furthermore, given the viability of such schemes is often related to density rather than size alone, it would be inappropriate to require consideration of district heating and decentralised energy networks on "very large scale developments" only.
Officer recommendation	Reword Policy EN1 1.(iii) to ensure it is not overly prescriptive but provides a sufficient hook for securing future contributions to offset carbon through an "Allowable Solutions Framework" currently still being drafted by the Government.

ID	1274
Consultee name	Mr Alan Hubbard The National Trust
Agent Name	
Nature of response	Support with conditions
Summary	Policy EN1 (+ para 9.11) The overall stance set out in Policy EN1 is supported by the National Trust. However, it would be strengthened by inclusion as Policy of the criteria set out in the supporting para 9.11 for considering wind energy proposals. These are important considerations that should not be consigned to supporting text but instead should be formed into specific criteria against which such proposals will be assessed. (F)
Outcome	Comments of support noted. The Policy should not be too prescriptive to ensure it is flexible for the life of the Local Plan. However, having considered the representations made by The National Trust and in light of the significant potential capacity for wind development within the Borough, it is appropriate to provide more guidance on the assessment of such matters within the Policy.
Officer recommendation	The wind development assessment criteria will be moved from the justification into the Policy itself.

ID 1322

Consultee name Mr Duncan Gregory Gladman

Agent Name

Nature of response Object

Summary Policy EN1 is too prescriptive and may deter development. A more general and supportive policy would be more appropriate.

Outcome National Planning Policy is clear that whilst it is the Governments intention to drive low carbon development through tightening of the building regulations, planning clearly has a role to play in providing a supportive framework and ensuring that development which passes through the development management process is capable of achieving higher standards of low carbon design as required through other regulation. Furthermore, both National Planning Policy and the Draft National Planning Policy Framework are clear that when setting any local requirement for a building's sustainability, this should be done in a way consistent with the Government's zero carbon buildings policy and nationally described standards, such as Code for Sustainable Homes, should be adopted. Policy EN1 seeks only to require delivery of the Code levels in line with the increases to the Building Regulations. Therefore, it is not considered that it is to onerous on development but provides the necessary supportive framework for delivering low carbon development.

Officer recommendation No action required.

ID 1338

Consultee name Ms Yana Bosseva RenewableUK

Agent Name

Nature of response Support

Summary RenewableUK welcomes the provisions for renewable energy contained in the Preferred Options document. Above we have outlined the benefits renewable energy has for the economy and the security and stable prices of electricity supply. We seek that they be referred to in the Core Strategy. We have also suggested that sustainable development and renewable energy be included in the vision and strategic objectives for the Borough.

Outcome Comments and support noted.

Officer recommendation No action required

ID 1344

Consultee name Mr David Dunlop The Wildlife Trust for Lancashire, Manchester & North Merseyside

Agent Name

Nature of response Support

Summary It would benefit from some reference to European and national sites and more of a presumption against infrastructure which would harm them. Also some reference to mitigation being required where "acceptable harm" is likely to occur! (S)

Outcome Comments noted and accepted in relation to mitigation reference. Reference to European and nature sites is considered to be too prescriptive and crossing the line into other policy areas such as EN2.

Officer recommendation Reference to Policy EN2 1(a) within criterion 2. (iv) in relation to required mitigation.

Chapter/Policy Number: 9.2

Title: Preserving and Enhancing West Lancashire's Natural Environme

ID 111
Consultee name Mr Maclver
Agent Name
Nature of response Object
Summary Object to Ormskirk linear park (S)
Outcome The proposed linear park has been investigated and a feasibility study conducted in 2006. You are correct in saying that this study does not provide detailed costings of the linear park. However the study does say that it is possible to develop the park. The study does outline a number of potential issues including crossing roads and recommends possible solutions. When further work has been conducted looking into these solutions the Council will be in a position to produce detailed costs of the proposed route. The Council is aware that there are engineering issues including pipes on the route, however the Council is confident that there are solutions to overcome these issues. In order to avoid the park going through land owned by local home owners you are correct that the route has been diverted. The Council does not believe that this minor diversion is an issue. The report does say that compulsory purchase of lane may be required. However the Council would rather obtain the land through other means than go down the Compulsory Purchase option. This would only be done as a last resort. Even if this was done the land would remain in the Green Belt. Many similar linear parks around the country operate with multi use paths. The Council believes that with appropriate management and design a multi-use path can operate effectively. The Council along with Lancashire County Council would have to ensure that regular maintenance of the park was taken into account as proposals develops. The consultation report dated August 2011 looks at a range of options designed at reducing congestion in Ormskirk and in this context the linear park was highlighted as a potential scheme, however was not identified as one of the priority schemes. Although some residents which live along the route may feel the continued protection of this route is a blight the Council believes that the potential benefits of the route outweigh any negatives.
Officer recommendation No action required

ID 315
Consultee name Mr John Watt
Agent Name
Nature of response Observations
Summary Biodiversity needs to be protected (S)
Outcome Chapter 9 contains two policies EN2 Preserving and Enhancing West Lancashire's Natural Environment and Policy EN3 Provision of Green Infrastructure which seek to protect the and enhance where possible the natural environment in West Lancashire. Many of the specific issues you mentioned in relation to management of Council land/property cannot be dealt with under the Local Plan but your comments have been forwarded to the appropriate section of the Council.
Officer recommendation No action required

ID 891
Consultee name Mr Philip Carter Environment Agency
Agent Name
Nature of response Observations
Summary Grammatical error @ 9.32 – replace 'there' with 'their'
Outcome Gramatical error noted and will be changed
Officer recommendation Gramatical error noted and will be changed

ID 941
Consultee name Ms Barton
Agent Name
Nature of response Object
Summary In the current proposals in for Chequer Lane Up Holland, Natural England have stated the development should NOT encroach any further than currently outlined. The proposals in the local plan would ignore this request. (S)
Outcome Natural England have been consulted about this Local Plan containing the proposals for Cheuqer Lane and have not raised any objections. The Council will further consult Natural England as this scheme develops.
Officer recommendation No action required

Chapter/Policy Number: Policy EN2

Title: Preserving and Enhancing West Lancashire's Natural Environme

ID 247
Consultee name Ms Judith Nelson English Heritage
Agent Name
Nature of response Support
Summary We support the references to historic landscapes and the identification of area of landscape history importance on the proposals map (F)
Outcome Comments noted
Officer recommendation No action required

ID 317
Consultee name Mr Leigh Boyton WLCPRE
Agent Name
Nature of response Support
Summary In general, WLCPRE supports WLBC's Policy EN2 and intentions.
Outcome Comments noted
Officer recommendation No action required

ID 838
Consultee name Ms Barton
Agent Name
Nature of response Object
Summary The council should pay more than lip service to biodiversity and encourage quality green spaces in our communities (S)
Outcome The Council continues to prioritise development on brownfield sites and is only looking to Green Belt release once development on Brownfield sites has been taken into account as outlines in policy SP1 A Sustainable Development Framework for West Lancashire The overall environmental impact of the local plan will be assessed as part of the HIA and SIA. Sites will also be more closely assessed at the planning application stage. Where sites are found to have an environmental impact appropriate mitigation measures will need to be put in place.
Officer recommendation No action required.

ID 932
Consultee name Charnwick Ltd
Agent Name Mr Michael Cunningham Cunningham Planning
Nature of response Support with conditions
Summary Some wording of Policy EN2 should have the wording under Nature Conservation Sites amended to make it clear that future development of certain sites may be acceptable in certain circumstances. (S)
Outcome The policy states that 'where development is considered necessary adequate mitigation measures This indicates but is not specific that some development may be acceptable in certain circumstances. Additional wording will be added to the front of this paragraph to say that in certain limited circumstances where the Council consider it appropriate development may be considered necessary.
Officer recommendation Additional wording will be added to the front of this paragraph to say that in certain limited circumstances where the Council consider it appropriate development may be considered necessary.

ID 940
Consultee name Mr Peter Banks
Agent Name
Nature of response Support
Summary I fully support policy EN2 - the natural environment.
Outcome Comments noted
Officer recommendation No further action required

ID 1131
Consultee name Mr Nick Sandford Woodland Trust
Agent Name
Nature of response Support
Summary We are particularly pleased that Policy EN2 now contains strong protection for both ancient woodland and ancient/veteran trees and also commitment to increasing tree and woodland cover. (F)
Outcome Comments of support noted
Officer recommendation No further action required

ID 1132
Consultee name Mr Nick Sandford The Woodland Trust
Agent Name
Nature of response Support with conditions
Summary A number of councils have adopted a two for one replacement policy and there are even examples of a three for one ratio being used, as a means of ensuring that the tree population is at least maintained at its current level and possibly may grow over time. (S)
Outcome Comments noted and policy will be changed to allow trees to be replaced on a two for one basis opposed to a one for one as currently stated.
Officer recommendation Change wording to read replace trees on a two for one basis, where possible, where this is not possible agreement should be sought from the local planning authority.

ID 1263
Consultee name Mr Andrew Thorley Taylor Wimpey UK Ltd
Agent Name Miss Caroline Simpson Nathaniel Lichfield & Partners
Nature of response Support with conditions
Summary Taylor Wimpey broadly supports Policy EN2: Preserving and Enhancing West Lancashire's Natural Environment but with regards to (c) trees and hedgerows we object to the requirement to "replace any trees lost on a like for like basis" as this is not always possible or deliverable. We therefore suggest that Policy EN2 (c) iv) is re-worded to state:- "Where possible replace any trees lost on like-for-like basis". (F)
Outcome The Borough Council intends to alter this policy to allow flexibility.
Officer recommendation Change wording to read replace trees on a two for one basis, where possible, where this is not possible agreement should be sought from the local planning authority.

ID 1275
Consultee name Mr Alan Hubbard The National Trust
Agent Name
Nature of response Support with conditions
Summary Change of wording suggested (S)
Outcome Comments of support noted. In relation to para 1.i. the Council will alter the wording to include a reference to enhancement where possible.
Officer recommendation Change para 1.i. to read: Protect and where possible, enhance all sites of...

ID 1332
Consultee name Mr Damien Holdstock National Grid
Agent Name
Nature of response Object
Summary As currently worded, part (f) of Policy EN2 in the Preferred Options document only allows development which makes a positive contribution to the landscapes and their key features. Whilst National Grid will always seek to avoid, minimise or mitigate impacts of its projects, the type of infrastructure development which we may need to undertake in the future to meet its operational needs, may not necessarily be considered to 'make a positive contribution' to landscapes and their key features' under the proposed policy. National Grid does not wish to be restricted from meeting any future operational requirements placed upon them, and therefore wish to see the policy amended to reflect a more balanced approach incorporating consideration of the need for development.
Outcome Comments noted. Any work required in order to maintain the Nation Grid should be Permitted Development under Class G, Part 17 of the General Permitted Development Order and as such the Policy wording should not need to be altered.
Officer recommendation No action required.

ID	1345	
Consultee name	Mr David Dunlop	The Wildlife Trust for Lancashire, Manchester & North Merseyside
Agent Name		
Nature of response	Support with conditions	
Summary	EN1 is saying implies that there will be occasions when they can't be protected and safeguarded! Similarly one of the paragraphs under "Nature Conservation Sites" (below) similarly makes mention of over-riding local need. I am sure there need to be qualifications such as this but the two statements conflict at present. The Plan needs to be more proactive? 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 through these comments (S)	
Outcome	Section i of Policy EN1 seeks to highlight and reinforce the protection of these sites as a an overriding principle of the Policy. However there may be occasions where there is an overwealming local need to allow some type of development on these sites. With regards to the Ribble Coast and Wetlands Regional Park the Council is fully supportive of the initiative but cannot go into speicific proposals because the develoment of this park is only a concpet at present which is being led by LCC. With regard to Green Corridors the Council does not believe that the local plan is the appropriate location to list speicific schemes. Although the Council does intend to provide a seperate Green Infrastructure Strategy the strategy has not been completed yet. Green infrastructure is also covered within the Council Infrastructure Delivery Plan which is published and available on the Council's website.	
Officer recommendation	No action required	

Chapter/Policy Number: 9.3

Title: Provision of Green Infrastructure and Open Recreation Space

ID 33
Consultee name B Taylor
Agent Name
Nature of response Object
Summary Object to linear park on safety grounds (S).
Outcome Consultants conducted work in 2006 looking at the feasibility of the proposed route. This report concluded that it is possible to develop the park; however a number of barriers would have to be overcome first of all. The Council and Lancashire County Council are fully supportive of this scheme and are committed seeing this scheme delivered. This scheme has also been brought forward into Lancashire LTP3. The Council is aware that many residents have concerns regarding this proposal and in particular have concerns relating to a perception of crime and anti social behaviour. However the Council believe that many of these concerns can be addressed through design and management.
Officer recommendation No further action required

ID 35
Consultee name Mr John Evans
Agent Name
Nature of response Object
Summary Object to Ormskirk linear park (S).
Outcome Consultants conducted work in 2006 looking at the feasibility of the proposed route. This report concluded that it is possible to develop the park; however a number of barriers would have to be overcome first of all. The Council and Lancashire County Council are fully supportive of this scheme and are committed seeing this scheme delivered. This scheme has also been brought forward into Lancashire LTP3. The Council is aware that many residents have concerns regarding this proposal and in particular have concerns relating to a perception of crime and anti social behaviour. However the Council believe that many of these concerns can be addressed through design and management.
Officer recommendation No further action required

ID 36
Consultee name Mrs Patricia Davis
Agent Name
Nature of response Object
Summary Object to Ormskirk linear park. (S)
Outcome Consultants conducted work in 2006 looking at the feasibility of the proposed route. This report concluded that it is possible to develop the park; however a number of barriers would have to be overcome first of all. The Council and Lancashire County Council are fully supportive of this scheme and are committed seeing this scheme delivered. This scheme has also been brought forward into Lancashire LTP3. The Council is aware that many residents have concerns regarding this proposal and in particular have concerns relating to a perception of crime and anti social behaviour. However the Council believe that many of these concerns can be addressed through design and management.
Officer recommendation No action required

ID 47
Consultee name Mrs J.K Jacques
Agent Name
Nature of response Object
Summary Oppose the Ormskirk linear park (S).
Outcome Consultants conducted work in 2006 looking at the feasibility of the proposed route. This report concluded that it is possible to develop the park; however a number of barriers would have to be overcome. Including the two local authorities there are 14 landowners in total. The Council and Lancashire County Council are fully supportive of this scheme and are committed seeing this scheme delivered. This scheme has also been brought forward into Lancashire LTP3. The Council is aware that many residents have concerns regarding this proposal and in particular have concerns relating to a perception of crime and anti social behaviour. However the Council believe that many of these concerns can be addressed through design and management.
Officer recommendation No action required

ID 48
Consultee name Mrs Joan Goldsmith
Agent Name
Nature of response Object
Summary Object to the Ormskirk linear park (S).
Outcome Consultants conducted work in 2006 looking at the feasibility of the proposed route. This report concluded that it is possible to develop the park; however a number of barriers would have to be overcome. Including the two local authorities there are 14 landowners in total. The Council and Lancashire County Council are fully supportive of this scheme and are committed seeing this scheme delivered. This scheme has also been brought forward into Lancashire LTP3. The Council is aware that many residents have concerns regarding this proposal and in particular have concerns relating to a perception of crime and anti social behaviour. However the Council believe that many of these concerns can be addressed through design and management.
Officer recommendation No action required

ID 53
Consultee name Mrs Susan Jones
Agent Name
Nature of response Object
Summary I object to the Ormskirk linear park. (S).
Outcome Consultants conducted work in 2006 looking at the feasibility of the proposed route. This report concluded that it is possible to develop the park; however a number of barriers would have to be overcome. Including the two local authorities there are 14 landowners in total. The study also identified physical problems with the proposed line, however several options and solutions were also identified including building a bridge to span Plough Lane. The Council and Lancashire County Council are fully supportive of this scheme and are committed seeing this scheme delivered. This scheme has also been brought forward into Lancashire LTP3. The Council is aware that many residents have concerns regarding this proposal and in particular have concerns relating to a perception of crime and anti social behaviour. However the Council believe that many of these concerns can be addressed through design and management.
Officer recommendation No action required

ID 103
Consultee name Mr Richard Goth
Agent Name
Nature of response Object
Summary Object to Ormskirk-Skelmersdale linear park (S).
Outcome The proposed Linear Park is for a multi-use path which may accommodate cyclists/walkers and also horse riders as was proposed in the last local plan 2001-2016. Consultants conducted work in 2006 looking at the feasibility of the proposed route. This report concluded that it is possible to develop the park; however a number of barriers would have to be overcome. Including the two local authorities there are 14 landowners in total. The study also identified physical problems with the proposed line, however several options and solutions were also identified including building a bridge to span Plough Lane. The Council and Lancashire County Council are fully supportive of this scheme and are committed seeing this scheme delivered. This scheme has also been brought forward into Lancashire LTP3. The Council is aware that many residents have concerns regarding this proposal and in particular have concerns relating to a perception of crime and anti social behaviour. However the Council believe that many of these concerns can be addressed through design and management.
Officer recommendation No action required

ID 386
Consultee name Mr Thomas Stub
Agent Name
Nature of response Support with conditions
Summary Provision of allotments should be considered and included in the Local Plan. (S)
Outcome additional wording to be added to include allotments.
Officer recommendation Under Criterion 1.i. additional wording added to include allotments

ID 387
Consultee name Joan and David Evans
Agent Name
Nature of response Object
Summary Object to linear park in Westhead (S)
Outcome The proposed linear park has been investigated and a feasibility study conducted in 2006. This study does not provide detailed costings of the linear park. However the study does say that it is possible to develop the park. The study does outline a number of potential issues including crossing roads and recommends possible solutions. When further work has been conducted looking into these solutions the Council will be in a position to produce detailed costs of the proposed route. The Council is aware that there are engineering issues including pipes on the route, however the Council is confident that there are solutions to overcome these issues. In order to avoid the park going through land owned by local home owners you are correct that the route has been diverted. The Council does not believe that this minor diversion is an issue. The report does say that compulsory purchase of lane may be required. However the Council would rather obtain the land through other means than go down the Compulsory Purchase option. This would only be done as a last resort. Even if this was done the land would remain in the Green Belt. Many similar linear parks around the country operate with multi use paths. The Council believes that with appropriate management and design a multi-use path can operate effectively. The Council along with Lancashire County Council would have to ensure that regular maintenance of the park was taken into account as proposals develops. The consultation report dated August 2011 looks at a range of options designed at reducing congestion in Ormskirk and in this context the linear park was highlighted as a potential scheme, however was not identified as one of the priority schemes. Although some residents which live along the route may feel the continued protection of this route is a blight the Council believes that the potential benefits of the route outweigh any negatives.
Officer recommendation No action required

ID 473
Consultee name Carol Smith
Agent Name
Nature of response Object
Summary Object to play area at Elm Place, Ormskirk (S)
Outcome The Council's Open Space Sports and Recreation Study (October 2009) identified that Ormskirk has the greatest deficiency of childrens play areas and as such is actively seeking to encourage new sites where appropriate. Given the limited availability of land to construct new play areas this site goes some way to helping the Council reduce the level of deficiency.
Officer recommendation No action required

ID 545
Consultee name Mr Anthony Hardwick
Agent Name
Nature of response Object
Summary Object to playground at Elm Place on basis of safety, site bounded by rail line, flooding, holes, pre-existing park at County Road, increase in crime and anti-social behaviour. (S)
Outcome The Council's Open Space Sports and Recreation Study (October 2009) identified that Ormskirk has the greatest deficiency of childrens play areas and as such is actively seeking to encourage new sites where appropriate. Given the limited availability of land to construct new play areas this site goes some way to helping the Council reduce the level of deficiency. The Council believes that if designed correctly any safety issues can be overcome.
Officer recommendation No further action required

ID 623
Consultee name Mrs J Carlisle
Agent Name
Nature of response Object
Summary Object to Elm Place play area on grounds of traffic, wildlife disturbance, retired residents, safety in relation to the electric rail line (S).
Outcome The Council's Open Space Sports and Recreation Study (October 2009) identified that Ormskirk has the greatest deficiency of childrens play areas and as such is actively seeking to encourage new sites where appropriate. Given the limited availability of land to construct new play areas this site goes some way to helping the Council reduce the level of deficiency. The Council believes that if designed correctly any safety issues can be overcome.
Officer recommendation No action required

ID 726
Consultee name L Hanshaw
Agent Name
Nature of response Object
Summary Object to play area at Elm Place on grounds of retired residents, poor access, traffic, safety, protection of environment and wildlife. (S)
Outcome The Council's Open Space Sports and Recreation Study (October 2009) identified that Ormskirk has the greatest deficiency of childrens play areas and as such is actively seeking to encourage new sites where appropriate. Given the limited availability of land to construct new play areas this site goes some way to helping the Council reduce the level of deficiency. The Council believes that if designed correctly any safety issues can be overcome. Environmental considerations will also be taken into account closer to the application stage.
Officer recommendation No further action required

ID 747
Consultee name Mrs Alison Truman British Waterways
Agent Name
Nature of response Support
Summary BW supports the reference in this paragraph to the inland waterways and canal network as a form of Green Infrastructure, along with the recognition of the multi-functional role of such infrastructure and its value to society. (F)
Outcome Comments of support noted
Officer recommendation No action required

ID 808
Consultee name Mrs Elizabeth Anne Broad Parbold Parish Council
Agent Name
Nature of response Object
Summary (g) reads Latham but should be Lathom Avenue. Parbold Parish Council ask why there is a plan to build a play area here as there is one close by at the village hall and another at Burnside, where there are more children? Also, please note that Parbold Hill is a landfill site (F)
Outcome Latham Avenue is incorrectly spelled and will be changed. The Open Space Sports and Recreation Study October 2009 says that key deficiencies of play areas for children and young people are evident in Parbold. This site was chosen as a site that could be realistically delivered.
Officer recommendation Latham Avenue in section g)i to be changed to read lathom Avenue.

ID 821
Consultee name L Hanshaw
Agent Name
Nature of response Object
Summary Petition of 28 names, all of residents or visitors to Elm Place objecting to proposals for play area. (S)
Outcome The Council's Open Space Sports and Recreation Study (October 2009) identified that Ormskirk has the greatest deficiency of childrens play areas and as such is actively seeking to encourage new sites where appropriate. Given the limited availability of land to construct new play areas this site goes some way to helping the Council reduce the level of deficiency. The Council believes that if designed correctly any safety issues can be overcome.
Officer recommendation No action required

ID 831
Consultee name Mr Terry Lake
Agent Name
Nature of response Object
Summary Provision of land for allotments need to be included in the policies. (S)
Outcome The Council considers that allotments are an important part of Green Infrastructure even though they are not specifically mentioned in the policy. The Council will specifically mention allotments in the policy
Officer recommendation Additional wording to be included mentioning allotments.

ID 837
Consultee name Mr J Bell
Agent Name
Nature of response Object
Summary Object to linear park. More consideration and thought needs to be given to it such as maintenance. (S)
Outcome The proposed linear park has been investigated and a feasibility study conducted in 2006. The study does say that it is possible to develop the park. The study does outline a number of potential issues including crossing roads and recommends possible solutions. When further work has been conducted looking into these solutions the Council will be in a position to produce detailed costs of the proposed route. The Council is aware that there are engineering issues including pipes on the route, however the Council is confident that there are solutions to overcome these issues. In order to avoid the park going through land owned by local home owners you are correct that the route has been diverted. The Council does not believe that this minor diversion is an issue. The report does say that compulsory purchase of lane may be required. However the Council would rather obtain the land through other means than go down the Compulsory Purchase option. This would only be done as a last resort. Even if this was done the land would remain in the Green Belt. Many similar linear parks around the country operate with multi use paths. The Council believes that with appropriate management and design a multi-use path can operate effectively. The Council along with Lancashire County Council would have to ensure that regular maintenance of the park was taken into account as proposals develops. The consultation report dated August 2011 looks at a range of options designed at reducing congestion in Ormskirk and in this context the linear park was highlighted as a potential scheme, however was not identified as one of the priority schemes. Although some residents which live along the route may feel the continued protection of this route is a blight the Council believes that the potential benefits of the route outweigh any negatives.
Officer recommendation No action required

ID 858
Consultee name Mr Colin Elliott
Agent Name
Nature of response Object
Summary Policies should support allocation of land for allotments (S)
Outcome The Council accept that allotments are an important part of Green Infrastructure even if they are not specifically mentioned within the policy. Additional wording recognising allotments as part of Green Infrastructure will be included.
Officer recommendation Additional wording to include allotments to be added to policy.

ID 892
Consultee name Mr Philip Carter Environment Agency
Agent Name
Nature of response Observations
Summary Grammatical error @ 9.43 – delete repeated word 'space'
Outcome Error noted and will be corrected
Officer recommendation Error noted and will be corrected

ID	893
Consultee name	Mr Philip Carter
Agent Name	Environment Agency
Nature of response	Observations
Summary	Grammatical error @ 9.43 – delete repeated word 'space'
Outcome	Error noted and will be corrected
Officer recommendation	Error noted and will be corrected
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ID	942
Consultee name	Mr Peter Banks
Agent Name	
Nature of response	Support with conditions
Summary	I fully support the principles in Section 9.3 and in particular would love to see the provision of a linear park between Ormskirk and Skelmersdale. However, it is even more important to re-establish a rail link between Ormskirk and Skelmersdale and in any conflict over the use of this land, the provision of the rail link should take priority.
Outcome	The Council are currently exploring options for a rail link to Skelmersdale. However the proposed link would come off the Kirkby-Wigan line and not Ormskirk-Skelmersdale. This is because there are far greater benefits providing a direct route to Liverpool-Wigan and also Merseyrail have said they have limited capacity on the Ormskirk Liverpool line.
Officer recommendation	No actions required
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ID	1074
Consultee name	J Whittaker
Agent Name	
Nature of response	Object
Summary	Object to Elm Place play area on grounds of traffic safety, wildlife and house prices (S)
Outcome	The Council's Open Space, Sports and Recreational Study 2009 highlights that the greatest quantitative shortfall of children's play areas is found in Ormskirk. As such, and given the limitation of space available for such facilities the Council believes that this site should come forward. The Council believes that this site can be developed and managed in a way that is safe for both users of the site, local residents and road users. When a sites to be built any protected species will be taken into account. Issues relating to future values of properties are not a planning matter and cannot be taken into consideration.
Officer recommendation	No action required.
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ID 1077
Consultee name Ray Fowler
Agent Name
Nature of response Object
Summary Policies should support allocation of land for allotments (S)
Outcome The Council sees allotments as very much an important part of GI and does intend to mention them in the policy specifically. The Council does have an allotment strategy and is actively looking to promote and increase the number of allotments in the Borough.
Officer recommendation Include additional wording to include allotments.

ID 1109
Consultee name Mrs Carolyn Cross Wrightington Parish Council
Agent Name
Nature of response Observations
Summary On a more specific note with regard to the "Provision of Green Infrastructure" the Parish Council would like to enquire what the proposals are for informal countryside recreational activities at Hunters Hill and, what proposals will be developed to protect and improve facilities at Fairy Glen, Appley Bridge. (F)
Outcome This proposal is seen as an additional facility and not a replacement. The site requires low key environmental improvements. The site could accommodate picnic facilities as well as walking, cycling and horse riding facilities.
Officer recommendation No action required.

ID 1143
Consultee name MR STEPHEN MARTIN
Agent Name
Nature of response Object
Summary Policies should support allocation of land for allotments (S)
Outcome The Council sees allotments as very much an important part of GI and does intend to mention them in the policy specifically. The Council does have an allotment strategy and is actively looking to promote and increase the number of allotments in the Borough.
Officer recommendation The Council will include additional wording to specifically mention allotments.

ID	1144	
Consultee name	Mr Nick Jacobs	Ormskirk Rugby Club
Agent Name		
Nature of response	Observations	
Summary	As you know we are fortunate to be strategically located in the heart of Ormskirk on Green Lane. Having just signed a further 25 year lease with WLBC the continuation of our place within the heart of the local community has been assured. However, we currently only have the space for 2 pitches; the size of our membership necessitates our needing 4 or more and we rent further pitches on Church Fields to accommodate our requirements. We are therefore currently assessing a number of different sites and options to provide for the further expansion of our membership and the provision there-for in the future. We would like to be part of your consultation to continue to provide excellence in sporting participation for the people of West Lancashire, particularly as our increasing membership has meant we have outgrown our current location. (F)	
Outcome	Comments noted	
Officer recommendation	The Council will continue to consult with Ormskirk Rugby Club	

Chapter/Policy Number: Policy EN3

Title: Provision of Green Infrastructure and Open Recreation Space

ID 74
Consultee name Mrs Daphne Chappell
Agent Name
Nature of response Object
Summary Object to Ormskirk-Skelmersdale linear park (S)
Outcome Comments noted regarding levels of support. The percentages used were taken from actual figures from respondents are so are factual. Consultants conducted work in 2006 looking at the feasibility of the proposed route. This report concluded that it is possible to develop the park; however a number of barriers would have to be overcome. Including the two local authorities there are 14 landowners in total. The study also identified physical problems with the proposed line, however several options and solutions were also identified including building a bridge to span Plough Lane. The Council and Lancashire County Council are fully supportive of this scheme and are committed seeing this scheme delivered. This scheme has also been brought forward into Lancashire LTP3. The Council is aware that many residents have concerns regarding this proposal and in particular have concerns relating to a perception of crime and anti social behaviour. However the Council believe that many of these concerns can be addressed through design and management.
Officer recommendation No further action required

ID 81
Consultee name Mrs Stephanie Hopkin
Agent Name
Nature of response Object
Summary Request to reconsider the designation of land at Elm Place, Ormskirk as recreational space (SC2.17) due to concerns about its suitability (S).
Outcome The Council's Open Space Sports and Recreation Study (October 2009) identified that Ormskirk has the greatest deficiency of childrens play areas and as such is actively seeking to encourage new sites where appropriate. Given the limited availability of land to construct new play areas this site goes some way to helping the Council reduce the level of deficiency. The Council believes that if designed correctly any safety issues can be overcome. Environmental considerations will also be taken into account closer to the application stage.
Officer recommendation No further action required.

ID 241
Consultee name Mr Malcolm Jackson
Agent Name
Nature of response Observations
Summary Should include a focus on allotment provision. (S)
Outcome Although allotments are not specifically mentioned they are seen as being an important part of Green Infrastructure and specifically as providing a recreational use. Additional wording to be added to make specific mention to allotments
Officer recommendation Under Criterion 1.i. additional wording added to include allotments

ID 318
Consultee name Mr Leigh Boyton WLCPRE
Agent Name
Nature of response Support
Summary WLCPRE supports WLBC's Policy EN3 and intentions. We would also suggest a commitment to the provision of new land specifically for allotments and also the provision of street trees (S)
Outcome Additional wording to be added to encourage the development of allotments. The Council does consider that trees are an important part of Green Infrastructure however specific criteria encouraging tree cover and requiring that developments include appropriate tree planting is included under policy EN2 Preserving and Enhancing West Lancashire's Natural Environment.
Officer recommendation Under Criterion 1.i. additional wording added to include allotments

ID 374
Consultee name Mr Anthony Shorrock
Agent Name
Nature of response Object
Summary Having a play area at Elm Place would make life difficult for residents because of the road which is narrow and subject to collapse. Coronation Park is literally around the corner making this a seemingly pointless exercise.
Outcome Comments noted however there is a deficiency of play areas identified in the open space area within that locality.
Officer recommendation No action required

ID 737
Consultee name Mr Martin Ainscough
Agent Name
Nature of response Object
Summary The proposed childrens play area at Lathom Avenue Parbold would be much better sited as part of a mixed use development off Greenfield Avenue, should this ever be allowed. (F)
Outcome The Council is not proposing any mixed use development off Greenfield Avenue and therefore it would be inappropriate to try and include the proposed childrens play area as part of the proposed development
Officer recommendation No action required

ID	1133
Consultee name	Mr Nick Sandford The Woodland Trust
Agent Name	
Nature of response	Support with conditions
Summary	We welcome the commitment to an integrated network of green infrastructure. We would like to see provision of trees and woodland included in this assessment. we would like to see the Council adopt some targets for new woodland creation, particularly in view of the rather low woodland cover in West Lancashire at present. (S)
Outcome	The Borough Council is committed to increasing Woodland cover across West Lancashire and does acknowledge that we have relatively low woodland cover compared to some authorities but this is because as an authority we have a large amount of agricultural land which does not lend itself to woodland cover. As such the Council will not be setting specific targets in relation to woodland cover.
Officer recommendation	No action required.

Chapter/Policy Number: 9.4

Title: Preserving and Enhancing West Lancashire's Built Environment

ID	242
Consultee name	Ms Judith Nelson English Heritage
Agent Name	
Nature of response	Observations
Summary	It is suggested that the Local Plan covers how the conservation and enjoyment of heritage assets will be addressed, and that they are a key issue for the Borough (S).
Outcome	At paragraph 9.72 The Local Plan makes specific reference to the Councils at risk register and that it will continue to monitor and up date it. Additional detail to this would be better placed in a guidance or heritage strategy document or if necessary and SPD
Officer recommendation	No change required

Chapter/Policy Number: Policy EN4

Title: Preserving and Enhancing West Lancashire's Built Environment

ID 64
Consultee name Mr Anthony Northcote Plannig and Local Authority Liason, The Coal Authority
Agent Name
Nature of response Support
Summary The Coal Authority supports the recognition of land instability as a planning issue within criterion 1 vii. of this policy. (F)
Outcome Comment noted
Officer recommendation No action required

ID 319
Consultee name Mr Leigh Boyton WLCPRE
Agent Name
Nature of response Support
Summary In general, WLCPRE supports WLBC's Policy EN4 and intentions
Outcome Comments Noted
Officer recommendation No action required

ID 738
Consultee name Mr Martin Ainscough
Agent Name
Nature of response Support
Summary I would strongly endorse the policy of encouraging inspiring and imaginative design and would encourage the continued use of the RIBA funded panel to police this. The members of the planning committee and the head of planning also need to sign up to this and back their officers and not be swayed by NIMBY neighbours.(F)
Outcome Comments of support noted
Officer recommendation No action required

ID 849

Consultee name Anglo International Up Holland Ltd

Agent Name Ms Lorraine Davison DPP

Nature of response Object

Summary The policy needs to be more in line with the draft NPPF in terms of enabling development. Policy EN4 does not go far enough to ensure that the potential benefits of enabling development are fully covered. More detailed references should be made to English's Heritage's Enabling Development Guide. (S)

Outcome Section b) of Policy EN4 states that '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 herithage asset is necessary in order to deliver substantial public benefits that outweigh that harm or loss: or the nature or the heritage asset prevents all reasonable uses of the site. iv)the harm to or loss of the heritage asset is outweighed by the benefits of bringing the site back into use. As such the Council beleives that the policy does fall in line with the NPPF in enabling development. Additional wording will also be added to make reference to English heritage's Enabling Development Guide.

Officer recommendation Additional wording will also be added to make reference to English heritage's Enabling Development Guide.

ID 894

Consultee name Mr Philip Carter Environment Agency

Agent Name

Nature of response Observations

Summary The reuse of derelict and industrial land is supported, but wherever there is a potential contaminated land impact, appropriate contaminated land assessments should be undertaken to demonstrate the risk to controlled waters. Development will be expected to ensure there is no risk of pollution to controlled waters to ensure compliance with the Water Framework Directive, and this relates not only to ground contamination but also surface water run-off and effluent discharges. We are satisfied that part 1 vii of Policy EN4 reflects the need to prevent pollution of the water environment by requiring development to minimise the risk from all forms of pollution, contamination and land instability. Although we support the policy, it is apparent that part 1 of Policy EN4 covers similar issues to Policy GN3. To avoid repetition, you may feel that part 1 of Policy EN4 could be incorporated into Policy GN3 as part of the submission version of the plan and that Policy GN3 could be renamed Policy GN3 'Sustainability & Design of Development'? (F)

Outcome Comments noted. Part 1 Quality Design of Policy EN4 will be integrated within Policy GN3 Design of Development to avoid repetition within the Local Plan

Officer recommendation Part 1 Quality Design of Policy EN4 will be integrated within Policy GN3 Design of Development to avoid repetition within the Local Plan.

ID	1293
Consultee name	St Modwen Properties PLC
Agent Name	John Francis
Nature of response	Object
Summary	This policy would benefit from the inclusion of wording which would allow it to be applied more flexibly in the event that design expectations arising out of the policy impact on viability. Change of wording suggested (S)
Outcome	The Council is confident that the existing policy is deliverable and allows for a level of flexibility to enable development to come forward.
Officer recommendation	No action required

Chapter/Policy Number: Chapter 10

Title: Delivery and Risk in the Core Strategy - a "Plan B"

ID 99
Consultee name Church Commissioners For England
Agent Name Miss Jennifer Hadland Smiths Gore
Nature of response Support with conditions
Summary Recommendation for consideration and inclusion of additional sites as part of the Plan B. (S)
Outcome See Response to Representation 92 from same consultee
Officer recommendation No Action

ID 529
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Object
Summary Review of delivery under the plan, monitor and manage approach would be annual, so there should be no need for surprise at the 5 year (and 10 year) stages. Sites listed in Aughton, Ormskirk and Burscough all use the same waste water infrastructure as sites held back until 2020 and later. It would be nonsensical to bring forward plan B sites in advance of plan A sites. Bringing forward sites at Halsall, close to the Southport boundary, would be very likely to deliver most benefit for the population of Sefton, rather than West Lancashire. This suggests that the overall target for West Lancashire is too high, in the light of infrastructure and flooding concerns. (F)
Outcome The Five Year reviews for Plan B are not proposed for monitoring purposes but to give certainty within the Local Plan period, i.e. for 5 years the new Local Plan will be given chance to take effect and then its performance will be reviewed and, if necessary, selected Plan B sites will be released to boost housing delivery. Following this, a further 5 years will pass, allowing the Council to see the effect of the Local Plan (and any Plan B sites released at Year 5) over a longer period, before reviewing performance and, again, releasing selected Plan B sites if required. Only 2 Plan B sites (Ruff Lane and Red Cat Lane) are affected by the same waste water infrastructure issues as the preferred sites for Green Belt release, and so would not be released in advance of this issue being resolved. However, Plan B is not just a back-up for the preferred sites, it is a back-up for the whole Plan. While the Plan B sites in Halsall would rely on Sefton services and may attract Sefton residents, they are in West Lancs and can count toward meeting West Lancs needs. They have been selected because, compared to other sites considered elsewhere in West Lancs, they do not fulfil Green Belt purposes and / or are more sustainably located. This has no reflection on the Borough-wide housing target.
Officer recommendation No Action Required

ID 550
Consultee name Mr Simon Artiss Bellway Homes Ltd
Agent Name
Nature of response Support
Summary 2. Plan B Sites – we support the introduction of such a provision as this was identified in the recent Bolton Core Strategy Hearing by the Inspector. Up to 7 sites are identified, many in smaller settlements/locations. As you are required to deliver sustainability through the Local Plan we assume that a comparative assessment of sustainable development has been undertaken, although we do not have the resources to appraise that work. What we seek is a Plan that provides sufficient viable development opportunities in the plan period to deliver your targets and a robust Plan B strategy should it be called upon; (F)
Outcome Support noted
Officer recommendation No action

ID 819
Consultee name Mrs Elizabeth Anne Broad Dalton Parish Council
Agent Name
Nature of response Observations
Summary Dalton Parish Council comment that development of land on Mill Lane, Up Holland could impact upon their parish as blurring the area between Up Holland and Dalton and merging two settlements. Mill Lane is a dangerous road. It is used by Heavy Good Vehicles travelling between Dalton Quarry and Ravenhead Brick Works, it has one side of the road permanently blocked by parked cars because the housing there is on a steep hill with no offstreet parking, it would result in the loss of a well-used play area and exacerbate pressure on the road there. (F)
Outcome The Mill Lane site is enclosed by the Up Holland settlement area, so its development would not "blur" the area between Up Holland and Dalton. Traffic concerns in relation to Mill Lane have been considered but the creation of a new access onto Mill Lane for any new development could actually make the road safer by causing traffic to slow down. The vast majority of the open space would be unaffected by any development proposals and if development would result in the loss of the play area, it would need to be replaced elsewhere on the open space at the developers cost.
Officer recommendation No Action Required

ID	902
Consultee name	Roger Tym & Partners
Agent Name	Mr John Cookson Roger Tym & Partners
Nature of response	Support with conditions
Summary	<p>Our client's site at New Cut Lane represents an excellent opportunity for residential development. The strengths of the site include: • the site is sustainably located, close to shops and services, and the Council clearly accepts that it represents an appropriate location for residential uses (otherwise the site would not be proposed for release from the Green Belt); • the site faces no suitability issues such as the constraints imposed by waste water treatment issues in many locations across the Borough; • the site's owners are willing to see the site come forward for development; • the site faces no achievability constraints and a high-profile developer is keen to take the site on; • the early provision of much-needed housing at the site will help West Lancashire Borough Council to meet its challenging dwelling targets and to increase the delivery of affordable housing; • the site presents a rare opportunity for the expansion of Southport / Birkdale / Ainsdale; and • the site will not have any effect on the Council's strategic regeneration objectives in Skelmersdale, Ormskirk and Burscough, all of which are a considerable distance from New Cut Lane and are completely different housing markets. We therefore welcome the Council's proposal to release the New Cut Lane site from Green Belt designation. However, we are concerned that the Council's proposed approach set out in draft Policy GN2 and in Chapter 10 of the Local Plan Preferred Options is too restrictive, and will needlessly delay this site from coming forward and delivering new dwellings for the benefit of both West Lancashire and Sefton. We consider that, instead, the site should be allocated for residential uses in the Local Plan. If the Council prefers to keep the site as 'Plan B' land, we consider that the Council should examine the possibility of releasing this land at a much earlier stage in the plan period than would be possible under the terms of the 'Plan B' wording as currently drafted, so that sufficient deliverable 'Plan B' sites can be brought forward at the appropriate time to meet identified shortfalls against dwelling targets. Whilst the latter suggestion would be an improvement on the 'Plan B' mechanism as currently drafted, allocating our client's site for residential use would undoubtedly be the best way of capturing the significant benefits offered by the site.</p>
Outcome	See response to Representation 825 from same consultee
Officer recommendation	No change to LPPO

ID	905
Consultee name	Jamie Fletcher
Agent Name	
Nature of response	Object
Summary	Concerns over Plan B. (S)
Outcome	<p>The "Plan A" is the whole Local Plan - the preferred strategy, if you will. The Council have proposed this Local Plan because it is deliverable. The Plan B is a back-up plan to ensure flexibility if an unforeseen issue arises with a site or area of the Borough that means the preferred strategy cannot be delivered in its entirety. St Joseph's College is not a part of the preferred strategy or "Plan B" of the Local Plan, because the planning permission for the site has been shown to be unviable.</p>
Officer recommendation	No Action

ID 956
Consultee name Mr & Mrs Kershaw
Agent Name
Nature of response Object
Summary As we own a proportion of the land that is included in the "Plan B", before we could support the proposal we would need to know in depth the quality (i.e. social housing, affordable housing and market housing), quantity and proximity of the proposed developments to our home. We would also like to see further information of the infrastructure for the proposed developments, particularly as our water main runs from Moss Road to our property directly under where the proposed development would occur. (S)
Outcome If the Moss Road Plan B site were to come forward over the course of the Local Plan, it would be required to fulfil all other policies in the Local Plan, like any other development proposal. Therefore, 35% of the new housing on the site would be required to be affordable, with the remainder market housing. Table 10.1 in the LPPO assumes a potential housing capacity for the Moss Road Plan B site of 240 dwellings. New development would need to ensure that access to infrastructure for existing properties, such as water mains, was maintained.
Officer recommendation No Action

ID 960
Consultee name Wainhomes Developments
Agent Name Mr Stephen Harris
Nature of response Object
Summary Whilst Plan B is supported, there are concerns about its 'triggers'. A requirement of 310 dwellings per annum should be used, not the 260 in the first five years of the Plan. The Plan should explain how Plan B sites are to be chosen for release. There are concerns over the appropriateness and deliverability of several of the Plan B sites. Others should thus be identified. (S)
Outcome As currently proposed, the annual target for the first 5 years of the Local Plan would be 260 dwellings. Therefore, any shortfall that Plan B sites may need to make-up for after 5 years would be in relation to the 260 dwelling annual target (1,300), not a 310 dwelling annual target (1,550). Views on the 80% trigger noted, but any threshold has the same effect. 80% was selected as a reasonable threshold that gives a degree of flexibility both ways. If the housing market is slightly slower to recover than anticipated, the 80% threshold (which probably wouldn't be triggered in this instance) gives the Local Plan to the chance to recover the slight deficit more naturally over the course of the Plan period without having to release more greenfield land for development. In relation to how Plan B sites will be selected from the list of 7 to make-up any deficit that emerges over the plan period, this will be a fresh assessment based on the latest evidence at the time of the 5 or 10-year review. While the 3 Plan B sites in Halsall would rely on Sefton services and may attract Sefton residents, they are in West Lancs and can count toward meeting West Lancs needs. They have been selected because, compared to other sites considered elsewhere in West Lancs, they do not fulfil Green Belt purposes and / or are more sustainably located. Therefore, they are suitable for the Plan B. Given that the Plan B allows for up to 15% extra on top of the Local Plan target and all sites are expected to be deliverable either by Year 5 or Year 10, the 7 sites selected are considered sufficient.
Officer recommendation No Action Required

ID 963
Consultee name Wainhomes Developments
Agent Name Mr Stephen Harris
Nature of response Object
Summary Whilst Plan B is supported, there are concerns about its 'triggers'. A requirement of 310 dwellings per annum should be used, not 260. The Plan should explain how Plan B sites are to be chosen for release. There are concerns over the appropriateness and deliverability of several of the Plan B sites. Others should thus be identified. The Safeguarded Land at Parrs Lane should be allocated for housing, or at least a Plan B site.(S)
Outcome See Rep 960 from same consultee
Officer recommendation No Action Required

ID 997
Consultee name Mr John Lloyd
Agent Name
Nature of response Object
Summary I do not think that the seven sites in Plan B should yet be released from the Green Belt for possible future development as there is no present nor forthcoming need actually foreseen for this land. (S)
Outcome The only time that Green Belt boundaries should be reviewed, is through the preparation of a Local Plan. Given that the new Local Plan is for a 15-year period, this would mean that the Green Belt should not need to be reviewed for at least 15 years. Plan B sites need to be identified to ensure flexibility in housing delivery over the entire plan period and, for them to be deliverable, they cannot remain in the Green Belt. Therefore, the Council could not earmark Plan B sites without releasing them from the Green Belt. However, given that Plan B is only a back-up plan if the preferred strategy fails to deliver as anticipated, it would be hoped that the Plan B sites would remain as they are, albeit not designated as Green Belt.
Officer recommendation No Action required

ID 1088
Consultee name Susan Dunn West Lancashire Civic Trust
Agent Name
Nature of response Object
Summary With regard to Plan B we would not support any further incursions into the Green belt in respect of the areas listed (F)
Outcome Comments noted
Officer recommendation No Action

ID 1096
Consultee name Mr Francis Williams Ormskirk Friends of the Earth
Agent Name
Nature of response Object
Summary The Environment Agency have stated that further development at Aughton would place unbearable strain on the water table.
Outcome Comments relating to the Environment Agency's views on development in Aughton will be further investigated as to date this view has not been shared with the Council, despite the EA's continued engagement in the process.
Officer recommendation No change.

ID 1104
Consultee name Mr Keith Williams Burscough Parish Council
Agent Name
Nature of response Object
Summary Red Cat Lane Plan B is strongly opposed. It fails to provide a defensible boundary against development and fails on infrastructure grounds, traffic and drainage. (S)
Outcome While the release of the Red Cat Lane site from the Green Belt would not initially result in a stronger boundary to the Green Belt in this area, if it was developed, this would "round-off" the settlement area between Red Cat Lane and Moss Nook and create a stronger boundary to both the Green Belt and settlement area. In relation to traffic, if development of the site were anticipated to create traffic problems, the developer would need to rectify these issues as part of the development. In relation to drainage, the Council's information does not show any culverts under the land but the drainage issues in Burscough are well documented. Development at Red Cat Lane would be required to ensure that it did not make the local drainage issues worse.
Officer recommendation No Action Required

ID 1154
Consultee name Mr Robin Buckley Redrow Homes (Lancs) Ltd
Agent Name Mr Tony McAteer
Nature of response Object
Summary Plan B is contrary to national policy. Deliverability should be resolved within the Plan itself, not through a 'Plan B'. Ormskirk / Aughton and the Northern Parishes can play an important role in delivering the Council's objectives. Plan B should be able to be implemented earlier than five years, based on annual monitoring. (S)
Outcome The Plan B is proposed as a method of having flexibility in the Local Plan, as required by current and proposed national planning policy. It bears no reflection on the Council's confidence in the preferred strategy. The 5-year review (i.e. 2 reviews in a 15 year plan) does not constitute frequent and is also not an "update". The Plan B is part of the Local Plan - merely a mechanism to provide flexibility and avoid a formal update of the entire Local Plan. The 5 and 10-year reviews are also separate from the annual monitoring that will continue to take place. The 5 and 10-year reviews will utilise the annual monitoring data to make a decision as to whether any Plan B sites need to be released for development but are not monitoring processes in themselves. The Council have chosen a 5-year review in order to allow the Local Plan to become established and see whether it is working as intended before releasing more greenfield land.
Officer recommendation No Action required

ID 1183
Consultee name Mr Jonathan Clarke Knowsley MBC
Agent Name
Nature of response Observations
Summary The Council supports the evidence base employed to identify the West Lancashire's preferred locations for Green Belt release. The Preferred Options document discusses the possibility of releasing some additional Green Belt land for development as part of a "Plan B" scenario. Knowsley Council supports the need to maintain flexibility in the strategy; however it is queried whether other means should also be explored should new development fail to deliver more than 80% of anticipated housing targets over a 5 or 10-year timeframe. This may include, for example, intensification of development within existing allocations, review of the housing target or release of other "surplus" sites which may have become available since adoption of the Plan. (f)
Outcome Observations noted. The Council have chosen a "Plan B" approach in order to give a degree of certainty over the plan period and avoid any need for a formal Local Plan update or review which releases "surplus" sites that emerge, or further Green Belt sites, part way through the plan period. Given the rural nature of West Lancs, intensification of existing allocations would not be suitable (and on the few sites it is, this has already been taken into account in delivering the housing target). Given that the housing target is based on housing need as evidenced by the CLG household projections, unless these projections fall over the plan period, it would be inappropriate to reduce the housing target unless neighbouring authorities were to deliver a proportion instead.
Officer recommendation No Action required

ID 1194
Consultee name Mr John Gardner
Agent Name
Nature of response Observations
Summary Has account been taken of the 300 new dwellings which have existing planning approval for construction on the site of the former St Joseph's College in Up Holland? (f)
Outcome To the best of the Council's knowledge, the planning permission granted in 2007 in relation to St Joseph's College will not be delivered over the plan period because it is no longer viable. Any amended application would therefore involve substantial changes to the proposals and would be an entirely separate decision which may not be granted permission. Therefore, based on the current permission and proposals, the Council do not expect this site to come forward for development, meaning that the Council cannot count it toward the delivery of the Local Plan housing target.
Officer recommendation No Action Required

ID 1213
Consultee name Mr Andrew Taylor David Wilson Homes
Agent Name Ms Lorraine Davison DPP
Nature of response Object
Summary Chapter 10 should be fully revised. The present approach to housing land provision is unsound and creates unnecessary uncertainty and risk. Allocating at Land at Parr's Lane, Aughton will address the uncertainty by providing a suitable, available, achievable and deliverable housing allocation and remove the need for a 'Plan B'. (S)
Outcome See Response to Representations 1211 and 1212 from same consultee
Officer recommendation No Action required

ID 1229
Consultee name Mr PF McLaughlin
Agent Name
Nature of response Support
Summary The reinforced Plan B would seem a sensible standby if housing development plans are problematic. (F)
Outcome support noted
Officer recommendation no action

ID 1242
Consultee name Ms Karen Martindale
Agent Name
Nature of response Object
Summary Concerns at late emergence of Plan B. We believe that Plan B land should not be released at this time. Plan B is flawed. The policy disincentivises developers from building less profitable sites elsewhere in the Borough so that they can develop greenfield sites. The whole policy is counterproductive. Projected housing numbers for some sites should be amended to be consistent with density policy in RS1. (S)
Outcome The Plan B is proposed as a method of having flexibility in the Local Plan, as required by current and proposed national planning policy. It bears no reflection on the Council's confidence in the preferred strategy. The Council have chosen a "Plan B" approach in order to give a degree of certainty over the plan period and avoid any need for a formal Local Plan update or review part way through the plan period if an unforeseen issue causes certain sites not to be delivered. In relation to the density of particular sites, the reasons for this are provided in the site assessments appended to Technical Paper 1. For Parrs Lane and Ruff Lane, it is because the need to develop in context with the surrounding area. For Red Cat Lane, it is because of the fact that the site has existing dwellings on its western and eastern edge and involves several ownerships (some of which are back gardens). Therefore, the entire site might not be developed out.
Officer recommendation No Action required

ID 1267
Consultee name Mr Andrew Thorley Taylor Wimpey UK Ltd
Agent Name Miss Caroline Simpson Nathaniel Lichfield & Partners
Nature of response Support with conditions
Summary Broad support for Plan B but objection to the fact that the Grove Farm north part of the site is not included in either Plan A or Plan B. (S)
Outcome Support noted In relation to the northern part of the Grove Farm site, see rep 1259 against Policy RS1
Officer recommendation See recommendation for rep 1259 against Policy RS1

ID 1270
Consultee name Mr Alexis De Pol
Agent Name
Nature of response Object
Summary As an alternative to additional Green Belt release through the Plan B, the Plan should consider windfall development opportunities on non-Green Belt land in the Northern Parishes in order to meet this need.
Outcome The potential of the Northern Parishes to deliver development is recognised, and the 400 units assumed for this area is a minimum target and can be exceeded. It is agreed that in general terms, it is preferable to consider non-Green Belt land before Green Belt. However, as alluded to by the Objector, there are issues with infrastructure in the Northern Parishes and there is not considered to be potential for major housing delivery in this area over and above the 400 units assumed in the Plan. Even if flood risk can be adequately mitigated against site-by-site, there are significant hydraulic issues with regard to water supply and waste water, whose resolution would need to be at a Northern-Parishes wide level, rather than site-by-site as individual planning applications are submitted. We have no indication from United Utilities that such works will take place during the lifetime of the Plan, and thus it is not agreed that the Plan should assume significant 'windfall' (or Plan B) housing potential in the Northern Parishes area.
Officer recommendation no change

ID 1316
Consultee name Mrs Margaret Wiltshire CPRE (West Lancs Group)
Agent Name
Nature of response Object
Summary We do understand the bureaucratic need to have spare land for housing over each five year slot. However, the more we look at the situation, the more we believe that Plan A will make only limited progress and the attractive ex-Green Belt and DS4, mostly green-field sites will in due course become available and a rush to build new houses will amazingly emerge! The demonstrated "flexibility" will enable the patient developers to choose the choicest plots. (S)
Outcome See Response to Representation 1310 from same consultee
Officer recommendation No Action required

ID	1321
Consultee name	Mrs Margaret Wiltshire CPRE (West Lancs Group)
Agent Name	
Nature of response	Object
Summary	para 10.8 The table at 10.8 gives an explicit example of something the Council does in several contexts:- policies and figures are prescribed butthen you don't keep to them. A blatant example is the affordable housing proportions. (S)
Outcome	In relation to the density of particular sites, the reasons for this are provided in the site assessments appended to Technical Paper 1. For Parrs Lane and Ruff Lane, it is because the need to develop in context with the surrounding area. For Red Cat Lane, it is because of the fact that the site has existing dwellings on its western and eastern edge and involves several ownerships (some of which are back gardens). Therefore, the entire site might not be developed out.
Officer recommendation	No Action

Chapter/Policy Number: Table 10.1**Title: Delivery and Risk in the Core Strategy - a "Plan B"**

ID	26	
Consultee name	Mr Howard Courtley	Courtley Consultants Ltd
Agent Name		
Nature of response	Object	
Summary	Table 10.1 sites and in particular site (vi) Fine Janes farm should be allocated under RS1 Residential Development in the period 2012-2017 for 60 dwellings. (S)	
Outcome	See Response to Representation 17 from same consultee.	
Officer recommendation	No Action Required	

ID	739	
Consultee name	Mr Martin Ainscough	
Agent Name		
Nature of response	Object	
Summary	Land needs to identified in the eastern Parishes and particularly around the key sustainable village of Parbold. In particular par of PAR03 in the Green Belt Study. No development potential for the village of Parbold over the next 15 years is unsustainable. (F)	
Outcome	See Response to Representation 734 from the same consultee	
Officer recommendation	No Action required	

ID	981	
Consultee name	Mr Peter Banks	
Agent Name		
Nature of response	Object	
Summary	With the exception of Mill Lane, Upholland (on which I do not express any opinion either way), all of the sites in Table 10.1 should be included in the main plan in place of Grove Farm, High Lane and the majority of Yew Tree Farm (north), Burscough. The rest of Yew Tree Farm (north) could be transferred to this table, but Grove Farm should be excluded from the plan completely as any encroachment into the green belt separating Ormskirk and Burscough will tend to lead to the eventual linking of these two towns. Either Altys Lane, or Holborn Hill should be brought into the list of Plan B sites in place of Grove Farm. (F)	
Outcome	Technical Paper 1 sets out the process the Council went through in identifying preferred Green Belt sites for development and Plan B sites. This process showed that Yew Tree Farm and Grove Farm were the most sustainable and appropriate sites for release from the Green Belt. Therefore, it would be inappropriate to place them in Plan B instead without new evidence to justify this. The development of the Grove Farm site, as proposed in the LPP0, would not close the strategic gap between Ormskirk and Burscough, otherwise it would have been found to still fulfil a purpose of the Green Belt. Altys Lane and Holborn Hill sites were assessed (see Technical Paper 1) but were not found to be as suitable for Plan B as the 7 sites selected.	
Officer recommendation	No Action required	

Chapter/Policy Number: Appendix A

Title: Local Plan Preparation

ID	804
Consultee name	Mr Robert W. Pickavance
Agent Name	
Nature of response	Other
Summary	Having campaigned for the last twenty-five years for the New Road site to be developed I feel now is the time to move the site forward with a tasteful development that would be in keeping with the village and would be acceptable to the village community where I live. (S)
Outcome	Comments noted
Officer recommendation	No change

Chapter/Policy Number: Appendix B

Title: The Spatial & Strategic Objectives

ID 100

Consultee name Church Commissioners For England

Agent Name Miss Jennifer Hadland Smiths Gore

Nature of response Observations

Summary Finally, with regard to monitoring and implementing the proposed policies within the Local Plan, it is important for the polices and justification behind them to be flexible enough to address potential changes that may take place over the next 15 years which covers the forthcoming plan period. (F)

Outcome Comments noted. This flexibility to change is dealt with through the policies. Regular monitoring will ensure that the plan can adapt to any changes.

Officer recommendation No action required.

ID 1296

Consultee name Kate Wheeler Natural England

Agent Name

Nature of response Observations

Summary Recommendations for monitoring indicators in relation to the SA. (S)

Outcome Comments noted. The recommendations will be considered when the SA indicators are prepared.

Officer recommendation The recommendations will be considered when the SA indicators are prepared.

Chapter/Policy Number: Appendix C

Title: Planning Policy Background

ID	1323
Consultee name	Mrs Margaret Wiltshire CPRE (West Lancs Group)
Agent Name	
Nature of response	Support
Summary	We are pleased to see the updated explanation of the Planning Policy Background. (F)
Outcome	support noted
Officer recommendation	No action

Chapter/Policy Number: Appendix D

Title: Setting Locally-determined Targets

ID	530
Consultee name	Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name	
Nature of response	Object
Summary	The "RSS deficit" over the years 2003-2012 is a false figure, since most of that "deficit" occurred as a result of restraint to correct over-development in the preceding years. (s)
Outcome	It is clear from Inspector's decisions on recent Examinations of Local Development Documents and from the Government's Growth Agenda that the Council are required to make up what has been termed the RSS deficit or "pent-up" need for housing that has yet to be delivered. Therefore, the housing target in the Local Plan must account for this.
Officer recommendation	No change

Chapter/Policy Number: Appendix E

Title: Delivery & Risk

ID 531
Consultee name Mrs Elizabeth Anne Broad Lathom South Parish Council
Agent Name
Nature of response Observations
Summary Appendix E Delivery and Risk Policy Area RS4 page 236 Contingencies for the Risks Contradictory statement. (f)
Outcome Disagree
Officer recommendation No Action

ID 896
Consultee name Mr Philip Carter Environment Agency
Agent Name
Nature of response Observations
Summary In relation to Policy IF3 and the 'contingencies for the risks', as stated during the consultation on the preferred option Core Strategy, on-site waste water treatment in sewerred areas would be unacceptable from the perspective of the Environment Agency. (s)
Outcome Comments noted
Officer recommendation Amend 2nd para of Contingencies for the Risks for Policy IF3 to remove reference to on-site waste water treatment.

Chapter/Policy Number: Appendix G

Title: Key Amendments to the Proposals Map

ID 27
Consultee name Mr Howard Courtley Courtley Consultants Ltd
Agent Name
Nature of response Object
Summary Amend Appendix Map G7 Western Parish and change from GN 4 (vi) Fine Janes Farm to RS1 Residential development RS1 (x) Fine Janes Farm. (F)
Outcome Disagree - see response to Representation 17 from same consultee
Officer recommendation No Action

ID 239
Consultee name Mr Tim Haughton
Agent Name
Nature of response Object
Summary There has been too much housing development in this area recently. (f)
Outcome Comment noted
Officer recommendation No Action

ID 377
Consultee name Mr Andy Pringle ICD / Maharishi Community
Agent Name
Nature of response Support with conditions
Summary On Map G3 the boundary should also include Victoria Park as a development potential for a mixed use development to further enhance the town and town centre. In addition to Yew Tree Farm this would be a natural infill development. (S)
Outcome Disagree - See response to Representation 376 from same consultee
Officer recommendation No Action Required

ID 898
Consultee name Mr Philip Carter Environment Agency
Agent Name
Nature of response Observations
Summary List of constraints which apply in relation to each map/sites. (S)
Outcome Observations noted. The constraints pointed out will be applied at planning application stage in the event these sites are allocated. The consideration of Skelmersdale and Ormskirk as a Critical Drainage Area will take place within the SFRA Level 2 which is due to be finalised following consultation of the draft. Direct reference will be made to the SFRA Level 2 within the relevant sections of the Local Plan. The replacement of the Aveling Drive Culvert will be referenced within the Local Plan.
Officer recommendation Direct reference will be made to the SFRA Level 2 within the relevant sections of the Local Plan. The replacement of the Aveling Drive Culvert will be referenced within the Local Plan.

ID 926
Consultee name Sheila Wright Bain Wright Partnership
Agent Name Ms Sheila Wright
Nature of response Object
Summary Whilst the settlement boundary has been extended to include more of Tarleton School's buildings, it should be further extended to include the sports centre and hardstanding. (S)
Outcome Agreed
Officer recommendation Amend settlement boundary to include sports centre and hardstanding.

ID 983
Consultee name Mr Andy Pringle Ideal Community Developments
Agent Name
Nature of response Object
Summary To include Victoria Park, Burscough in the green belt release for mixed use residential development in conjunction with Burscough Football Ground for approximately 100 units. This on the basis that the sports and recreation will be relocated to an alternative suitable location. (F)
Outcome See response to rep 376 from same consultee
Officer recommendation Without new evidence to justify Green Belt release in this location and without certainty on potential proposals for redevelopment within the settlement boundary, this land should not be allocated in the Local Plan for mixed-use redevelopment.

ID 1001
Consultee name Mr Stephen Barron
Agent Name
Nature of response Observations
Summary Query over amendments to boundaries within the proposals maps (S)
Outcome Amendments of boundaries at Fletcher Ave and Fairbank Ave were made to attempt to better reflect the built-up area of the village. The open space at Fletcher Avenue, while protected from development as it is a public open space, is correctly included within the settlement boundary as it lies directly between residential dwellings to the west and the Tarleton Mill Rural Development Opportunity to the east, both of which are part of the settlement area. As such, it should be retained within the settlement area as a public open space.
Officer recommendation No change required

ID 1013
Consultee name Mr D Rimmer
Agent Name Mr Chris Cockwill Cockwill & Co
Nature of response Object
Summary Settlement boundaries around Banks should be changed to reflect planning permission and funding from the HCA for housing. (S)
Outcome Disagree - inclusion of site within settlement area or otherwise would have no impact on delivery of site as per existing planning permission
Officer recommendation No Action Required

ID 1026
Consultee name Hughes Mushrooms
Agent Name Mr Chris Cockwill Cockwill & Co
Nature of response Object
Summary The settlement boundary of Newburgh should be changed to include PB.24(SHLAA Site) to the excluded from the Green Belt and within the Settlement Boundary enabling redevelopment to take place. (F)
Outcome Green Belt release on the edge of rural settlements such as Newburgh was considered in the plan preparation process and rejected as an unsustainable approach and would involve the release of land that is still fulfilling the purposes of the Green Belt.
Officer recommendation No Action Required

ID 1084
Consultee name Mr Stan Meredith ADGBURM
Agent Name
Nature of response Object
Summary Map G1, p.254 – is there an error in identifying this site on the Proposals Map as GN1 (a) iv rather than as GN2, as so described on p.67 ?; if so, does such mis-attribution impair the validity of the consultation process on this matter?(F)
Outcome Map G1, on p.252, included an error on the label for the Mill Lane site in up Holland. While this error is regrettable, it does not invalidate the consultation in any way.
Officer recommendation No Action Required

ID 1135
Consultee name 3G All Weather Football
Agent Name Mr Paul Sedgwick Sedgwick Associates
Nature of response Object
Summary Suggested amendment to Green Belt boundary at 140 Station Road, Hesketh Bank. (S)
Outcome The vast majority of the site marked on the attached plan is still open and in a sports / recreation use (e.g. sports pitches) or in a horticultural use and so a suitable use in the Green Belt. The development of a single building (itself only in the north-west corner of the site, adjacent to the village boundary) does not justify the release of the entire site.
Officer recommendation No Action Required

ID 1324
Consultee name Mrs Margaret Wiltshire CPRE (West Lancs Group)
Agent Name
Nature of response Observations
Summary We were pleased to see some maps and would have liked more. These were rather small and it was not always easy to read the detail. On map G7, the numbering of sites does not correspond to the table in the text (p65-66). (F)
Outcome Comments noted
Officer recommendation No Action Required

Response to Local Plan Preferred Options Representations 920, 1070 and 1071 submitted by Michelle Blair, Ms Gillian Bjork and Gavin Rattray

General Comments

Brownfield sites – the Local Plan does not allocate all potential housing sites within the Borough because, the way policy is written (SP1, GN1 and RS1), it is made clear that the principle of residential development on sites within the settlement boundaries (especially brownfield sites) is permitted, subject to the specific requirements of other policies in the Local Plan. In preparing the Local Plan, the Council have used the SHLAA as the basis for available and suitable land for development and in order to meet the housing target set for the Borough it is clear that the all the available and suitable sites within the settlement boundaries will be required as well as a small amount of Green Belt land.

Empty houses – It is not appropriate to count empty homes toward the delivery of housing development targets. It should also be noted that vacancy levels in West Lancashire are in the nationally accepted normal range (3-4%) required for the housing market to function efficiently.

“Small-scale” infill of Green Belt – when considering the options for the release of Green Belt in the Local Plan, the Council based their decision on two key factors: firstly, the quality of the Green Belt and the impact removing the Green Belt designation would have and, secondly, the sustainability and deliverability of development in any given location.

In relation to the first factor, the Green Belt Study identified only 14 parcels of land that no longer fulfilled at least one of the purposes of the Green Belt. Of these 14, only 10 parcels were in sustainable locations and deliverable, 5 of which together form the Yew Tree Farm site. The remaining 5 have all been included in the Local Plan either as a preferred development site or a “Plan B” site.

While the quality of the Green Belt is not the only factor, consideration must be given to how changing the Green Belt boundary would impact the remaining Green Belt nearby. When a Green Belt boundary is changed the boundary must be set having regard to the intended permanence of the new boundary so that it may endure beyond the plan period. This can be challenging in rural areas characterised by large fields, often only separated by weak boundaries, and can mean a Green Belt boundary is moved further than is actually required. This is especially the case when considering only “small-scale” infill.

In addition, spreading development around several Green Belt sites has the effect of diluting the development funding for new infrastructure, as well as impacting on more areas of Green Belt. In a rural area such as West Lancs, where infrastructure can often need upgrading to service new development, a critical mass of development is required to make the development viable. “Small-scale” infill would not generate this critical mass in any one location and instead cause infrastructure problems in several locations.

Affordable housing – Policy RS2 expressly requires that a set percentage of properties in a development must be affordable. The only reason that the Council would allow a specific development to move away from this requirement is on the

grounds of financial viability, but this would only rarely affect a development proposal and, even then, it is unlikely that no affordable housing contribution would be made.

Spare capacity within neighbouring authorities – the Council has worked closely with all its neighbours in preparing the West Lancashire Local Plan and in preparing the Local Plans / LDFs of neighbouring authorities.

At Options stage (September 2009), the Council consulted on an option whereby neighbouring properties took a proportion of West Lancs' housing target. This option was not only rejected by residents of West Lancs, but was found to be unrealistic given that neighbouring authorities are struggling to find sufficient land to meet their own housing needs.

In addition, any transfer of housing target between Local Authorities should only take place where there is a close relationship between housing markets, and while there is a degree of overlap with housing markets in some neighbouring authorities, West Lancs' housing markets are broadly consistent with the Borough boundary.

Incomplete and non-impartial evidence – while this issue will be addressed where it is raised in the detailed comments, the Council has great confidence in the thoroughness of the Local Plan evidence base and has no reason to believe that any of the sources of this evidence are anything other than robust and accurate sources of evidence undertaken by professionals with suitable qualifications and undertaken with impartiality.

1. Surface Water and Fluvial Flooding

The Local Plan Preferred Options (LPPO) acknowledges that there are surface water flooding issues in Burscough and Policy SP3 requires any development to resolve these issues in relation to the Yew Tree Farm site – it states that development should deliver: “*Measures to address the surface water drainage issues on the Yew Tree Farm site and in Burscough generally*”. Ultimately, it is believed that this surface water flooding constraint can be overcome through improvements to the drainage infrastructure and this would be funded by developers.

In addition, any increase in surface water run-off from the development of a greenfield site would not be permitted to be discharged to a public sewer and so the improvements to drainage infrastructure will also address any increased surface water run-off from the Yew Tree Farm site as a result of development.

In relation to fluvial flooding, no part of the Burscough settlement area (as proposed in the LPPO) is affected by Flood Zones 2 or 3, while Ormskirk and Skelmersdale both have small areas of land in Flood Zones 2 and 3 alongside watercourses flowing through the towns. Therefore, while Burscough may be lower lying, the risk of fluvial flooding is still very low and should not act as a constraint to development and the Spatial Evidence Paper is correct to state that “*Burscough does not lie directly in areas of significant fluvial flood risk*”.

2. Waste Water

There are two separate waste water issues described here; one with regard the environmental limits on discharge at the New Lane treatment works and one with regard the capacity of the sewer network running through Burscough to New Lane.

Both would need to be addressed prior to, or through, development at Yew Tree Farm and this is clearly set out in the penultimate paragraph of Policy SP3.

In relation to the Green Belt Study, this assessment informed the preparation of the Local Plan, but it did not decide which parcels of land should or should not be removed from the Green Belt or what they should be developed for. Only the Local Plan can do this. Therefore, the Green Belt Study simply found that, along with other parcels, the land at Yew Tree Farm and the land at Parrs Lane (AUG04) does not fulfil the purposes of being included in the Green Belt anymore.

Stage 3 of the Green Belt Study went on to assess the sustainability and deliverability merits of the sites that were found to no longer fulfil the purposes of the Green Belt, simply to inform the consideration of these sites in the Local Plan process, but, again, it cannot make a decision as to whether a site is removed from the Green Belt or how it is developed. Agricultural land quality and waste water infrastructure were just two of the many factors assessed in Stage 3.

3. School Places

Consideration has been given to the impact of new development in Burscough on school places. However, this consideration has to be informed by the Local Education Authority's views on the matter. The Council has consulted closely with the Local Education Authority on development proposals in the LPPO, and no issue has been raised with regard secondary school places in Burscough or elsewhere in the Borough.

4. Traffic

- a) The Traffic Impact Assessment Tool (TIAT) that has informed the Transport Technical Paper has assessed the impact on the local road network in West Lancashire of **all** the development proposed in the LPPO, as well as the 3 options consulted upon previously for the Core Strategy Preferred Options (CSPO). It does not assess the impact of any one site, as this would be unhelpful as it would take that impact out of the context of the rest of the Local Plan developments.
- b) The data collected from the TIAT was considered in light of several factors, including Traffic Master data, which calculates the average speeds and journey times along a route. This data identifies "evidence of traffic density" as where speeds slow, the same amount of traffic will inevitably become more dense. Therefore, this issue was considered in the assessment work undertaken and the results of this showed a clear issue on the A570 in relation to the Core Strategy Option 1 which was far greater than the impact on the A59 in any of the other options.
- c) The evidence summarised in the Transport Technical Paper clearly acknowledges that there will be more traffic on the roads across the Borough and that, in certain locations, this increase in traffic could potentially have a detrimental impact. However, consideration needs to be given to how severe this impact would be in different locations with different development options and what improvements to the highway network can be made to reduce any negative traffic impact. Ultimately, it is considered that, as well as the potential impact on Burscough being less than other parts of the Borough with other development

options, there are improvement measures that can be identified to improve traffic flow through Burscough.

- d) See response to “school places” above.
- e) While the LPPO includes the Ormskirk bypass as an infrastructure improvement that the Council supports and would like to see happen, the fact remains that, at the moment, it would seem funding for the bypass will not be available in the foreseeable future. Therefore, it would be inappropriate to include it as a mitigation measure for any option.

5. Green Belt

- a) The Green Belt Study has been validated by Lancashire County Council, who gave an independent professional view of the study. Their views and validation of the study were an integral part of the development of the study.
- b) Burscough is included alongside Skelmersdale / Up Holland and Ormskirk / Aughton as a large built-up area because these are the three largest settlements and the only Key Service Centres in the Borough. However, even if Burscough had not been considered as a large built-up area for the purposes of the Green Belt Study, and the parcels on the edge of Burscough had not been assessed against Purpose One, the same parcels would still have been found as not fulfilling the purposes of the Green Belt. Parbold is not considered a Key Service Centre, and so was considered as a rural settlement in the Green Belt Study.
- c) The option of delivering some of West Lancs’ housing needs in neighbouring authorities was considered at the Core Strategy Options stage in September 2009. The neighbouring authorities that would be most appropriate for meeting West Lancs’ housing needs are struggling to meet their own housing needs on non-Green Belt land, and so this option was not considered viable. It would also be inappropriate to require a neighbouring authority(ies) to meet West Lancs’ housing needs in their Green Belt if there are reasonable and sustainable sites in the Green Belt in West Lancs.
- d) Assessing the Green Belt is inevitably a subjective process. National guidance is not so prescriptive as to result in an entirely objective method of assessing Green Belt, and so the interpretation of different purposes and of different boundaries will vary somewhat even between planning professionals. In particular, the character of the Yew Tree Farm site makes it more difficult than most to divide into parcels and indeed, some planning professionals would consider it as one whole parcel due to the strongest boundaries in the area being the roads and built-lines that make up the boundary of the strategic development site. However, it is unlikely that a change to how the site was divided into parcels would have resulted in a different outcome.
- e) Green Belt is a long-term policy instrument, hence why Green Belt boundaries have not been changed in the Ormskirk / Aughton and Burscough area for 25 years even though it was intended that the Green Belt in this area would be reviewed after 20 years at most. However, as pointed out, the development of the disused airfield for industrial units has affected the character of the Green Belt to the south-west of Burscough.

In terms of the purposes of the Green Belt:

- Purpose 1 – The release of Green Belt at Yew Tree Farm would not constitute urban sprawl given that it is already contained on three and a half sides and it would not close the gap between Burscough and the hamlet of New Lane.
- Purpose 2 – The industrial estate and existing housing at Vicarage Gardens are both closer to the hamlet of New Lane than any part of the proposed Strategic Development Site. It will also not close the gap between Ormskirk and Burscough.
- Purpose 3 – PPG2 (and now the NPPF) defines what is a “countryside use” in relation to this purpose and large parts of the Yew Tree Farm site cannot be said to clearly be in such a use at the current time from a visual inspection of the site. The majority of open fields / land offer the opportunity for agriculture to take place, some form of wildlife to exist and recreational uses to occur. However, the study assessed the parcels to examine whether a clear countryside use was occurring. On any of the parcels assessed within the study, not just those within Burscough, the Council were looking for clear signs of agriculture, wildlife existence (such as a designation or visible presence), recreational activities such as stabling, outdoor pursuits or designated paths and parklands and considering whether a parcel contributes to an attractive landscape. None of the parcels making up the Yew Tree Farm site clearly demonstrated how they fulfilled any such countryside use. Furthermore, through the consultation process on the draft Green Belt Study, no uses were then subsequently brought to the attention of the Council, for example from farmers who may have been occupying the land or local people who may have used the land for recreational purposes.
- Purpose 4 – Burscough is not a historic town in the sense that PPG2 intended it to be meant and it has already been acknowledged by the Council that Burscough has been mislabeled a historic market town in several documents – this is being corrected.

In relation to New Lane, the hamlet is “washed over” by the Green Belt (i.e. it is part of the Green Belt). Purpose Two relates to the merging of two settlements not in the Green Belt. However, even if New Lane could be considered in this way, the release of Green Belt at Yew Tree Farm is further away from New Lane than existing industrial and residential areas that are not in the Green Belt.

- f) The draft Green Belt Study was publicly consulted upon in May / June 2011 and there was ample opportunity for members of the public to have input to the study via this consultation. This consultation raised several instances where inconsistencies in assessment had taken place and the Council were able to rectify these thanks to this input. No-one queried the assessment of parcels BUR08-12, nor the assessment of APB10, at that time. It should also be added that the independent validation by LCC did not query this assessment.

BUR08-12 are a unique situation with regard the Green Belt in West Lancs. Together they constitute a relatively small area that is virtually entirely enclosed by areas of land not in the Green Belt. This means the land contributes very little, if anything, to the openness of the wider Green Belt and the Green Belt Study could just have easily not divided the site into several parcels, but considered it instead as one, single large parcel. Therefore, it is appropriate to consider the parcels collectively as well as individually. Ultimately, the assessments of the

many parcels in the Green Belt Study are generally consistent and they have been independently validated and scrutinised via a public consultation.

In assessing Purpose Three, the Green Belt Study can only assess the land as it is at the time of assessment and the descriptions used are accurate for the site at the time of assessment, and are still accurate at the time of the LPPO consultation. However, it should be stressed that, while the condition of the site does not help any case for the site remaining in the Green Belt, the key reason that it no longer fulfils the purposes of the Green Belt is its enclosure. This enclosure influences the character of the site as a whole and, in many ways, discourages “countryside uses”.

- g) As stated above, the draft Green Belt Study has been independently validated and the subject of a public consultation exercise and the descriptions used are accurate for the site at the time of assessment, and are still accurate at the time of the LPPO consultation.
- h) Purpose Four relates to the setting and character of historic towns, not simply any Listed Building. English Heritage’s letter refers to the proposed LPPO Policy SP3, not the Green Belt Study. The fact that there are 3 Listed Buildings adjacent to the site has no bearing on Green Belt policy.
- i) Table 6.4 provides a summary of the assessments of the parcels, drawing out the key issues for deliverability and sustainability. The full assessment is provided in Appendix 3.
- j) Agricultural land classification has not been used as a defining constraint as to whether land should be released from the Green Belt or not. The Green Belt Study, which cannot make the decision to release land from the Green Belt, merely attempts to assess the deliverability issues affecting those parcels found no to fulfil the purposes of the Green Belt using the best available evidence. The evidence referred to in relation to agricultural land classification is all from an impartial and professional source.

However, the Local Plan can make the decision to release Green Belt or not and the LPPO proposes to release not only BUR08-12, but also AUG04 and ORM01, demonstrating that, while agricultural land classification was a consideration, it ultimately does not prevent land from being released from the Green Belt if other factors provide sufficient justification to do so.

6. Loss of amenities, wildlife habitat and heritage

- a) Heritage matters are addressed in Policy EN4 of the LPPO, which would replace Policy EN5 of the current 2006 Replacement Local Plan. Development can occur at Yew Tree Farm and other locations in the Borough without having a detrimental impact on the Listed Buildings in proximity. Mitigation measures would be proposed by an applicant for approval at submission of a planning application or potentially through a masterplan on a site such as Yew Tree Farm. English Heritage’s comments have been received separately and Policy SP3 will be amended accordingly.
- b) Where possible, developments should seek to retain mature trees and hedgerows as part of the development proposals but, where this is not possible, Policy EN2 of the LPPO requires replacement of these features.

- c) While the HRA raises concerns about the impact on Martin Mere of development at Yew Tree Farm, it suggests potential mitigation measures and, ultimately, does not rule out development of the site on this basis. The LPPO proposals for Yew Tree Farm do not represent an increase in the size of development at Yew Tree Farm as previously proposed in the options for the Core Strategy.

7. Housing

The Yew Tree Farm development will deliver an element of affordable housing as would be required by Policy RS2, but the choice of Yew Tree Farm as preferred site is not on the basis of its provision of affordable housing. While it would be ideal to place affordable housing precisely where the need is, this is not always possible because of other planning considerations.

Response to Local Plan Preferred Options Representations submitted using the BAG standard letter template

1) Viable alternatives are available

While it is true that there were more objections to “Option 1” of the Core Strategy Preferred Options consultation than other options, “Option 2” received very few objections and there was still a relatively large number of objections to “Option 3”. The Local Plan Preferred Option for Green Belt release essentially forms a hybrid of Options 1 and 2, and so has tried to balance the views expressed in the last consultation with other evidence and factors which must influence the Council’s decision-making.

The Petition received in December 2011 was received too late to have any bearing on the preparation of the Local Plan Preferred Options document, but will of course be taken into consideration alongside comments in this consultation.

All brownfield sites in West Lancs have been taken into account and the vast majority will be required for development in the Local Plan period – Green Belt release has only been considered because there is insufficient brownfield land to meet the housing and employment land targets.

Existing empty homes in the Borough cannot be counted toward the housing target for the Local Plan and WLBC have never stated that it can. A 3% vacancy is typical in any housing market and is required to ensure an appropriate level of “churn” in the housing market.

Spreading Green Belt release around several smaller sites around the Borough was considered as a potential option early on in the preparation of the Local Plan, but was rejected because it would impact on more areas of Green Belt (many of which actually fulfil the purposes of Green Belt), it would spread the impact on infrastructure around the Borough without raising sufficient developer contributions to address the infrastructure issues created by those developments in several different places, and even a small amount of development on the edge of a rural village can have a much greater impact than on a small town like Burscough. It should also be noted that the delivery of several small sites solely of affordable housing to replace the 500 dwellings proposed at Yew Tree Farm would be highly unlikely.

2) Burscough as a rural area

Burscough is the Borough’s third largest settlement, is considered a Key Service Centre that residents from a wide surrounding area use for services and amenities and is a far more sustainable settlement than the next largest settlement in the Borough (Tarleton) with comparably better infrastructure than the rural areas of the Borough. In comparison to the larger settlements in the Borough, Skelmersdale with Up Holland is proposed to take over half the new housing in the Borough over the next 15 years (and the market cannot deliver any greater than this in one area) and Ormskirk suffers from

similar infrastructure constraints to Burscough, except that Ormskirk has far greater traffic congestion issues with limited scope for improvements to the highway infrastructure.

3) Reducing the gap between residential areas and industrial units

Any development of the Yew Tree Farm site, whether for residential or employment uses, would be required to meet standard planning and building regulations in relation to distances between residential and employment uses, and so an appropriate and safe buffer between residential and employment areas would be maintained. The land at Yew Tree Farm as it currently stands provides a far larger buffer than is required to maintain the safety of residents.

4) Waste Water Problems

Addressing the constraints of the existing waste water treatment infrastructure that serves Ormskirk, Burscough, Rufford and parts of Scarisbrick is not a constraint that the Council can resolve independently. United Utilities are the sewerage undertaker for West Lancashire and as such they have a duty to upgrade and improve the network to support growth and development. However, the Council have regular dialogue with both United Utilities and the Environment Agency to assist in delivering these improvements in order to support development and growth within the Borough.

Whilst the Council understands that residents feel these improvements should be made regardless of new development, both United Utilities and the Environment Agency have confirmed that the treatment works is currently operating to an acceptable standard. Notwithstanding this point, all parties are aware of the capacity constraint within the system and will continue to work together to ensure that a resolution is within the future work programme of United Utilities.

5) Surface Water Flooding

The responsibility for addressing the surface water flooding issues in Burscough lies with United Utilities, who have a duty to maintain and upgrade the sewers, and landowners, who have a duty to maintain culverts on their land. New development provides a potential opportunity to address some of these issues as the engineering work that must be put in place by a developer or landowner to ensure that the surface water infrastructure can cope with the additional development will also improve the existing situation. Such improvements must be made before any development proposals on Yew Tree Farm are delivered.

6) Traffic Issues

The Council, together with Lancashire County Council (as highways authority), have undertaken analysis of the potential increase in traffic associated with all new developments proposed in the Local Plan, and the three separate options previously consulted upon. While new development in

Burscough will add more vehicles onto the road network around the settlement, the capacity of the road network can adequately support the increased number of vehicles, when taken together with improvements to junctions and the management of traffic.

7) Detail on transport proposals

The Council are working closely with transport providers to encourage improvements to rail and bus services / infrastructure that serve Burscough. However, given that the responsibility for implementing any public transport or highway improvements does not lie with the Council, all the Local Plan can do is support proposals the Council believes would be beneficial and cost-effective and encourage those organisations responsible for that infrastructure to deliver improvements.

Detailed junction improvements directly associated with the Yew Tree Farm site would be assessed and identified through a separate masterplanning exercise for the site in the future, in close consultation with the local community. A new bypass for Burscough has not been proven to be cost-effective or necessary and is highly unlikely to come forward.

8) Loss of Green Belt, agricultural land and wildlife habitat

The Council are looking at releasing Green Belt land for development only as a last resort in order to meet housing and employment needs over the next 15 years. The total area of Green Belt release proposed in the Local Plan is for approximately 135 ha, which constitutes only 0.39% of the Borough's Green Belt. This relatively small quantity of land, not all of which is used for agriculture, represents a very small proportion of the Borough's agricultural land and will have little effect on the agricultural economy in the Borough.

The agricultural land quality of the Yew Tree Farm site, which was assessed by professional consultants, was only one factor used in assessing the potential sites for Green Belt release. In comparison to the other sites assessed (including some which had been assessed in more detail for agricultural land quality), the Yew Tree Farm site generally did not have as good quality agricultural land.

The Yew Tree Farm site is bounded by existing development on three and a half sides, with only a small 100m gap between the built line on the western boundary (Tollgate Road) and a larger 500m gap on the northern boundary (Higgins Lane). The Green Belt study found that this site no longer fulfils any of the purposes of the Green Belt.

The HRA ultimately found that the Local Plan did not have any negative effects on international sites of nature importance that could not be mitigated for. To the best of the Council's knowledge, the Yew Tree Farm site does not hold any significant habitat or wildlife value, but if protected species and their habitats were identified on the site, these would need to be accommodated before development took place.

Recommendation: No Action Required

Respondent Surname	Respondent first name	Respondent title	Respondent organisation	Agent name	Agent organisation	Rep number	Chapter/Policy Number	Chapter / Policy Title
Abram	Diane					743	4.4	Yew Tree Farm, Burscough
Abram	L	Mr and Mrs				778	4.4	Yew Tree Farm, Burscough
Ackers	Chris					404	5.2	Safeguarded Land
Ainscough	Martin	Mr				732	3.2	Spatial and Strategic Objectives
Ainscough	Martin	Mr				733	4.1	A Sustainable Development Framework for West Lancashire
Ainscough	Edward	Mr				820	4.4	Yew Tree Farm, Burscough
Ainscough	Martin	Mr				734	Policy GN2	Safeguarded Land
Ainscough	Martin	Mr				735	Policy EC2	The Rural Economy
Ainscough	Martin	Mr				736	Policy RS1	Residential Development
Ainscough	Martin	Mr				737	Policy EN3	Provision of Green Infrastructure and Open Recreation Space
Ainscough	Martin	Mr				738	Policy EN4	Preserving and Enhancing West Lancashire's Built Environment
Ainscough	Martin	Mr				739	Table 10.1	
Alker	Janet	Mrs				721	5.2	Safeguarded Land
Allen	AR					466	4.4	Yew Tree Farm, Burscough
Allen	J	Mrs				774	4.4	Yew Tree Farm, Burscough
Anderson	Gordon					435	4.4	Yew Tree Farm, Burscough
Anglo International Up Holland Ltd				Ms Lorraine Davison	DPP	839	3.2	Spatial and Strategic Objectives
Anglo International Up Holland Ltd				Ms Lorraine Davison	DPP	840	Policy SP1	A Sustainable Development Framework for West Lancashire
Anglo International Up Holland Ltd				Ms Lorraine Davison	DPP	841	Policy GN1	Settlement Boundaries
Anglo International Up Holland Ltd				Ms Lorraine Davison	DPP	842	Policy GN4	Demonstrating Viability
Anglo International Up Holland Ltd				Ms Lorraine Davison	DPP	843	Policy GN5	Sequential Tests
Anglo International Up Holland Ltd				Ms Lorraine Davison	DPP	844	Policy EC2	The Rural Economy
Anglo International Up Holland Ltd				Ms Lorraine Davison	DPP	845	Policy EC3	Rural Development Opportunities
Anglo International Up Holland Ltd				Ms Lorraine Davison	DPP	846	Policy RS1	Residential Development
Anglo International Up Holland Ltd				Ms Lorraine Davison	DPP	847	Policy RS2	Affordable Housing
Anglo International Up Holland Ltd				Ms Lorraine Davison	DPP	848	Policy IF4	Developer Contributions
Anglo International Up Holland Ltd				Ms Lorraine Davison	DPP	849	Policy EN4	Preserving and Enhancing West Lancashire's Built Environment
Artiss	Simon	Mr	Bellway Homes Ltd			551	Policy SP1	A Sustainable Development Framework for West Lancashire
Artiss	Simon	Mr	Bellway Homes Ltd			552	Policy SP1	A Sustainable Development Framework for West Lancashire
Artiss	Simon	Mr	Bellway Homes Ltd			549	7.1	Residential Development
Artiss	Simon	Mr	Bellway Homes Ltd			550	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"
Ashcroft		Mr				166	4.4	Yew Tree Farm, Burscough
Ashcroft	J	Mrs				336	4.4	Yew Tree Farm, Burscough
Ashcroft	J					692	5.2	Safeguarded Land
Ashcroft	H					703	5.2	Safeguarded Land
Ashton	Scott David	Mr				618	4.4	Yew Tree Farm, Burscough
Atkinson	B	Mrs				236	4.4	Yew Tree Farm, Burscough
Bagnall	J	Mr				117	4.4	Yew Tree Farm, Burscough
Bailey	Ashley	Mr				716	5.2	Safeguarded Land
Bailey	Glezel					717	5.2	Safeguarded Land
Bailey	Kenneth	Mr				718	5.2	Safeguarded Land
Bailey	Pauline	Mrs				719	5.2	Safeguarded Land
Baker	John	Mr				140	4.4	Yew Tree Farm, Burscough
Baldwin	Karen					724	7.1	Residential Development

Respondent Surname	Respondent first name	Respondent title	Respondent organisation	Agent name	Agent organisation	Rep number	Chapter/Policy Number	Chapter / Policy Title
Ball	Sydney					456	5.2	Safeguarded Land
Balmer	Denis					688	5.2	Safeguarded Land
Bamber	Peter	Mr				104	4.4	Yew Tree Farm, Burscough
Bampton	JN					275	4.4	Yew Tree Farm, Burscough
Banks	Peter	Mr				909	2.2	Key Issues
Banks	Peter	Mr				925	4.1	A Sustainable Development Framework for West Lancashire
Banks	Peter	Mr				928	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Banks	Philip	Mr				389	5.2	Safeguarded Land
Banks	Peter	Mr				929	Policy GN2	Safeguarded Land
Banks	Peter	Mr				930	6.4	Edge Hill University
Banks	Peter	Mr				917	7.1	Residential Development
Banks	Peter	Mr				933	Policy RS1	Residential Development
Banks	Peter	Mr				935	Policy RS3	Provision of Student Accommodation
Banks	Peter	Mr				936	Policy IF1	Maintaining Vibrant Town and Local Centres
Banks	Peter	Mr				937	Policy IF2	Enhancing Sustainable Transport Choice
Banks	Peter	Mr				938	Policy IF2	Enhancing Sustainable Transport Choice
Banks	Peter	Mr				939	Policy EN1	Low Carbon Development and Energy Infrastructure
Banks	Peter	Mr				940	Policy EN2	Preserving and Enhancing West Lancashire's Natural Environment
Banks	Peter	Mr				942	9.3	Provision of Green Infrastructure and Open Recreation Space
Banks	Peter	Mr				981	Table 10.1	
Barclay	HJ	Mrs				1062	4.4	Yew Tree Farm, Burscough
Barge	J	Mr & Mrs				283	4.4	Yew Tree Farm, Burscough
Barlow	Harold					777	4.4	Yew Tree Farm, Burscough
Barlow	John					1325	7.1	Residential Development
Barlow	John					1326	Policy RS1	Residential Development
Barlow	John					1327	Policy RS1	Residential Development
Barlow	John					1328	Policy RS1	Residential Development
Barlow	John					1329	Policy RS1	Residential Development
Barlow	John					1330	Policy RS1	Residential Development
Barlow	John					1331	Policy RS1	Residential Development
Barrie	E					120	4.4	Yew Tree Farm, Burscough
Barron	Stephen	Mr				1009	1.1	The West Lancashire Local Plan
Barron	Stephen	Mr				1001	Appendix G	Key Amendments to the Proposals Map
Barton		Ms				915	1.1	The West Lancashire Local Plan
Barton		Ms				69	Policy GN5	Sequential Tests
Barton		Ms				68	7.1	Residential Development
Barton		Ms				70	7.1	Residential Development
Barton		Ms				238	7.1	Residential Development
Barton		Ms				429	7.1	Residential Development
Barton		Ms				475	7.1	Residential Development
Barton		Ms				45	Policy RS1	Residential Development
Barton		Ms				923	Policy RS1	Residential Development
Barton		Ms				943	Policy RS1	Residential Development
Barton		Ms				941	9.2	Preserving and Enhancing West Lancashire's Natural Environment
Barton		Ms				838	Policy EN2	Preserving and Enhancing West Lancashire's Natural Environment
Basterra	J	Mr & Mrs				1056	4.4	Yew Tree Farm, Burscough
Baxter	AA					282	4.4	Yew Tree Farm, Burscough
Baybutt	A	Mr				437	4.4	Yew Tree Farm, Burscough
Bayfield	Roy	Mr				6	Policy EC4	Edge Hill University
Beaham	A	Mr				384	4.4	Yew Tree Farm, Burscough
Beaton	Ron					646	4.4	Yew Tree Farm, Burscough
Beaumont	Stephen	Mr				160	4.4	Yew Tree Farm, Burscough
Beaumont	P	Mr & Mrs				635	4.4	Yew Tree Farm, Burscough
Beer	Pamela					249	5.2	Safeguarded Land
Beesley	W					580	4.4	Yew Tree Farm, Burscough
Beesley	C					614	4.4	Yew Tree Farm, Burscough
Bell	Roger	Mr	OPSTA			1351	Chapter 3	A Vision for West Lancashire 2027
Bell	Roger	Mr	OPSTA			1354	Chapter 4	Strategic Policies
Bell	Roger	Mr				1349	4.1	A Sustainable Development Framework for West Lancashire
Bell	Roger	Mr	OPSTA			1350	4.1	A Sustainable Development Framework for West Lancashire
Bell	Roger	Mr				1127	Policy SP1	A Sustainable Development Framework for West Lancashire

Respondent Surname	Respondent first name	Respondent title	Respondent organisation	Agent name	Agent organisation	Rep number	Chapter/Policy Number	Chapter / Policy Title
Bell	Roger	Mr				1125	4.4	Yew Tree Farm, Burscough
Bell	Roger	Mr	OPSTA			1356	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Bell	Roger	Mr				1348	5.2	Safeguarded Land
Bell	Roger	Mr	OPSTA			1353	Policy IF2	Enhancing Sustainable Transport Choice
Bell	Roger	Mr	OPSTA			1355	Policy IF2	Enhancing Sustainable Transport Choice
Bell	Roger	Mr	OPSTA			1357	Policy IF2	Enhancing Sustainable Transport Choice
Bell	Roger	Mr	OPSTA			1358	Policy IF2	Enhancing Sustainable Transport Choice
Bell	Roger	Mr	OPSTA			1352	8.3	Service Accessibility and Infrastructure for Growth
Bell	J	Mr				837	9.3	Provision of Green Infrastructure and Open Recreation Space
Bellamy	Elaine					211	4.4	Yew Tree Farm, Burscough
Bellingall	Eric					299	4.4	Yew Tree Farm, Burscough
Berry	J					132	8.2	Enhancing Sustainable Transport Choice
Bibby	Rebecca	Mrs				791	7.1	Residential Development
Billington		Mr & Mrs				567	4.4	Yew Tree Farm, Burscough
Birch	P					566	4.4	Yew Tree Farm, Burscough
Birch		Mr/Mrs				612	4.4	Yew Tree Farm, Burscough
Birch	L					693	5.2	Safeguarded Land
Birchall	Claire					220	4.4	Yew Tree Farm, Burscough
Birchall	G	Mr & Mrs				1040	4.4	Yew Tree Farm, Burscough
Birchall	Judith					1078	4.4	Yew Tree Farm, Burscough
Birney	Thomas					576	4.4	Yew Tree Farm, Burscough
Bjork	Gillian	Ms				385	4.4	Yew Tree Farm, Burscough
Bjork	Gillian	Ms				723	4.4	Yew Tree Farm, Burscough
Bjork	Simon	Mr				865	4.4	Yew Tree Farm, Burscough
Bjork	Diane					999	4.4	Yew Tree Farm, Burscough
Bjork	Carl					1000	4.4	Yew Tree Farm, Burscough
Bjork	Gillian	Ms				1070	4.4	Yew Tree Farm, Burscough
Blackledge	Glyn & Pat	Mrs & Mr				908	4.4	Yew Tree Farm, Burscough
Blackledge	Glyn & Pat	Mrs & Mr				910	4.4	Yew Tree Farm, Burscough
Blackledge	J	Mr				1082	7.1	Residential Development
Blair	Michelle					920	4.4	Yew Tree Farm, Burscough
Blair	Michelle	Ms				944	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Blair	Michelle	Ms				946	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Blair	Michelle	Ms				947	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Blair	Michelle	Ms				948	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Blair	Michelle	Ms				950	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Blair	Michelle	Ms				952	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Blair	Michelle	Ms				954	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Bleasdale	WA					146	4.4	Yew Tree Farm, Burscough
Bligh	F. D.					126	4.4	Yew Tree Farm, Burscough
Bligh	F. D.					420	4.4	Yew Tree Farm, Burscough
Bligh	RDM					1197	4.4	Yew Tree Farm, Burscough
Blythin	A					305	4.4	Yew Tree Farm, Burscough
Bold	Susan	Mrs				588	4.4	Yew Tree Farm, Burscough
Bolton	CJ					115	4.4	Yew Tree Farm, Burscough
Bond	Dorothy M					359	5.2	Safeguarded Land
Booth	D	Mr				300	4.4	Yew Tree Farm, Burscough
Boreham	SC	Mr				225	4.4	Yew Tree Farm, Burscough
Bosseva	Yana	Ms	RenewableUK			1339	3.1	Vision
Bosseva	Yana	Ms	RenewableUK			1341	3.2	Spatial and Strategic Objectives
Bosseva	Yana	Ms	RenewableUK			1342	Policy SP1	A Sustainable Development Framework for West Lancashire
Bosseva	Yana	Ms	RenewableUK			1338	Policy EN1	Low Carbon Development and Energy Infrastructure
Bowen	TR					234	4.4	Yew Tree Farm, Burscough
Boyton	Leigh	Mr	WLCPRE			316	Policy EN1	Low Carbon Development and Energy Infrastructure
Boyton	Leigh	Mr	WLCPRE			317	Policy EN2	Preserving and Enhancing West Lancashire's Natural Environment
Boyton	Leigh	Mr	WLCPRE			318	Policy EN3	Provision of Green Infrastructure and Open Recreation Space
Boyton	Leigh	Mr	WLCPRE			319	Policy EN4	Preserving and Enhancing West Lancashire's Built Environment
Bradley	George	Mr				195	5.2	Safeguarded Land
Brady	KA					672	5.2	Safeguarded Land
Brandreth	S	Mrs				170	4.4	Yew Tree Farm, Burscough
Braun	Harald	Dr.				80	4.4	Yew Tree Farm, Burscough

Respondent Surname	Respondent first name	Respondent title	Respondent organisation	Agent name	Agent organisation	Rep number	Chapter/Policy Number	Chapter / Policy Title
Bridge	TM					290	4.4	Yew Tree Farm, Burscough
Brierly	Patricia					1050	4.4	Yew Tree Farm, Burscough
Briethaupt	J					312	Policy SP1	A Sustainable Development Framework for West Lancashire
Briethaupt	J					186	6.4	Edge Hill University
Briethaupt	J					185	8.2	Enhancing Sustainable Transport Choice
Briggs	DA					271	4.4	Yew Tree Farm, Burscough
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			479	1.1	The West Lancashire Local Plan
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			480	1.1	The West Lancashire Local Plan
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			481	1.1	The West Lancashire Local Plan
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			482	2.1	Spatial Portrait
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			483	2.1	Spatial Portrait
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			484	2.1	Spatial Portrait
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			485	2.1	Spatial Portrait
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			487	2.1	Spatial Portrait
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			488	2.1	Spatial Portrait
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			489	2.1	Spatial Portrait
Broad	Elizabeth Anne	Mrs	Parbold Parish Council			810	2.1	Spatial Portrait
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			486	2.2	Key Issues
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			490	3.1	Vision
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			491	3.1	Vision
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			492	3.1	Vision
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			493	3.1	Vision
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			494	3.1	Vision
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			495	3.2	Spatial and Strategic Objectives
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			496	3.2	Spatial and Strategic Objectives
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			497	4.1	A Sustainable Development Framework for West Lancashire
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			502	4.1	A Sustainable Development Framework for West Lancashire
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			503	4.1	A Sustainable Development Framework for West Lancashire
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			504	4.1	A Sustainable Development Framework for West Lancashire
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			505	4.1	A Sustainable Development Framework for West Lancashire
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			506	4.1	A Sustainable Development Framework for West Lancashire
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			507	4.1	A Sustainable Development Framework for West Lancashire
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			498	Policy SP1	A Sustainable Development Framework for West Lancashire
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			499	Policy SP1	A Sustainable Development Framework for West Lancashire
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			500	Policy SP1	A Sustainable Development Framework for West Lancashire
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			501	Policy SP1	A Sustainable Development Framework for West Lancashire
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			508	4.3	Skelmersdale Town Centre
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			509	4.3	Skelmersdale Town Centre
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			510	Policy GN1	Settlement Boundaries
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			511	Policy GN1	Settlement Boundaries
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			512	Policy GN3	Design of Development
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			513	Policy EC1	The Economy and Employment Land
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			514	Policy EC4	Edge Hill University
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			515	Figure 6.1	Proposed Expansion of Edge Hill University Campus
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			516	Policy RS1	Residential Development
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			517	Policy RS1	Residential Development
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			518	Policy RS1	Residential Development
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			519	Policy RS1	Residential Development
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			520	Policy RS1	Residential Development
Broad	Elizabeth Anne	Mrs	Parbold Parish Council			816	Policy RS1	Residential Development
Broad	Elizabeth Anne	Mrs	Dalton Parish Council			818	Policy RS1	Residential Development
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			523	7.2	Affordable and Specialist Housing
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			524	7.2	Affordable and Specialist Housing
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			525	7.2	Affordable and Specialist Housing
Broad	Elizabeth Anne	Mrs	Parbold Parish Council			811	7.2	Affordable and Specialist Housing
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			521	Policy RS2	Affordable Housing
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			522	Policy RS2	Affordable Housing
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			526	7.3	Provision of Student Accommodation
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			527	7.3	Provision of Student Accommodation
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			528	8.1	Maintaining Vibrant Town and Local Centres
Broad	Elizabeth Anne	Mrs	Parbold Parish Council			814	Policy IF2	Enhancing Sustainable Transport Choice

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Broad	Elizabeth Anne	Mrs	Parbold Parish Council			813	8.4	Developer Contributions
Broad	Elizabeth Anne	Mrs	Parbold Parish Council			815	9.1	Low Carbon Development and Energy Infrastructure
Broad	Elizabeth Anne	Mrs	Parbold Parish Council			817	9.1	Low Carbon Development and Energy Infrastructure
Broad	Elizabeth Anne	Mrs	Parbold Parish Council			808	9.3	Provision of Green Infrastructure and Open Recreation Space
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			529	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"
Broad	Elizabeth Anne	Mrs	Dalton Parish Council			819	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			530	Appendix D	Setting Locally-determined Targets
Broad	Elizabeth Anne	Mrs	Lathom South Parish Council			531	Appendix E	Delivery & Risk
Broadbent	Julie	Mrs				986	7.1	Residential Development
Brough	L					413	4.4	Yew Tree Farm, Burscough
Brown	J	Mr				145	4.4	Yew Tree Farm, Burscough
Brown	David					281	4.4	Yew Tree Farm, Burscough
Brown	Harald E	Dr				351	4.4	Yew Tree Farm, Burscough
Brown	Carol and Thomas					631	4.4	Yew Tree Farm, Burscough
Bryant	KM					577	4.4	Yew Tree Farm, Burscough
Buckley	Robin	Mr	Redrow Homes (Lancs)	Mr Tony McAteer		582	Policy SP1	A Sustainable Development Framework for West Lancashire
Buckley	Robin	Mr	Redrow Homes (Lancs)	Mr Tony McAteer		1147	Policy SP1	A Sustainable Development Framework for West Lancashire
Buckley	Robin	Mr	Redrow Homes (Lancs)	Mr Tony McAteer		586	Policy SP2	Skelmersdale Town Centre - A Strategic Development Site
Buckley	Robin	Mr	Redrow Homes (Lancs)	Mr Tony McAteer		1148	Policy SP2	Skelmersdale Town Centre - A Strategic Development Site
Buckley	Robin	Mr	Redrow Homes (Lancs)	Mr Tony McAteer		590	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Buckley	Robin	Mr	Redrow Homes (Lancs)	Mr Tony McAteer		1149	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Buckley	Robin	Mr	Redrow Homes (Lancs)	Mr Tony McAteer		593	Policy GN1	Settlement Boundaries
Buckley	Robin	Mr	Redrow Homes (Lancs)	Mr Tony McAteer		1150	Policy GN1	Settlement Boundaries
Buckley	Robin	Mr	Redrow Homes (Lancs)	Mr Tony McAteer		595	Policy GN2	Safeguarded Land
Buckley	Robin	Mr	Redrow Homes (Lancs)	Mr Tony McAteer		1151	Policy GN2	Safeguarded Land
Buckley	Robin	Mr	Redrow Homes (Lancs)	Mr Tony McAteer		596	Policy RS1	Residential Development
Buckley	Robin	Mr	Redrow Homes (Lancs)	Mr Tony McAteer		1152	Policy RS1	Residential Development
Buckley	Robin	Mr	Redrow Homes (Lancs)	Mr Tony McAteer		598	Policy RS2	Affordable Housing
Buckley	Robin	Mr	Redrow Homes (Lancs)	Mr Tony McAteer		1153	Policy RS2	Affordable Housing
Buckley	Robin	Mr	Redrow Homes (Lancs)	Mr Tony McAteer		1154	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"
Bull	Michelle					608	4.4	Yew Tree Farm, Burscough
Bunting	RL	Mr & Mrs				349	4.4	Yew Tree Farm, Burscough
Bunting	Claire					50	6.4	Edge Hill University
Burdett	Alan					229	4.4	Yew Tree Farm, Burscough
Burge	Elaine					687	5.2	Safeguarded Land
Burgess	Jacquelynn	Miss				855	Policy RS1	Residential Development
Burke		Mr & Mrs				279	4.4	Yew Tree Farm, Burscough
Burke	R	Mr & Mrs				423	4.4	Yew Tree Farm, Burscough
Burns	R	Mr & Mrs				1091	7.1	Residential Development
Burnside	Gill	Mrs				464	4.4	Yew Tree Farm, Burscough
Butterworth	T					445	4.4	Yew Tree Farm, Burscough
Caffery	Sharon					201	5.2	Safeguarded Land
Cain	David	Mr				555	4.4	Yew Tree Farm, Burscough
Cain	Catherine					557	4.4	Yew Tree Farm, Burscough
Cain	David					558	4.4	Yew Tree Farm, Burscough
Caird	Alastair	Mr				12	5.1	Settlement Boundaries
Carberry	L	Mr				583	4.4	Yew Tree Farm, Burscough
Carlisle	J	Mrs				623	9.3	Provision of Green Infrastructure and Open Recreation Space
Carruthers	Clare	Ms				740	7.1	Residential Development
Carter	Philip	Mr	Environment Agency			856	1.4	Planning Policy on Minerals & Waste Developments
Carter	Philip	Mr	Environment Agency			857	2.1	Spatial Portrait
Carter	Philip	Mr	Environment Agency			860	Policy SP1	A Sustainable Development Framework for West Lancashire
Carter	Philip	Mr	Environment Agency			862	Policy SP1	A Sustainable Development Framework for West Lancashire
Carter	Philip	Mr	Environment Agency			864	Policy SP2	Skelmersdale Town Centre - A Strategic Development Site
Carter	Philip	Mr	Environment Agency			867	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Carter	Philip	Mr	Environment Agency			868	Policy GN2	Safeguarded Land
Carter	Philip	Mr	Environment Agency			869	Policy GN3	Design of Development
Carter	Philip	Mr	Environment Agency			870	Policy GN5	Sequential Tests
Carter	Philip	Mr	Environment Agency			872	Policy EC1	The Economy and Employment Land
Carter	Philip	Mr	Environment Agency			873	Policy EC2	The Rural Economy
Carter	Philip	Mr	Environment Agency			875	Policy EC3	Rural Development Opportunities

Respondent Surname	Respondent first name	Respondent title	Respondent organisation	Agent name	Agent organisation	Rep number	Chapter/Policy Number	Chapter / Policy Title
Carter	Philip	Mr	Environment Agency			878	Policy RS1	Residential Development
Carter	Philip	Mr	Environment Agency			879	Policy RS4	Provision for Gypsy and Traveller and Travelling Showpeople
Carter	Philip	Mr	Environment Agency			882	Policy IF2	Enhancing Sustainable Transport Choice
Carter	Philip	Mr	Environment Agency			883	Policy IF2	Enhancing Sustainable Transport Choice
Carter	Philip	Mr	Environment Agency			886	Policy IF3	
Carter	Philip	Mr	Environment Agency			888	Policy IF4	Developer Contributions
Carter	Philip	Mr	Environment Agency			889	Policy EN1	Low Carbon Development and Energy Infrastructure
Carter	Philip	Mr	Environment Agency			891	9.2	Preserving and Enhancing West Lancashire's Natural Environment
Carter	Philip	Mr	Environment Agency			892	9.3	Provision of Green Infrastructure and Open Recreation Space
Carter	Philip	Mr	Environment Agency			893	9.3	Provision of Green Infrastructure and Open Recreation Space
Carter	Philip	Mr	Environment Agency			894	Policy EN4	Preserving and Enhancing West Lancashire's Built Environment
Carter	Philip	Mr	Environment Agency			896	Appendix E	Delivery & Risk
Carter	Philip	Mr	Environment Agency			898	Appendix G	Key Amendments to the Proposals Map
Cartwright	JD					434	4.4	Yew Tree Farm, Burscough
Counce	J	Mrs				218	4.4	Yew Tree Farm, Burscough
Cavan	Jill	Ms	Downholland Parish Council			13	4.1	A Sustainable Development Framework for West Lancashire
Chadburn	Gill					785	4.4	Yew Tree Farm, Burscough
Chadwick	TA	Mrs				951	5.2	Safeguarded Land
Chadwick	D	Mr				953	5.2	Safeguarded Land
Chapman	Andrew	Mr				198	4.4	Yew Tree Farm, Burscough
Chappell	Daphne	Mrs				74	Policy EN3	Provision of Green Infrastructure and Open Recreation Space
Cheetham	David	Mr				673	1.4	Planning Policy on Minerals & Waste Developments
Cheetham	David	Mr				675	2.1	Spatial Portrait
Cheetham	David	Mr				683	2.2	Key Issues
Cheetham	David	Mr				684	3.1	Vision
Cheetham	David	Mr				1334	Policy SP2	Skelmersdale Town Centre - A Strategic Development Site
Cheetham	David	Mr				1335	Policy SP2	Skelmersdale Town Centre - A Strategic Development Site
Cheetham	David	Mr				1336	Policy SP2	Skelmersdale Town Centre - A Strategic Development Site
Cheetham	David	Mr				1337	Policy SP2	Skelmersdale Town Centre - A Strategic Development Site
Cheetham	A	Mr and Mrs				788	5.2	Safeguarded Land
Cheetham	David	Mr				685	Policy IF2	Enhancing Sustainable Transport Choice
Cheung	S	Mr				296	4.4	Yew Tree Farm, Burscough
Christie	R	Mr & Mrs				425	4.4	Yew Tree Farm, Burscough
Clancy	T J	Mr and Mrs				570	4.4	Yew Tree Farm, Burscough
Clark	LM	Mrs				363	5.2	Safeguarded Land
Clarke	Jonathan	Mr	Knowsley MBC			1182	1.1	The West Lancashire Local Plan
Clarke	Jonathan	Mr	Knowsley MBC			1179	Policy SP2	Skelmersdale Town Centre - A Strategic Development Site
Clarke	John F	Mr				71	4.4	Yew Tree Farm, Burscough
Clarke	JF					205	4.4	Yew Tree Farm, Burscough
Clarke	Chris					632	4.4	Yew Tree Farm, Burscough
Clarke	Laura					657	4.4	Yew Tree Farm, Burscough
Clarke	Brenda					260	5.2	Safeguarded Land
Clarke	Jonathan	Mr	Knowsley MBC			1183	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"
Clayton	L	Mrs	South Lathom Residents Association			959	1.1	The West Lancashire Local Plan
Clayton	Roger	Mr	South Lathom Residents Association			1156	1.1	The West Lancashire Local Plan
Clayton	Roger	Mr	South Lathom Residents Association			1206	1.1	The West Lancashire Local Plan
Clayton	Roger	Mr	South Lathom Residents Association			1146	2.1	Spatial Portrait
Clayton	Roger	Mr	South Lathom Residents Association			1157	Policy SP1	A Sustainable Development Framework for West Lancashire
Clayton	Roger	Mr	South Lathom Residents Association			1165	Policy SP1	A Sustainable Development Framework for West Lancashire
Clayton	Roger	Mr	South Lathom Residents Association			1346	Policy SP1	A Sustainable Development Framework for West Lancashire
Clayton	Roger	Mr	South Lathom Residents Association			1158	Policy SP2	Skelmersdale Town Centre - A Strategic Development Site
Clayton	Roger	Mr	South Lathom Residents Association			1162	Policy GN1	Settlement Boundaries
Clayton	Roger	Mr	South Lathom Residents Association			1180	Policy EC1	The Economy and Employment Land
Clayton	Roger	Mr	South Lathom Residents Association			1166	6.4	Edge Hill University
Clayton	Roger	Mr	South Lathom Residents Association			1181	Policy EC4	Edge Hill University
Clayton	L	Mrs	South Lathom Residents Association			372	7.1	Residential Development
Clayton	Roger	Mr	South Lathom Residents Association			1199	7.1	Residential Development
Clayton	Roger	Mr	South Lathom Residents Association			1203	7.1	Residential Development
Clayton	Roger	Mr	South Lathom Residents Association			1205	7.1	Residential Development
Clayton	Roger	Mr	South Lathom Residents Association			1160	Policy RS1	Residential Development
Clayton	Roger	Mr	South Lathom Residents Association			1184	Policy RS1	Residential Development

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Clayton	Roger	Mr	South Lathom Residents Association			1186	Policy RS1	Residential Development
Clayton	Roger	Mr	South Lathom Residents Association			1200	7.2	Affordable and Specialist Housing
Clements	Ian	Mr				209	4.4	Yew Tree Farm, Burscough
Clintworth	Jan	Mrs				133	4.4	Yew Tree Farm, Burscough
Coates	Brian					454	5.2	Safeguarded Land
Cocks	A	Mr				587	4.4	Yew Tree Farm, Burscough
colbourn	john	mr				970	4.4	Yew Tree Farm, Burscough
Connell	K	Mr				216	4.4	Yew Tree Farm, Burscough
Connell	Mary					1067	4.4	Yew Tree Farm, Burscough
Connolly	Lucille					328	4.4	Yew Tree Farm, Burscough
Connolly	M					422	4.4	Yew Tree Farm, Burscough
Connor	Leslie	Mr	The Jean and Leslie Cd	Mr Tony McAteer		1169	Policy SP1	A Sustainable Development Framework for West Lancashire
Connor	Leslie	Mr	The Jean and Leslie Cd	Mr Tony McAteer		1170	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Connor	Leslie	Mr	The Jean and Leslie Cd	Mr Tony McAteer		1164	Policy RS1	Residential Development
Connor	Leslie	Mr	The Jean and Leslie Cd	Mr Tony McAteer		1171	Policy RS1	Residential Development
Connor	Leslie	Mr	The Jean and Leslie Cd	Mr Tony McAteer		1202	Policy RS2	Affordable Housing
Cook	E	Mrs				569	4.4	Yew Tree Farm, Burscough
Cooper MP	Rosemary	Ms				1248	7.1	Residential Development
Cooper MP	Rosemary	Ms				1246	Policy RS1	Residential Development
Corcoran	Michael	Mr				197	5.2	Safeguarded Land
Cork	Patricia					344	4.4	Yew Tree Farm, Burscough
Cottell	Gillian	Mrs				199	5.2	Safeguarded Land
Cotterill	Paul	Mr				949	7.1	Residential Development
Courtley	Howard	Mr	Courtley Consultants Ltd			15	3.1	Vision
Courtley	Howard	Mr	Courtley Consultants Ltd			16	3.2	Spatial and Strategic Objectives
Courtley	Howard	Mr	Courtley Consultants Ltd			17	Policy SP1	A Sustainable Development Framework for West Lancashire
Courtley	Howard	Mr	Courtley Consultants Ltd			18	Figure 4.1	Key Diagram
Courtley	Howard	Mr	Courtley Consultants Ltd			19	Policy SP2	Skelmersdale Town Centre - A Strategic Development Site
Courtley	Howard	Mr	Courtley Consultants Ltd			20	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Courtley	Howard	Mr	Courtley Consultants Ltd			21	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Courtley	Howard	Mr	Courtley Consultants Ltd			23	Policy GN4	Demonstrating Viability
Courtley	Howard	Mr	Courtley Consultants Ltd			24	Policy GN5	Sequential Tests
Courtley	Howard	Mr	Courtley Consultants Ltd			25	Policy EC2	The Rural Economy
Courtley	Howard	Mr	Courtley Consultants Ltd			26	Table 10.1	
Courtley	Howard	Mr	Courtley Consultants Ltd			27	Appendix G	Key Amendments to the Proposals Map
Coventry	Bob	Mr				880	2.1	Spatial Portrait
Coventry	Bob	Mr				881	2.1	Spatial Portrait
Coventry	Bob	Mr				877	7.1	Residential Development
Coventry	Bob	Mr				887	7.1	Residential Development
Coventry	Bob	Mr				884	7.2	Affordable and Specialist Housing
Cox		Dr				469	4.4	Yew Tree Farm, Burscough
Coyle	Jackie					615	4.4	Yew Tree Farm, Burscough
Crabtree	P	Mr	Riverview Nurseries			354	Policy EC3	Rural Development Opportunities
Cranness	SM					232	4.4	Yew Tree Farm, Burscough
Cranney	Sharon					49	6.4	Edge Hill University
Craven	Ian					439	4.4	Yew Tree Farm, Burscough
Crawford	John	Mr				1198	4.4	Yew Tree Farm, Burscough
Critchley		Mr & Mrs				1054	4.4	Yew Tree Farm, Burscough
Crombleholme	J					136	4.4	Yew Tree Farm, Burscough
Cronin	B	Mrs				382	4.4	Yew Tree Farm, Burscough
Cronin	D	Mr				383	4.4	Yew Tree Farm, Burscough
Cross	Carolyn	Mrs	Wrightington Parish Council			1108	1.1	The West Lancashire Local Plan
Cross	Carolyn	Mrs	Wrightington Parish Council			1109	9.3	Provision of Green Infrastructure and Open Recreation Space
Cunningham	Cain					1209	4.4	Yew Tree Farm, Burscough
Curran	Charlotte					758	5.2	Safeguarded Land
Dainty	K	Mrs				409	5.2	Safeguarded Land
Daish	Eric	Mr				29	8.2	Enhancing Sustainable Transport Choice
Dale	Julie					1076	4.4	Yew Tree Farm, Burscough
Daniels	DJ					715	5.2	Safeguarded Land
David Crompton	Crompton property developments			Mr Simon Pemberton	JASP Planning Cons	1167	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Davies		Mr				112	4.4	Yew Tree Farm, Burscough

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Davies	RJ	Mr				338	4.4	Yew Tree Farm, Burscough
Davies	N	Mrs				431	4.4	Yew Tree Farm, Burscough
Davies	A	Mrs				258	5.2	Safeguarded Land
Davis	Patricia	Mrs				36	9.3	Provision of Green Infrastructure and Open Recreation Space
Dawber	Frank	Mr				379	5.2	Safeguarded Land
Dawson	S	Mrs				347	4.4	Yew Tree Farm, Burscough
Dawson	R	Mr				444	4.4	Yew Tree Farm, Burscough
Dawson	Michael					1069	4.4	Yew Tree Farm, Burscough
Day	J	Mr and Mrs				613	4.4	Yew Tree Farm, Burscough
de la Rue	Alice	Mrs	NFGLG			273	Policy RS4	Provision for Gypsy and Traveller and Travelling Showpeople
de Larrinaga	RAR	Lt Coln		Mr Michael Cunningham	Cunningham Planning	924	Policy GN2	Safeguarded Land
De Pol	Alexis	Mr				1268	Policy SP1	A Sustainable Development Framework for West Lancashire
De Pol	Alexis	Mr				1269	Policy GN1	Settlement Boundaries
De Pol	Alexis	Mr				1270	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"
Dean	D&K					414	4.4	Yew Tree Farm, Burscough
Dean		Mr & Mrs				564	4.4	Yew Tree Farm, Burscough
Dean	JR					361	5.2	Safeguarded Land
Dean	Gillian					41	6.4	Edge Hill University
Delaney	F	Mr				629	4.4	Yew Tree Farm, Burscough
Denovan	S					428	4.4	Yew Tree Farm, Burscough
Dereli	Cynthia	Mrs				742	4.4	Yew Tree Farm, Burscough
Dereli	Cynthia	Mrs				859	4.4	Yew Tree Farm, Burscough
Devenish	George	Mr				187	4.4	Yew Tree Farm, Burscough
Devenish	Vivien	Mrs				188	4.4	Yew Tree Farm, Burscough
Devenish	Andrew	Mr				191	4.4	Yew Tree Farm, Burscough
Dickie	Paul	Mr				725	7.1	Residential Development
Dickinson	T	Mr		Mr Michael Cunningham	Cunningham Planning	922	Policy GN1	Settlement Boundaries
Dickinson	Ed	Mr				14	4.1	A Sustainable Development Framework for West Lancashire
Dickinson	Ed	Mr				177	4.1	A Sustainable Development Framework for West Lancashire
Dickinson	Ed	Mr				727	4.1	A Sustainable Development Framework for West Lancashire
Dickinson	Ed	Mr				1129	4.1	A Sustainable Development Framework for West Lancashire
Difonzo	B					323	4.4	Yew Tree Farm, Burscough
Dillon	Derek					231	4.4	Yew Tree Farm, Burscough
Disley		Mr & Mrs				221	4.4	Yew Tree Farm, Burscough
Disley	J	Mrs				1041	4.4	Yew Tree Farm, Burscough
Disley	Alan	Mr				32	7.1	Residential Development
Ditchfield	A	Mr & Mrs				269	4.4	Yew Tree Farm, Burscough
Dobson	JA	Mr & Mrs				1233	4.4	Yew Tree Farm, Burscough
Doran	T	Mr & Mrs				155	4.4	Yew Tree Farm, Burscough
Doran	William					759	5.2	Safeguarded Land
Downey	J	Mrs				228	4.4	Yew Tree Farm, Burscough
Downey	James					302	4.4	Yew Tree Farm, Burscough
Drury	Corinne					1051	4.4	Yew Tree Farm, Burscough
Drury	David					1052	4.4	Yew Tree Farm, Burscough
Duffy	Jennifer					556	4.4	Yew Tree Farm, Burscough
Duffy	Michael					559	4.4	Yew Tree Farm, Burscough
Dundersale	K	Mr				625	4.4	Yew Tree Farm, Burscough
Dunlop	David	Mr	The Wildlife Trust for Lancashire, Manchester & North Merseyside			1343	3.2	Spatial and Strategic Objectives
Dunlop	David	Mr	The Wildlife Trust for Lancashire, Manchester & North Merseyside			1344	Policy EN1	Low Carbon Development and Energy Infrastructure
Dunlop	David	Mr	The Wildlife Trust for Lancashire, Manchester & North Merseyside			1345	Policy EN2	Preserving and Enhancing West Lancashire's Natural Environment
Dunn	Susan		West Lancashire Civic Trust			1087	4.4	Yew Tree Farm, Burscough
Dunn	Susan		West Lancashire Civic Trust			1088	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"
Dutton	JS					291	4.4	Yew Tree Farm, Burscough
Earnshaw	D	Mrs				345	4.4	Yew Tree Farm, Burscough
Eastwood	Tanya					681	5.2	Safeguarded Land
Eaton	B & I					394	5.2	Safeguarded Land
Eaton	EA					701	5.2	Safeguarded Land
Eckersley	Nick	Mr	Hurlston Brook			34	4.4	Yew Tree Farm, Burscough
Edge Hill University				Mr Graham Love	Turley Associates	547	Policy EC4	Edge Hill University
Edge Hill University						548	Policy EC4	Edge Hill University
Elliott	Colin	Mr				858	9.3	Provision of Green Infrastructure and Open Recreation Space

Respondent Surname	Respondent first name	Respondent title	Respondent organisation	Agent name	Agent organisation	Rep number	Chapter/Policy Number	Chapter / Policy Title
Ennis	Gary					447	4.4	Yew Tree Farm, Burscough
Ennis	Karen	Mrs				448	4.4	Yew Tree Farm, Burscough
Entwistle	Michael	Mr				356	5.2	Safeguarded Land
Esposito	Mario	Mr				102	7.1	Residential Development
Essery	Imelda	Mrs				660	5.2	Safeguarded Land
Etherbridge	P					123	4.4	Yew Tree Farm, Burscough
Evans	PL	Mrs				754	5.2	Safeguarded Land
Evans	Anthony	Dr				37	6.4	Edge Hill University
Evans	John	Mr				35	9.3	Provision of Green Infrastructure and Open Recreation Space
Evans	Joan and David					387	9.3	Provision of Green Infrastructure and Open Recreation Space
Even	JM					350	4.4	Yew Tree Farm, Burscough
Fairclough	David					301	4.4	Yew Tree Farm, Burscough
Fairclough		Mr and Mrs				341	4.4	Yew Tree Farm, Burscough
Fairhurst	Peter	Mr				130	5.2	Safeguarded Land
Fairhurst	Peter	Mr				911	5.2	Safeguarded Land
Farley	Will					235	4.4	Yew Tree Farm, Burscough
Farnworth	Sylvia	Mrs				365	5.2	Safeguarded Land
Farrall	Pam	Mrs				722	5.2	Safeguarded Land
Farrington	Lisa					416	4.4	Yew Tree Farm, Burscough
Fearns	BM	Mrs				129	4.4	Yew Tree Farm, Burscough
Fearns	BM	Mrs				163	4.4	Yew Tree Farm, Burscough
Fillis	J	Mr				1126	1.1	The West Lancashire Local Plan
Finch	JA	Mr & Mrs				137	4.4	Yew Tree Farm, Burscough
Finch	Peter	Mr				619	4.4	Yew Tree Farm, Burscough
Finch	Peter	Mr				627	5.2	Safeguarded Land
Fisher	J	Mrs				297	4.4	Yew Tree Farm, Burscough
Fitness	A	Mrs				292	4.4	Yew Tree Farm, Burscough
Fitzgibbon	J					690	5.2	Safeguarded Land
Fleming	Janine					116	4.4	Yew Tree Farm, Burscough
Fleming	B	Ms				173	4.4	Yew Tree Farm, Burscough
Fletcher	Jamie					904	1.1	The West Lancashire Local Plan
Fletcher	Jamie					906	5.2	Safeguarded Land
Fletcher	Lynn	Mrs				812	Policy RS1	Residential Development
Fletcher	Jamie					905	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"
Formby	L					578	4.4	Yew Tree Farm, Burscough
Forrest	Geoffrey					705	5.2	Safeguarded Land
Forshaw	Gordon	Mr				121	4.4	Yew Tree Farm, Burscough
Forshaw	Victoria					585	4.4	Yew Tree Farm, Burscough
Forshaw	Paul					654	4.4	Yew Tree Farm, Burscough
Forshaw	Mark					655	4.4	Yew Tree Farm, Burscough
Forshaw	Janet	Mrs				656	4.4	Yew Tree Farm, Burscough
Fowler	Ray					1077	9.3	Provision of Green Infrastructure and Open Recreation Space
Frampton	R	Mr & Mrs				262	5.2	Safeguarded Land
Francis	P	Mrs				158	4.4	Yew Tree Farm, Burscough
Freeman	Rose	Ms	The Theatres Trust			320	8.3	Service Accessibility and Infrastructure for Growth
Frith	Christine					775	4.4	Yew Tree Farm, Burscough
Furlong	D	Mrs				989	5.2	Safeguarded Land
Fyles	A	Mr & Mrs				207	4.4	Yew Tree Farm, Burscough
Fyles	J & L					233	4.4	Yew Tree Farm, Burscough
Gadsby	DR					162	4.4	Yew Tree Farm, Burscough
Gallagher	John					46	7.1	Residential Development
Galma	Elizabeth					1039	4.4	Yew Tree Farm, Burscough
Gamero	Benny	Mr				58	8.3	Service Accessibility and Infrastructure for Growth
Gandun	Chris	Mr				165	4.4	Yew Tree Farm, Burscough
Gardiner	Colin R	Mr				179	5.2	Safeguarded Land
Gardner	John	Mr				1187	1.1	The West Lancashire Local Plan
Gardner	John	Mr				1192	4.3	Skelmersdale Town Centre
Gardner	John	Mr				1195	5.2	Safeguarded Land
Gardner	John	Mr				1190	6.1	The Economy and Employment Land
Gardner	John	Mr				1189	6.4	Edge Hill University
Gardner	John	Mr				1193	7.1	Residential Development

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Gardner	John	Mr				1191	8.2	Enhancing Sustainable Transport Choice
Gardner	John	Mr				1196	8.2	Enhancing Sustainable Transport Choice
Gardner	John	Mr				1188	9.1	Low Carbon Development and Energy Infrastructure
Gardner	John	Mr				1194	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"
Garrett	S	Mr				637	4.4	Yew Tree Farm, Burscough
Garrett	Stuart					639	4.4	Yew Tree Farm, Burscough
Garrett	Lynn					645	4.4	Yew Tree Farm, Burscough
Garrett	John					648	4.4	Yew Tree Farm, Burscough
Garrett	Luke	Mr				649	4.4	Yew Tree Farm, Burscough
Garrett	Joe					644	4.4	Yew Tree Farm, Burscough
Gaskell	John	Mr				252	5.2	Safeguarded Land
Gaskell	Matthew David					698	5.2	Safeguarded Land
Gerrard	Jennifer					367	5.2	Safeguarded Land
Gilchrist	Martin	Mr				28	4.4	Yew Tree Farm, Burscough
Gill	Lynn	Mrs				340	4.4	Yew Tree Farm, Burscough
Glaysher	B	Mrs				651	4.4	Yew Tree Farm, Burscough
Gleave	Christine					871	7.1	Residential Development
Glover	LJ	Mrs				259	5.2	Safeguarded Land
Glover	J					261	5.2	Safeguarded Land
Glover	G					712	5.2	Safeguarded Land
Goldsmith	Joan	Mrs				48	9.3	Provision of Green Infrastructure and Open Recreation Space
Goth	Richard	Mr				103	9.3	Provision of Green Infrastructure and Open Recreation Space
Goulding	Mike					237	6.4	Edge Hill University
Graham	J	Mr & Mrs				353	4.4	Yew Tree Farm, Burscough
Green	Martin	Mr				391	5.2	Safeguarded Land
Green	Denis John	Mr				453	5.2	Safeguarded Land
Greenall	J	Mr				214	4.4	Yew Tree Farm, Burscough
Greene	LM	Ms				620	4.4	Yew Tree Farm, Burscough
Gregory	Duncan	Mr	Gladman			1315	3.1	Vision
Gregory	Duncan	Mr	Gladman			1317	Policy SP1	A Sustainable Development Framework for West Lancashire
Gregory	Duncan	Mr	Gladman			1318	Policy EC3	Rural Development Opportunities
Gregory	Duncan	Mr	Gladman			1319	Policy RS1	Residential Development
Gregory	Duncan	Mr	Gladman			1320	Policy RS2	Affordable Housing
Gregory	Duncan	Mr	Gladman			1322	Policy EN1	Low Carbon Development and Energy Infrastructure
Griffin		Mr and Mrs				1118	5.2	Safeguarded Land
Grime	S					764	5.2	Safeguarded Land
Grimes	Joyce					757	5.2	Safeguarded Land
Grimshaw	David	Mr				1278	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Grimshaw	K	Mr & Mrs				407	5.2	Safeguarded Land
Grimshaw	David	Mr				1276	5.2	Safeguarded Land
Grimshaw	David	Mr				1277	Policy GN2	Safeguarded Land
Grimshaw	David	Mr				1281	5.3	Design of Development
Grimshaw	David	Mr				1279	6.1	The Economy and Employment Land
Grimshaw	David	Mr				1282	6.1	The Economy and Employment Land
Grimshaw	David	Mr				1280	7.2	Affordable and Specialist Housing
Grimshaw	David	Mr				1283	8.3	Service Accessibility and Infrastructure for Growth
Haeger	Julie					181	5.2	Safeguarded Land
Hall	F	Mrs				348	4.4	Yew Tree Farm, Burscough
Hall	Graham and Betty					628	5.2	Safeguarded Land
Hampson	Karen					339	4.4	Yew Tree Farm, Burscough
Hampson	R	Mr				399	5.2	Safeguarded Land
Hanke	Hilary	Rev				964	5.2	Safeguarded Land
Hannah	RE	Mr				392	5.2	Safeguarded Land
Hannon	F J					110	4.4	Yew Tree Farm, Burscough
Hanshaw	L					726	9.3	Provision of Green Infrastructure and Open Recreation Space
Hanshaw	L					821	9.3	Provision of Green Infrastructure and Open Recreation Space
Hardaker	Jemma					1117	5.2	Safeguarded Land
Hardman	William					1079	7.1	Residential Development
Hardwick	Anthony	Mr				545	9.3	Provision of Green Infrastructure and Open Recreation Space
Harford	Anthony	Mr				105	7.1	Residential Development
Harford	Anthony	Mr				626	7.1	Residential Development

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Harford	Anthony	Mr				554	Policy RS1	Residential Development
Harker	J	Mr & Mrs				833	7.1	Residential Development
Harrison	George	Mr				135	4.4	Yew Tree Farm, Burscough
Harrison	P	Miss				325	4.4	Yew Tree Farm, Burscough
Harrison	J					352	4.4	Yew Tree Farm, Burscough
Harrison	Simon	Mr				730	Policy IF4	Developer Contributions
Hart	Sheila	Mrs				128	5.2	Safeguarded Land
Hart	Sheila	Mrs				131	5.2	Safeguarded Land
Hart	Marcus	Mr				200	5.2	Safeguarded Land
Hartill	John					707	5.2	Safeguarded Land
Harvey	Roma	Mrs				996	7.1	Residential Development
Haslam	Alan R					805	7.1	Residential Development
Haughton	Tim	Mr				239	Appendix G	Key Amendments to the Proposals Map
Hayes-Sinclair	T	Mr & Mrs				164	4.4	Yew Tree Farm, Burscough
Hayton	F	Mr and Mrs				599	4.4	Yew Tree Farm, Burscough
Hayton	G	Mr & Mrs				1047	4.4	Yew Tree Farm, Burscough
Heaton	David					293	4.4	Yew Tree Farm, Burscough
Heaton	I					694	5.2	Safeguarded Land
Hedley		Mr & Mrs				366	5.2	Safeguarded Land
Hedley	Ian	Mr				677	5.2	Safeguarded Land
Henshall	Chris					1111	1.1	The West Lancashire Local Plan
Henshall	Chris					1112	Policy SP1	A Sustainable Development Framework for West Lancashire
Henshall	Chris					1113	Policy SP2	Skelmersdale Town Centre - A Strategic Development Site
Henshall	Chris					1114	7.1	Residential Development
Henshall	Chris					1115	Policy RS2	Affordable Housing
Hesketh	Amanda					638	4.4	Yew Tree Farm, Burscough
Hesketh	Christopher	Mr				364	5.2	Safeguarded Land
Hesketh	Kerry	Mrs				731	Policy RS1	Residential Development
Hester	M	Mrs				766	5.2	Safeguarded Land
Higgins	DH	Mrs				451	5.2	Safeguarded Land
Higham	Frank					263	5.2	Safeguarded Land
Higson	Julie					1121	4.4	Yew Tree Farm, Burscough
Hill	Marie-Therese					395	5.2	Safeguarded Land
Hill	Denise					51	6.4	Edge Hill University
Hill	Rod					914	6.4	Edge Hill University
Hillman	CA	Mrs				467	4.4	Yew Tree Farm, Burscough
Hislop	Abigail					73	7.1	Residential Development
Hogarth		Mr				676	5.2	Safeguarded Land
Holbert	Clifford	Mr		Mr Michael Cunningham	Cunningham Planning	927	Policy EC1	The Economy and Employment Land
Holden	Lee					1120	5.2	Safeguarded Land
Holdstock	Damien	Mr	National Grid			1333	Policy EC1	The Economy and Employment Land
Holdstock	Damien	Mr	National Grid			1332	Policy EN2	Preserving and Enhancing West Lancashire's Natural Environment
Holker		Mr & Mrs				227	4.4	Yew Tree Farm, Burscough
Holker		Mr and Mrs				438	4.4	Yew Tree Farm, Burscough
Holland	Brendan					664	5.2	Safeguarded Land
Hollingsworth	W	Mr				250	5.2	Safeguarded Land
hopkin	steven	mr				851	4.1	A Sustainable Development Framework for West Lancashire
hopkin	steven	mr				852	4.1	A Sustainable Development Framework for West Lancashire
hopkin	steven	mr				853	6.4	Edge Hill University
Hopkin	Stephanie	Mrs				81	Policy EN3	Provision of Green Infrastructure and Open Recreation Space
Hopson	Joyce					442	4.4	Yew Tree Farm, Burscough
Hopwells Frozen Foods						617	4.4	Yew Tree Farm, Burscough
Horridge	Stephanie					147	4.4	Yew Tree Farm, Burscough
Horrocks	D					666	5.2	Safeguarded Land
Horrocks	J	Mrs				668	5.2	Safeguarded Land
Hotchkiss	Julie	Ms	Ashton, Leigh & Wigan Primary Care Trust			106	Table 3.1	Policies achieving the Objectives
Hotchkiss	Julie	Ms	Ashton, Leigh & Wigan Primary Care Trust			108	Policy SP1	A Sustainable Development Framework for West Lancashire
Hotchkiss	Julie	Ms	Ashton, Leigh & Wigan Primary Care Trust			107	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Hounslea	B					633	4.4	Yew Tree Farm, Burscough
Howarth	William					700	5.2	Safeguarded Land
Howe	Jacqui	Mrs				101	6.4	Edge Hill University

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Howley	Abigail					43	6.4	Edge Hill University
Hubbard	Alan	Mr	The National Trust			768	2.1	Spatial Portrait
Hubbard	Alan	Mr	The National Trust			771	2.1	Spatial Portrait
Hubbard	Alan	Mr	The National Trust			772	2.1	Spatial Portrait
Hubbard	Alan	Mr	The National Trust			1142	2.1	Spatial Portrait
Hubbard	Alan	Mr	The National Trust			1244	3.1	Vision
Hubbard	Alan	Mr	The National Trust			1247	3.2	Spatial and Strategic Objectives
Hubbard	Alan	Mr	The National Trust			1251	Policy SP1	A Sustainable Development Framework for West Lancashire
Hubbard	Alan	Mr	The National Trust			1253	Policy SP2	Skelmersdale Town Centre - A Strategic Development Site
Hubbard	Alan	Mr	The National Trust			1255	Policy GN1	Settlement Boundaries
Hubbard	Alan	Mr	The National Trust			1271	Policy GN3	Design of Development
Hubbard	Alan	Mr	The National Trust			1272	Policy EC2	The Rural Economy
Hubbard	Alan	Mr	The National Trust			1273	Policy IF3	
Hubbard	Alan	Mr	The National Trust			1274	Policy EN1	Low Carbon Development and Energy Infrastructure
Hubbard	Alan	Mr	The National Trust			1275	Policy EN2	Preserving and Enhancing West Lancashire's Natural Environment
Hughes	David	Mr	Up Holland Parish Council			1137	5.2	Safeguarded Land
Hughes	David	Mr	Up Holland Parish Council			1136	7.1	Residential Development
Humphries		Mr and Mrs				565	4.4	Yew Tree Farm, Burscough
Hunt	Marie					1116	5.2	Safeguarded Land
Hunter	K	Mr				144	4.4	Yew Tree Farm, Burscough
Hurst	A	Mrs				362	5.2	Safeguarded Land
Huyton	Kerry	Miss				449	7.1	Residential Development
Iddon	June	Ms				828	Policy GN1	Settlement Boundaries
Ireland	M	Mr				276	4.4	Yew Tree Farm, Burscough
Jackson	L	Mr				411	4.4	Yew Tree Farm, Burscough
Jackson	Malcolm	Mr				240	Policy IF4	Developer Contributions
Jackson	Malcolm	Mr				241	Policy EN3	Provision of Green Infrastructure and Open Recreation Space
Jacobs	Nick	Mr	Ormskirk Rugby Club			1145	3.2	Spatial and Strategic Objectives
Jacobs	Nick	Mr	Ormskirk Rugby Club			1144	9.3	Provision of Green Infrastructure and Open Recreation Space
Jacques	J.K	Mrs				47	9.3	Provision of Green Infrastructure and Open Recreation Space
James	Adrian					1138	Policy SP1	A Sustainable Development Framework for West Lancashire
James	Margaret					289	4.4	Yew Tree Farm, Burscough
James	A	Mrs				419	4.4	Yew Tree Farm, Burscough
James	Mark	Mr				826	4.4	Yew Tree Farm, Burscough
James	William	Mr				388	7.1	Residential Development
James	Adrian					1140	7.1	Residential Development
James	Adrian					1141	7.1	Residential Development
James	D					311	Policy RS1	Residential Development
James	Adrian					1139	7.2	Affordable and Specialist Housing
Jean	D	Mr				573	4.4	Yew Tree Farm, Burscough
Jeffries	EH					433	4.4	Yew Tree Farm, Burscough
Jennings	Margaret	Rev				478	5.2	Safeguarded Land
Jepson	Stephen	Mr				621	4.4	Yew Tree Farm, Burscough
Jepson	Lynne					659	4.4	Yew Tree Farm, Burscough
Johnson	F					143	4.4	Yew Tree Farm, Burscough
Johnson	I					167	4.4	Yew Tree Farm, Burscough
Johnson	Frank & Beryl	Mr & Mrs				1061	4.4	Yew Tree Farm, Burscough
Johnson	Sylvia					670	5.2	Safeguarded Land
Johnston	J					403	5.2	Safeguarded Land
Jones	Gareth	Mr	N W Skelmersdale Lan	Mr Gareth Robert Jones	Scott Wilson	1257	4.1	A Sustainable Development Framework for West Lancashire
Jones	L	Mr				224	4.4	Yew Tree Farm, Burscough
Jones	EP	Mr & Mrs				270	4.4	Yew Tree Farm, Burscough
Jones	W	Mr				427	4.4	Yew Tree Farm, Burscough
Jones	G	Mr and Mrs				779	4.4	Yew Tree Farm, Burscough
Jones	AT	Mr and Mrs				827	4.4	Yew Tree Farm, Burscough
Jones	Sarah	Miss				624	5.2	Safeguarded Land
Jones	Kathleen					713	5.2	Safeguarded Land
Jones	Steven	Mr				1	Policy EC4	Edge Hill University
Jones	Susan	Mrs				53	9.3	Provision of Green Infrastructure and Open Recreation Space
Kay	Virginia					52	6.4	Edge Hill University
Keen	MS	Mr				127	4.4	Yew Tree Farm, Burscough

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Kennedy	Dawn	Mrs				787	5.2	Safeguarded Land
Kennedy	Frank	Mr				1092	9.1	Low Carbon Development and Energy Infrastructure
Kenny	John					141	4.4	Yew Tree Farm, Burscough
Kenyon	James	Mr				151	4.4	Yew Tree Farm, Burscough
Kenyon	Paul and Babette					835	7.1	Residential Development
Kerr	Davean					109	4.4	Yew Tree Farm, Burscough
Kerrison	RJ					154	4.4	Yew Tree Farm, Burscough
Kershaw		Mr & Mrs				956	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"
Killeen		Mr & Mrs				295	4.4	Yew Tree Farm, Burscough
Killen	Michelle					784	4.4	Yew Tree Farm, Burscough
King	ES	Mr				418	4.4	Yew Tree Farm, Burscough
King	Patricia	Mrs				874	4.4	Yew Tree Farm, Burscough
King	Mervyn	Mr				901	4.4	Yew Tree Farm, Burscough
King	Joyce	Mrs				756	5.2	Safeguarded Land
Kingston	G	Mr & Mrs				652	4.4	Yew Tree Farm, Burscough
Kirby		Mr & Mrs				204	4.4	Yew Tree Farm, Burscough
Knowles		Mr & Mrs				118	4.4	Yew Tree Farm, Burscough
LAING	ANDREW	MR		Mr Paul Sedgwick	Sedgwick Associates	1073	Policy SP1	A Sustainable Development Framework for West Lancashire
Lake	Terry	Mr				831	9.3	Provision of Green Infrastructure and Open Recreation Space
Lambert	R	Mr				213	4.4	Yew Tree Farm, Burscough
Langton		Mr & Mrs				156	4.4	Yew Tree Farm, Burscough
Lason	R					1123	4.4	Yew Tree Farm, Burscough
Lawrence	Herbert Edward	Mr				1086	7.1	Residential Development
Lawson	G	Mr				574	4.4	Yew Tree Farm, Burscough
Lawson	J	Mrs				809	7.2	Affordable and Specialist Housing
Lea	Dave					288	4.4	Yew Tree Farm, Burscough
Lea	Ann	Mrs				571	4.4	Yew Tree Farm, Burscough
Lea	Elaine	Mrs				7	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Lee	WS	Mr				324	4.4	Yew Tree Farm, Burscough
Leet	EJ					568	4.4	Yew Tree Farm, Burscough
LeMarinel	K	Mr & Mrs				206	4.4	Yew Tree Farm, Burscough
Lewis	Gemma					643	4.4	Yew Tree Farm, Burscough
Lewis	Joe					1185	4.4	Yew Tree Farm, Burscough
Lewis	D					1175	Policy EC4	Edge Hill University
Lewis	D					1172	7.1	Residential Development
Lewis	D					1174	7.1	Residential Development
Lewis	D					1173	7.2	Affordable and Specialist Housing
Lewis	D					1176	8.2	Enhancing Sustainable Transport Choice
Leyland	Norman					861	5.2	Safeguarded Land
Liggett	Joan					172	4.4	Yew Tree Farm, Burscough
Link	Peter	Mr				748	4.4	Yew Tree Farm, Burscough
Liptrot	David A					678	5.2	Safeguarded Land
Liptrot	J	Mrs				679	5.2	Safeguarded Land
Liptrott	Jackie	Mrs				603	4.1	A Sustainable Development Framework for West Lancashire
Liptrott	Jackie	Mrs				553	Policy GN4	Demonstrating Viability
Liptrott	Jackie	Mrs				604	Policy EC1	The Economy and Employment Land
Lloyd	John	Mr				998	6.4	Edge Hill University
Lloyd	John	Mr				997	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"
Lock	RJ					410	4.4	Yew Tree Farm, Burscough
Long	Ivan	Mr				277	4.4	Yew Tree Farm, Burscough
Lowe	R	Mr				284	4.4	Yew Tree Farm, Burscough
Lowman	DB	Mr & Mrs				203	4.4	Yew Tree Farm, Burscough
Lown	WH					665	5.2	Safeguarded Land
Lucas	DE	Mr				611	4.4	Yew Tree Farm, Burscough
Lunn	NM					465	4.4	Yew Tree Farm, Burscough
Lyon	F	Mr & Mrs				148	4.4	Yew Tree Farm, Burscough
Lyon		Mr & Mrs				322	4.4	Yew Tree Farm, Burscough
Maclver		Mr				111	9.2	Preserving and Enhancing West Lancashire's Natural Environment
Mackintosh	J					342	4.4	Yew Tree Farm, Burscough
Madden	Barry & Violet					765	5.2	Safeguarded Land
Madden	Barry & Violet					806	5.2	Safeguarded Land

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Maddocks	J	Mr				1232	4.4	Yew Tree Farm, Burscough
Maher	A	Mr				217	4.4	Yew Tree Farm, Burscough
Malone	Carolyn	Ms				161	4.4	Yew Tree Farm, Burscough
Mannix	Geraldine					829	5.2	Safeguarded Land
Mansell	David	Mr				1110	4.4	Yew Tree Farm, Burscough
Marley	Katie					1053	4.4	Yew Tree Farm, Burscough
Marriott	J G	Mr				142	4.4	Yew Tree Farm, Burscough
Marshall	Mike	Mr				84	4.4	Yew Tree Farm, Burscough
Marshall	P					584	4.4	Yew Tree Farm, Burscough
Martin	Anthony	Mr				122	4.4	Yew Tree Farm, Burscough
Martin	G	Mr				149	4.4	Yew Tree Farm, Burscough
Martin	I					597	4.4	Yew Tree Farm, Burscough
Martin	Neil					704	5.2	Safeguarded Land
Martin	RT					755	5.2	Safeguarded Land
MARTIN	STEPHEN	MR				1143	9.3	Provision of Green Infrastructure and Open Recreation Space
Martindale	Karen	Ms				1238	4.1	A Sustainable Development Framework for West Lancashire
Martindale	Karen	Ms				1239	7.1	Residential Development
Martindale	Karen	Ms				1240	Policy RS2	Affordable Housing
Martindale	Karen	Ms				1241	Policy RS3	Provision of Student Accommodation
Martindale	Karen	Ms				1242	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"
Martland	S					264	4.4	Yew Tree Farm, Burscough
Martland	A	Mrs				662	5.2	Safeguarded Land
Massie	HC	Mr				278	4.4	Yew Tree Farm, Burscough
Mathews	Steve	Mr	Sefton Council			1161	1.1	The West Lancashire Local Plan
Mathews	Steve	Mr	Sefton Council			1163	Policy GN2	Safeguarded Land
Maxfield	Carl	Mr				560	4.4	Yew Tree Farm, Burscough
Maxfield	Marcus					561	4.4	Yew Tree Farm, Burscough
McAleavey	Rita	Mrs				532	3.1	Vision
McClennon	K					786	4.4	Yew Tree Farm, Burscough
McCloskey	John	Mr				182	4.4	Yew Tree Farm, Burscough
McCloskey	S J					183	4.4	Yew Tree Farm, Burscough
McCloskey	John	Mr				1060	4.4	Yew Tree Farm, Burscough
McCloskey	L					184	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
McConnell	Kevin	Mr				1207	5.2	Safeguarded Land
McCoy	Barbara					369	5.2	Safeguarded Land
McDonald	Brenda	Ms				202	4.4	Yew Tree Farm, Burscough
McDonald	R					210	4.4	Yew Tree Farm, Burscough
McDonald	Steve					212	4.4	Yew Tree Farm, Burscough
McDonald	Christie	Mr	Steven Abbott Associates			1243	Policy EC3	Rural Development Opportunities
McDougall	G					424	4.4	Yew Tree Farm, Burscough
McGathan	Karen					251	5.2	Safeguarded Land
McGathan	David	Mr				256	5.2	Safeguarded Land
MCGUINNESS	DAVID	MR				602	Policy RS1	Residential Development
McGunigle	R					990	5.2	Safeguarded Land
McGunigle	Jasmine					991	5.2	Safeguarded Land
McGunigle	Mike					992	5.2	Safeguarded Land
McGunigle	Lily					993	5.2	Safeguarded Land
McGunigle	Joseph					994	5.2	Safeguarded Land
McIntosh	Allison	Miss				477	Policy RS1	Residential Development
McKenzie	Patricia					174	4.3	Skelmersdale Town Centre
McKenzie	Maureen	Mrs				471	4.4	Yew Tree Farm, Burscough
McLaughlin	PF	Mr				1230	1.1	The West Lancashire Local Plan
McLaughlin	PF	Mr				1225	4.1	A Sustainable Development Framework for West Lancashire
McLaughlin	PF	Mr				1226	4.4	Yew Tree Farm, Burscough
McLaughlin	PF	Mr				1227	6.4	Edge Hill University
McLaughlin	PF	Mr				1228	7.3	Provision of Student Accommodation
McLaughlin	PF	Mr				1229	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"
McMillan	E	Mrs				607	4.4	Yew Tree Farm, Burscough
McNabb	Lawrence and Janice					152	4.4	Yew Tree Farm, Burscough
McNaughton	Lars					44	6.4	Edge Hill University
McWalters	Lewis	mr				854	7.1	Residential Development

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Medway	Jean					446	4.4	Yew Tree Farm, Burscough
Mellor	Derek	Mr				1034	4.4	Yew Tree Farm, Burscough
Mellor	M	Mrs				1043	4.4	Yew Tree Farm, Burscough
Meredith	D E					897	5.2	Safeguarded Land
Meredith	Stan	Mr	ADGBURM			1083	5.2	Safeguarded Land
Meredith	Stan	Mr	ADGBURM			1084	Appendix G	Key Amendments to the Proposals Map
Merrick	Elaine					308	4.4	Yew Tree Farm, Burscough
Miller	S	Mr				589	4.4	Yew Tree Farm, Burscough
Milliken	T&G					343	4.4	Yew Tree Farm, Burscough
Mitchell	Morven					562	4.4	Yew Tree Farm, Burscough
Mitchell	L	Mr				955	7.1	Residential Development
Mitchell	L	Mr				1237	7.1	Residential Development
Molyneux	E					572	4.4	Yew Tree Farm, Burscough
Monks	Trevor					807	5.2	Safeguarded Land
Moore	Nicola					303	4.4	Yew Tree Farm, Burscough
Moore	Christine					616	4.4	Yew Tree Farm, Burscough
Moore	Suzanne					689	5.2	Safeguarded Land
Moreton	Graham					1048	4.4	Yew Tree Farm, Burscough
Morley	Kathryn					436	4.4	Yew Tree Farm, Burscough
Morley		Mr & Mrs				563	4.4	Yew Tree Farm, Burscough
Morley	Stephanie					630	4.4	Yew Tree Farm, Burscough
Morley		Mr & Mrs				769	4.4	Yew Tree Farm, Burscough
Morris	Karen					780	4.4	Yew Tree Farm, Burscough
Moss	M	Mr				208	4.4	Yew Tree Farm, Burscough
Mudd	J	Mr				463	4.4	Yew Tree Farm, Burscough
Mullin	Annemarie	Dr				10	4.4	Yew Tree Farm, Burscough
Mullin	A	Dr				157	4.4	Yew Tree Farm, Burscough
Munnelly	Carl	Mr				381	4.4	Yew Tree Farm, Burscough
Munro	JA	Mrs				640	4.4	Yew Tree Farm, Burscough
Munro	JA	Mrs				836	4.4	Yew Tree Farm, Burscough
Murray	Geoff	Mr				150	4.4	Yew Tree Farm, Burscough
Murray	Joy					594	4.4	Yew Tree Farm, Burscough
Murray	Deborah					1038	4.4	Yew Tree Farm, Burscough
Murray	JG	Mr				1210	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Musson-Christie	Judy					609	4.4	Yew Tree Farm, Burscough
Neale	Keith					426	4.4	Yew Tree Farm, Burscough
neil	gerrard	mr				918	Policy RS1	Residential Development
Nelson	Judith	Ms	English Heritage			243	Policy SP1	A Sustainable Development Framework for West Lancashire
Nelson	Judith	Ms	English Heritage			244	Policy GN1	Settlement Boundaries
Nelson	Judith	Ms	English Heritage			245	Policy GN3	Design of Development
Nelson	Judith	Ms	English Heritage			246	Policy EC2	The Rural Economy
Nelson	Judith	Ms	English Heritage			248	Policy EC3	Rural Development Opportunities
Nelson	Judith	Ms	English Heritage			247	Policy EN2	Preserving and Enhancing West Lancashire's Natural Environment
Nelson	Judith	Ms	English Heritage			242	9.4	Preserving and Enhancing West Lancashire's Built Environment
Newton	K					600	4.4	Yew Tree Farm, Burscough
Newton	DR	Mr				601	4.4	Yew Tree Farm, Burscough
Newton	C	Mrs				653	4.4	Yew Tree Farm, Burscough
Newton	David	Mr				450	7.1	Residential Development
Nicholson	J	Mr				468	4.4	Yew Tree Farm, Burscough
Noble	David					402	5.2	Safeguarded Land
Norbury	PM					783	4.4	Yew Tree Farm, Burscough
Norris	E					223	4.4	Yew Tree Farm, Burscough
Norris	Richard	Mr				274	4.4	Yew Tree Farm, Burscough
Norris	Jake					770	4.4	Yew Tree Farm, Burscough
North	Chery					168	4.4	Yew Tree Farm, Burscough
Northcote	Anthony	Mr	Plannig and Local Authority Liason, The Coal Authority			60	1.4	Planning Policy on Minerals & Waste Developments
Northcote	Anthony	Mr	Plannig and Local Authority Liason, The Coal Authority			61	Policy SP1	A Sustainable Development Framework for West Lancashire
Northcote	Anthony	Mr	Plannig and Local Authority Liason, The Coal Authority			62	4.3	Skelmersdale Town Centre
Northcote	Anthony	Mr	Plannig and Local Authority Liason, The Coal Authority			63	Policy GN3	Design of Development
Northcote	Anthony	Mr	Plannig and Local Authority Liason, The Coal Authority			64	Policy EN4	Preserving and Enhancing West Lancashire's Built Environment
O'Brien	James					669	5.2	Safeguarded Land

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O'Brien	RE	Mr				1340	7.1	Residential Development
O'Brywd	TJ & BS					1037	4.4	Yew Tree Farm, Burscough
O'Connor	Peter					1032	4.4	Yew Tree Farm, Burscough
O'Connor	L					1033	4.4	Yew Tree Farm, Burscough
Oldfield	Sheila					440	4.4	Yew Tree Farm, Burscough
O'Neill	G	Ms				67	4.4	Yew Tree Farm, Burscough
O'Neill	Elaine					331	4.4	Yew Tree Farm, Burscough
O'Neill	G	Ms				462	4.4	Yew Tree Farm, Burscough
Openshaw	Steve	Mr				380	4.3	Skelmersdale Town Centre
Orme	L	Ms				169	4.4	Yew Tree Farm, Burscough
Orme	Barbara	Mrs				330	4.4	Yew Tree Farm, Burscough
Ormesher	Edward James	Mr				912	5.2	Safeguarded Land
Owen	D	Miss				432	4.4	Yew Tree Farm, Burscough
Owen	Helen	Mrs				761	5.2	Safeguarded Land
Parker	JM	Mr				606	4.4	Yew Tree Farm, Burscough
Parker	Pauline	Mrs				850	4.4	Yew Tree Farm, Burscough
Parker	Jess E					1064	4.4	Yew Tree Farm, Burscough
Parker	MJ					1065	4.4	Yew Tree Farm, Burscough
Parker	PA					1066	4.4	Yew Tree Farm, Burscough
Parker	J					663	5.2	Safeguarded Land
Parle	M					267	4.4	Yew Tree Farm, Burscough
Patten	TA	Mr				1231	7.1	Residential Development
Patton	Janet					313	Policy RS1	Residential Development
Peet	Eileen					368	5.2	Safeguarded Land
Perrett	Bryan	Mr				346	4.4	Yew Tree Farm, Burscough
Physick	B	Ms				307	4.4	Yew Tree Farm, Burscough
Phythian	Marion					355	5.2	Safeguarded Land
Phythian	K	Mr				455	5.2	Safeguarded Land
Pickavance	R & J	Messrs	Messrs R & J Pickavance	Mr Glyn Bridge	McDyre & Co.	876	4.1	A Sustainable Development Framework for West Lancashire
Pickavance	R & J	Messrs	Messrs R & J Pickavance	Mr Glyn Bridge	McDyre & Co.	885	Policy RS1	Residential Development
Pickavance	R & J	Messrs	Messrs R & J Pickavance	Mr Glyn Bridge	McDyre & Co.	890	Policy RS2	Affordable Housing
Pickavance	R & J	Messrs	Messrs R & J Pickavance	Mr Glyn Bridge	McDyre & Co.	895	Policy IF4	Developer Contributions
Pickavance	Robert W.	Mr				792	1.1	The West Lancashire Local Plan
Pickavance	Robert W.	Mr				793	2.1	Spatial Portrait
Pickavance	Robert W.	Mr				794	4.1	A Sustainable Development Framework for West Lancashire
Pickavance	Robert W.	Mr				795	Policy SP1	A Sustainable Development Framework for West Lancashire
Pickavance	Robert W.	Mr				796	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Pickavance	Robert W.	Mr				797	Policy GN1	Settlement Boundaries
Pickavance	Robert W.	Mr				798	Policy GN3	Design of Development
Pickavance	Robert W.	Mr				799	Policy GN4	Demonstrating Viability
Pickavance	Robert W.	Mr				801	Policy RS1	Residential Development
Pickavance	Robert W.	Mr				802	Policy RS2	Affordable Housing
Pickavance	Robert W.	Mr				803	Policy IF3	
Pickavance	Robert W.	Mr				804	Appendix A	Local Plan Preparation
Pincock	JB	Mr & Mrs				1234	6.4	Edge Hill University
Pincock	JB	Mr & Mrs				1235	8.2	Enhancing Sustainable Transport Choice
Pinnington	ED	Mrs				720	5.2	Safeguarded Land
Ploughley	E	Mrs				708	5.2	Safeguarded Land
Pope	D	Mr & Mrs				113	4.4	Yew Tree Farm, Burscough
Porter	Anne	Ms				82	4.4	Yew Tree Farm, Burscough
Porter	Laura					83	4.4	Yew Tree Farm, Burscough
Porter	Reg					373	4.4	Yew Tree Farm, Burscough
Porter	Laura					900	4.4	Yew Tree Farm, Burscough
Powell	HM	Mrs				298	4.4	Yew Tree Farm, Burscough
Powell	LG					714	5.2	Safeguarded Land
Pready	Bryan	Mr				533	3.1	Vision
Pready	Bryan	Mr				534	4.1	A Sustainable Development Framework for West Lancashire
Pready	Bryan	Mr				535	4.4	Yew Tree Farm, Burscough
Pready	Bryan	Mr				536	5.1	Settlement Boundaries
Pready	Bryan	Mr				537	Policy EC4	Edge Hill University
Pready	Bryan	Mr				538	Policy RS1	Residential Development

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Pready	Bryan	Mr				539	Policy RS2	Affordable Housing
Pready	Bryan	Mr				540	Policy RS3	Provision of Student Accommodation
Pready	Bryan	Mr				541	Policy RS4	Provision for Gypsy and Traveller and Travelling Showpeople
Pready	Bryan	Mr				542	Policy IF1	Maintaining Vibrant Town and Local Centres
Pready	Bryan	Mr				543	Policy IF2	Enhancing Sustainable Transport Choice
Pready	Bryan	Mr				544	Policy EN1	Low Carbon Development and Energy Infrastructure
Prendergast	Lynda					125	4.4	Yew Tree Farm, Burscough
Prentice		Mr & Mrs				406	5.2	Safeguarded Land
Prescott	Jennifer	Miss				189	4.4	Yew Tree Farm, Burscough
Prescott	Angela	Mrs				190	4.4	Yew Tree Farm, Burscough
Prescott	William	Mr				192	4.4	Yew Tree Farm, Burscough
Prescott	Cynthia	Mrs				1080	Policy RS1	Residential Development
Price	Mary	Mrs				461	4.4	Yew Tree Farm, Burscough
Price	Penny					1044	4.4	Yew Tree Farm, Burscough
Price	Erika	Mrs				1236	4.4	Yew Tree Farm, Burscough
Pringle	Andy	Mr	ICD / Maharishi Community			376	Policy SP1	A Sustainable Development Framework for West Lancashire
Pringle	Andy	Mr	Ideal Community Developments			982	Policy SP1	A Sustainable Development Framework for West Lancashire
Pringle	Andy	Mr	ICD / Maharishi Community			375	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Pringle	Andy	Mr	Ideal Community Developments			1107	Policy GN1	Settlement Boundaries
Pringle	Andy	Mr	ICD / Maharishi Community			377	Appendix G	Key Amendments to the Proposals Map
Pringle	Andy	Mr	Ideal Community Developments			983	Appendix G	Key Amendments to the Proposals Map
Pritchard	M	Mrs				153	4.4	Yew Tree Farm, Burscough
Pritchard	Jeannie	Mrs				741	4.4	Yew Tree Farm, Burscough
Purcell		Mr & Mrs				1122	4.4	Yew Tree Farm, Burscough
Ramsbottom	E	Mr & Mrs		Mr Michael Cunningham	Cunningham Planning	913	Policy GN1	Settlement Boundaries
Ramsbottom	Ian	Mr		Mr Michael Cunningham	Cunningham Planning	919	Policy GN1	Settlement Boundaries
Ramsdale	Ian	Mr				193	5.2	Safeguarded Land
Ramsdale	Doris					452	5.2	Safeguarded Land
rattray	gavin	MR				907	1.1	The West Lancashire Local Plan
Ratray	Gavin					4	4.4	Yew Tree Farm, Burscough
Ratray	Gavin					1071	4.4	Yew Tree Farm, Burscough
rattray	gavin	MR				945	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Rawlinson	Thomas	Mr				56	4.4	Yew Tree Farm, Burscough
Rawlinson	M J	Mrs				57	4.4	Yew Tree Farm, Burscough
Rawsthorne	Ralph	Mr				65	4.4	Yew Tree Farm, Burscough
Rawsthorne	Ralph	Mr				66	4.4	Yew Tree Farm, Burscough
Rawsthorne	A	Mr & Mrs				124	4.4	Yew Tree Farm, Burscough
Rawsthorne	M					219	4.4	Yew Tree Farm, Burscough
Rawsthorne	Sharon					899	4.4	Yew Tree Farm, Burscough
Rawsthorne	Sharon					1059	4.4	Yew Tree Farm, Burscough
Rawsthorne	Joanne					1068	4.4	Yew Tree Farm, Burscough
Rawsthorne	Sheena	Mrs				1075	4.4	Yew Tree Farm, Burscough
Rhodes		Mr & Mrs				680	5.2	Safeguarded Land
Richardson	L	Mr				767	4.4	Yew Tree Farm, Burscough
Richardson	Roy	Mr				194	5.2	Safeguarded Land
Richardson	Julia	Mrs				400	5.2	Safeguarded Land
Riding	Mike	Mr				78	4.4	Yew Tree Farm, Burscough
RIDING	MARIA	Mrs				79	4.4	Yew Tree Farm, Burscough
Ries-Birchall	G	Mr				321	4.4	Yew Tree Farm, Burscough
rigby	Robert	Mr				729	7.1	Residential Development
Rimmer	D	Mr		Mr Chris Cockwill	Cockwill & Co	1023	4.1	A Sustainable Development Framework for West Lancashire
Rimmer	D	Mr		Mr Chris Cockwill	Cockwill & Co	1013	Appendix G	Key Amendments to the Proposals Map
Rimmer	MC					459	4.4	Yew Tree Farm, Burscough
Rimmer	Claire	Ms				8	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Roberts	Irene	Clerk to Aughto	Aughton Parish Council			984	Policy SP1	A Sustainable Development Framework for West Lancashire
Roberts	S	Mr & Mrs				642	4.4	Yew Tree Farm, Burscough
Roberts	Alan & Pam					1057	4.4	Yew Tree Farm, Burscough
Roberts	Irene	Clerk to Aughto	Aughton Parish Council			985	5.2	Safeguarded Land
Roberts	Vickie	Miss				1130	7.1	Residential Development
Robinson	William	Mr				749	Policy SP1	A Sustainable Development Framework for West Lancashire
Robinson	William	Mr				750	4.3	Skeldersdale Town Centre

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Robinson	Daniel	Mr				134	4.4	Yew Tree Farm, Burscough
Robinson	William	Mr				751	4.4	Yew Tree Farm, Burscough
Robinson	William	Mr				752	7.1	Residential Development
Robinson	William	Mr				753	7.2	Affordable and Specialist Housing
Roby	J & N					458	4.4	Yew Tree Farm, Burscough
Roby	Stuart					474	Policy RS1	Residential Development
Roche-Walker	Shelly					592	4.4	Yew Tree Farm, Burscough
Rolf	Josh	Mr				658	4.4	Yew Tree Farm, Burscough
Rollins	N					326	4.4	Yew Tree Farm, Burscough
Rood	Craig					781	4.4	Yew Tree Farm, Burscough
Rood	Stuart					782	4.4	Yew Tree Farm, Burscough
Roughley	M					421	4.4	Yew Tree Farm, Burscough
Roughley	J					709	5.2	Safeguarded Land
Roughley	Derek					710	5.2	Safeguarded Land
Roughley	E					711	5.2	Safeguarded Land
Routh	Leonard	Dr				1221	5.2	Safeguarded Land
Routledge	Robert	Mr	Whitemoss Landfill Lim	Mr Richard Percy	Steven Abbott Assoc	476	6.1	The Economy and Employment Land
Roxburgh	K	Mr & Mrs				371	5.2	Safeguarded Land
Russell	O	Mrs				230	4.4	Yew Tree Farm, Burscough
Sainsburys Supermarkets Ltd				Ms Anna Noble	Turley Associates	1017	Policy SP1	A Sustainable Development Framework for West Lancashire
Sainsburys Supermarkets Ltd				Ms Anna Noble	Turley Associates	1018	Policy GN5	Sequential Tests
Sainsburys Supermarkets Ltd				Ms Anna Noble	Turley Associates	1019	Policy IF1	Maintaining Vibrant Town and Local Centres
Sandford	Nick	Mr	Woodland Trust			1134	Policy EN1	Low Carbon Development and Energy Infrastructure
Sandford	Nick	Mr	Woodland Trust			1131	Policy EN2	Preserving and Enhancing West Lancashire's Natural Environment
Sandford	Nick	Mr	The Woodland Trust			1132	Policy EN2	Preserving and Enhancing West Lancashire's Natural Environment
Sandford	Nick	Mr	The Woodland Trust			1133	Policy EN3	Provision of Green Infrastructure and Open Recreation Space
Sankey		Mr & Mrs				396	5.2	Safeguarded Land
Sass	Stella & Bill					1204	5.2	Safeguarded Land
Saunders	L	Mr and Mrs				622	4.4	Yew Tree Farm, Burscough
Scarisbrick	Margaret					415	4.4	Yew Tree Farm, Burscough
Scott	Mal					1049	4.4	Yew Tree Farm, Burscough
Scully	P					695	5.2	Safeguarded Land
Sears	RP	Mr	North Meols Parish Councils			987	4.1	A Sustainable Development Framework for West Lancashire
Seddon	N					405	5.2	Safeguarded Land
Senior	Karen					139	4.4	Yew Tree Farm, Burscough
Shacklady	Jayne					634	4.4	Yew Tree Farm, Burscough
Sharples	Patricia					674	5.2	Safeguarded Land
Shashati	Clare	Mrs				39	Policy EC4	Edge Hill University
Shaw	Frank					641	4.4	Yew Tree Farm, Burscough
Sheehah	Maureen					215	4.4	Yew Tree Farm, Burscough
Shepherd	Paul					272	4.4	Yew Tree Farm, Burscough
Shiel	Catherine and Paul					1124	4.4	Yew Tree Farm, Burscough
Shorrocks	Anthony	Mr				374	Policy EN3	Provision of Green Infrastructure and Open Recreation Space
Sillett	Brian	Mr				5	4.4	Yew Tree Farm, Burscough
Sillett	Brian	Mr				30	4.4	Yew Tree Farm, Burscough
Sillett	Brian	Mr				114	4.4	Yew Tree Farm, Burscough
Simons	Brenda					42	6.4	Edge Hill University
Simpkin	M					408	5.2	Safeguarded Land
Simpkin	W					702	5.2	Safeguarded Land
Skelly	L	Ms				255	5.2	Safeguarded Land
Slowey	WC					1063	4.4	Yew Tree Farm, Burscough
Smallbone	Helen					55	6.4	Edge Hill University
Smallshaw		Miss				682	5.2	Safeguarded Land
Smith	N					138	4.4	Yew Tree Farm, Burscough
Smith		Mr				304	4.4	Yew Tree Farm, Burscough
Smith	Dorothy					671	5.2	Safeguarded Land
Smith	Alyson					696	5.2	Safeguarded Land
Smith	David					697	5.2	Safeguarded Land
Smith	A & G					706	5.2	Safeguarded Land
Smith	Carol					473	9.3	Provision of Green Infrastructure and Open Recreation Space
Spearing	A					691	5.2	Safeguarded Land

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Spencer	D	Mr				470	4.4	Yew Tree Farm, Burscough
Spencer		Mr and Mrs				773	4.4	Yew Tree Farm, Burscough
St Modwen Properties PLC				John Francis		1284	2.1	Spatial Portrait
St Modwen Properties PLC				John Francis		1285	2.2	Key Issues
St Modwen Properties PLC				John Francis		1286	3.2	Spatial and Strategic Objectives
St Modwen Properties PLC				John Francis		1287	3.2	Spatial and Strategic Objectives
St Modwen Properties PLC				John Francis		1288	Policy SP1	A Sustainable Development Framework for West Lancashire
St Modwen Properties PLC				John Francis		1289	Policy SP2	Skelmersdale Town Centre - A Strategic Development Site
St Modwen Properties PLC				John Francis		1290	Policy GN3	Design of Development
St Modwen Properties PLC				John Francis		1291	Policy IF1	Maintaining Vibrant Town and Local Centres
St Modwen Properties PLC				John Francis		1292	Policy IF4	Developer Contributions
St Modwen Properties PLC				John Francis		1293	Policy EN4	Preserving and Enhancing West Lancashire's Built Environment
Staines	Steve	Mr	Friends, Families & Travellers			834	7.4	Provision for Gypsy & Travellers and Travelling Showpeople
Stanley	Paul	Mr				3	4.3	Skelmersdale Town Centre
Stanmore	Iain	Mr				822	7.1	Residential Development
Stannard		Mr & Mrs				443	4.4	Yew Tree Farm, Burscough
Starkie	John					636	4.4	Yew Tree Farm, Burscough
Steele	Gillian	Mrs				1208	5.2	Safeguarded Land
Steele	Darren					472	7.1	Residential Development
Steele	Emma	Mrs				605	Policy RS1	Residential Development
Stephens	M	Mr				667	5.2	Safeguarded Land
Stevenson	George					610	4.4	Yew Tree Farm, Burscough
Stevenson		Mr				647	4.4	Yew Tree Farm, Burscough
Stevenson	Peter & Gwen					1055	4.4	Yew Tree Farm, Burscough
Stokes	R					393	5.2	Safeguarded Land
Stores	Michael					988	6.4	Edge Hill University
Stott	Phil	Mr				31	4.4	Yew Tree Farm, Burscough
Stott	C	Dr				309	4.4	Yew Tree Farm, Burscough
Stott	P					310	4.4	Yew Tree Farm, Burscough
Strategy and Policy Group			Lancashire County Council			967	Policy SP1	A Sustainable Development Framework for West Lancashire
Strategy and Policy Group			Lancashire County Council			980	Policy SP1	A Sustainable Development Framework for West Lancashire
Strategy and Policy Group			Lancashire County Council			968	Figure 4.1	Key Diagram
Strategy and Policy Group			Lancashire County Council			969	Policy SP2	Skelmersdale Town Centre - A Strategic Development Site
Strategy and Policy Group			Lancashire County Council			971	Policy EC1	The Economy and Employment Land
Strategy and Policy Group			Lancashire County Council			978	Policy EC2	The Rural Economy
Strategy and Policy Group			Lancashire County Council			979	Policy EC3	Rural Development Opportunities
Strategy and Policy Group			Lancashire County Council			972	Policy EC4	Edge Hill University
Strategy and Policy Group			Lancashire County Council			973	Policy RS1	Residential Development
Strategy and Policy Group			Lancashire County Council			974	Policy IF2	Enhancing Sustainable Transport Choice
Strategy and Policy Group			Lancashire County Council			976	Policy IF2	Enhancing Sustainable Transport Choice
Strategy and Policy Group			Lancashire County Council			977	Figure 8.1	Enhancing Sustainable Transport Choice
Strategy and Policy Group			Lancashire County Council			975	Policy IF3	
Stub	Thomas	Mr				386	9.3	Provision of Green Infrastructure and Open Recreation Space
Stubbert	Jane	Mrs				800	7.1	Residential Development
Stubbings	P	Mr & Mrs				1046	4.4	Yew Tree Farm, Burscough
Stubbs	Margaret					1119	5.2	Safeguarded Land
Suggett		Mr & Mrs				285	4.4	Yew Tree Farm, Burscough
Sullivan	Rosalie					1036	4.4	Yew Tree Farm, Burscough
Suppell	K	Mr and Mrs				575	4.4	Yew Tree Farm, Burscough
Sutcliffe		Mr				268	4.4	Yew Tree Farm, Burscough
Sutton	T					401	5.2	Safeguarded Land
Swift	Jill					333	4.4	Yew Tree Farm, Burscough
Swift	Nicholas					335	4.4	Yew Tree Farm, Burscough
Swift	G	Mr				257	5.2	Safeguarded Land
Swift	Kevin					1347	5.2	Safeguarded Land
Syder	Alan					75	Policy SP1	A Sustainable Development Framework for West Lancashire
Syder	Alan					76	6.4	Edge Hill University
Syder	Alan					77	8.2	Enhancing Sustainable Transport Choice
Sylvester	C	Mrs				119	4.4	Yew Tree Farm, Burscough
Sylvester	A					294	4.4	Yew Tree Farm, Burscough
Taberner	Joan	Mrs				360	5.2	Safeguarded Land

Respondent Surname	Respondent first name	Respondent title	Respondent organisation	Agent name	Agent organisation	Rep number	Chapter/Policy Number	Chapter / Policy Title
Talbot	George	Mr				40	6.4	Edge Hill University
Taylor	Andrew	Mr	David Wilson Homes	Ms Lorraine Davison	DPP	1214	1.1	The West Lancashire Local Plan
Taylor	Andrew	Mr	David Wilson Homes	Ms Lorraine Davison	DPP	1215	2.2	Key Issues
Taylor	Andrew	Mr	David Wilson Homes	Ms Lorraine Davison	DPP	1216	3.2	Spatial and Strategic Objectives
Taylor	Andrew	Mr	David Wilson Homes	Ms Lorraine Davison	DPP	1211	Policy SP1	A Sustainable Development Framework for West Lancashire
Taylor	Andrew	Mr	David Wilson Homes	Ms Lorraine Davison	DPP	1212	Policy SP1	A Sustainable Development Framework for West Lancashire
Taylor	Andrew	Mr	David Wilson Homes	Ms Lorraine Davison	DPP	1217	Policy SP1	A Sustainable Development Framework for West Lancashire
Taylor	Andrew	Mr	David Wilson Homes	Ms Lorraine Davison	DPP	1218	Policy GN1	Settlement Boundaries
Taylor	Andrew	Mr	David Wilson Homes	Ms Lorraine Davison	DPP	1219	Policy GN2	Safeguarded Land
Taylor	Andrew	Mr	David Wilson Homes	Ms Lorraine Davison	DPP	1213	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"
Taylor	Christine	Ms				1081	1.1	The West Lancashire Local Plan
Taylor	Chris	Mr				159	4.4	Yew Tree Farm, Burscough
Taylor	BJ					916	4.4	Yew Tree Farm, Burscough
Taylor	Maurice	Mr				59	7.1	Residential Development
Taylor	B					33	9.3	Provision of Green Infrastructure and Open Recreation Space
Thompson	R	Mr and Mrs				417	4.4	Yew Tree Farm, Burscough
Thompson	Lara					1045	4.4	Yew Tree Farm, Burscough
Thompson	Jane	Ms				1085	4.4	Yew Tree Farm, Burscough
Thompson	ST	Mr				1201	4.4	Yew Tree Farm, Burscough
Thompson	Jane	Ms				175	7.3	Provision of Student Accommodation
Thorley	Andrew	Mr	Taylor Wimpey UK Ltd	Miss Caroline Simpson	Nathaniel Lichfield &	1249	1.1	The West Lancashire Local Plan
Thorley	Andrew	Mr	Taylor Wimpey UK Ltd	Miss Caroline Simpson	Nathaniel Lichfield &	1252	3.2	Spatial and Strategic Objectives
Thorley	Andrew	Mr	Taylor Wimpey UK Ltd	Miss Caroline Simpson	Nathaniel Lichfield &	1258	4.1	A Sustainable Development Framework for West Lancashire
Thorley	Andrew	Mr	Taylor Wimpey UK Ltd	Miss Caroline Simpson	Nathaniel Lichfield &	1264	Policy GN3	Design of Development
Thorley	Andrew	Mr	Taylor Wimpey UK Ltd	Miss Caroline Simpson	Nathaniel Lichfield &	1265	Policy EC2	The Rural Economy
Thorley	Andrew	Mr	Taylor Wimpey UK Ltd	Miss Caroline Simpson	Nathaniel Lichfield &	1254	Policy RS1	Residential Development
Thorley	Andrew	Mr	Taylor Wimpey UK Ltd	Miss Caroline Simpson	Nathaniel Lichfield &	1259	Policy RS1	Residential Development
Thorley	Andrew	Mr	Taylor Wimpey UK Ltd	Miss Caroline Simpson	Nathaniel Lichfield &	1256	Policy RS2	Affordable Housing
Thorley	Andrew	Mr	Taylor Wimpey UK Ltd	Miss Caroline Simpson	Nathaniel Lichfield &	1266	Policy IF2	Enhancing Sustainable Transport Choice
Thorley	Andrew	Mr	Taylor Wimpey UK Ltd	Miss Caroline Simpson	Nathaniel Lichfield &	1260	8.3	Service Accessibility and Infrastructure for Growth
Thorley	Andrew	Mr	Taylor Wimpey UK Ltd	Miss Caroline Simpson	Nathaniel Lichfield &	1261	Policy IF4	Developer Contributions
Thorley	Andrew	Mr	Taylor Wimpey UK Ltd	Miss Caroline Simpson	Nathaniel Lichfield &	1262	Policy EN1	Low Carbon Development and Energy Infrastructure
Thorley	Andrew	Mr	Taylor Wimpey UK Ltd	Miss Caroline Simpson	Nathaniel Lichfield &	1263	Policy EN2	Preserving and Enhancing West Lancashire's Natural Environment
Thorley	Andrew	Mr	Taylor Wimpey UK Ltd	Miss Caroline Simpson	Nathaniel Lichfield &	1267	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"
Thorman	G	Mr				337	4.4	Yew Tree Farm, Burscough
Topping	Linda					11	4.4	Yew Tree Farm, Burscough
Topping		Mr & Mrs				280	4.4	Yew Tree Farm, Burscough
Town Planning Team LNW			Network Rail			1222	Policy IF2	Enhancing Sustainable Transport Choice
Town Planning Team LNW			Network Rail			1223	Policy IF4	Developer Contributions
Town Planning Team LNW			Network Rail			1224	Policy EN1	Low Carbon Development and Energy Infrastructure
TOWNLEY	PETER	MR				38	1.1	The West Lancashire Local Plan
Train	M	Mrs				254	5.2	Safeguarded Land
Train	G					398	5.2	Safeguarded Land
Travis	Estate of John	Estate of Mr J Travis		Mr Michael Cunningham	Cunningham Planning	921	Policy GN1	Settlement Boundaries
Travis	Robert J. & K. ADA					1245	4.4	Yew Tree Farm, Burscough
Trigg	MT					265	4.4	Yew Tree Farm, Burscough
Trigg	E	Mrs				266	4.4	Yew Tree Farm, Burscough
Truman	Alison	Mrs	British Waterways			744	2.1	Spatial Portrait
Truman	Alison	Mrs	British Waterways			745	6.2	The Rural Economy
Truman	Alison	Mrs	British Waterways			746	8.4	Developer Contributions
Truman	Alison	Mrs	British Waterways			747	9.3	Provision of Green Infrastructure and Open Recreation Space
Turner	Maurice	Mr				995	5.2	Safeguarded Land
Tweedie	Joyce K					253	5.2	Safeguarded Land
Tyrer	JB					357	5.2	Safeguarded Land
Tyrer	Maureen					358	5.2	Safeguarded Land
Tyrer	Elizabeth					824	7.1	Residential Development
Tyson	Ronald	Mr				72	7.1	Residential Development
Vella MBE	Karl	Mr				1093	4.3	Skelmersdale Town Centre
Vella MBE	Karl	Mr				1094	4.4	Yew Tree Farm, Burscough
Voller	MF	Mr				581	4.4	Yew Tree Farm, Burscough
Walisley	Simon					1058	4.4	Yew Tree Farm, Burscough

Respondent Surname	Respondent first name	Respondent title	Respondent organisation	Agent name	Agent organisation	Rep number	Chapter/Policy Number	Chapter / Policy Title
Walker		Mrs				327	4.4	Yew Tree Farm, Burscough
Wallace	S	Mrs				591	4.4	Yew Tree Farm, Burscough
Wallbank	Lee					441	4.4	Yew Tree Farm, Burscough
Walmsley	A					776	4.4	Yew Tree Farm, Burscough
Walsh	JP & M					728	5.2	Safeguarded Land
Walton	Anita					54	6.4	Edge Hill University
Ward	Allen	Mr				222	4.4	Yew Tree Farm, Burscough
Warden	AD					430	4.4	Yew Tree Farm, Burscough
Wareing	Ruth	Miss				329	4.4	Yew Tree Farm, Burscough
Wareing	MJ	Mr				650	4.4	Yew Tree Farm, Burscough
Warrilow	C	Rev				762	5.2	Safeguarded Land
Watt	Andrew	Mr				178	Policy GN1	Settlement Boundaries
Watt	Andrew	Mr				180	Policy RS1	Residential Development
Watt	John	Mr				314	7.2	Affordable and Specialist Housing
Watt	John	Mr				315	9.2	Preserving and Enhancing West Lancashire's Natural Environment
Webb	David	Mr				823	Policy RS1	Residential Development
Webber	Martin	Mr				378	4.4	Yew Tree Farm, Burscough
Webster	Ron	Mr				2	Policy SP2	Skelmersdale Town Centre - A Strategic Development Site
Welham	M					579	4.4	Yew Tree Farm, Burscough
Welsh	Barry	Mr				171	4.4	Yew Tree Farm, Burscough
Wensley	George	Mr				830	6.4	Edge Hill University
Westby	WA	Mr & Mrs				790	7.1	Residential Development
Whalley	CD					390	5.2	Safeguarded Land
Wheeler	Kate		Natural England			1294	4.4	Yew Tree Farm, Burscough
Wheeler	Kate		Natural England			1295	8.3	Service Accessibility and Infrastructure for Growth
Wheeler	Kate		Natural England			1296	Appendix B	The Spatial & Strategic Objectives
White	B	Mrs				287	4.4	Yew Tree Farm, Burscough
Whitehead	Chris					412	4.4	Yew Tree Farm, Burscough
Whitfield	Margaret					22	4.4	Yew Tree Farm, Burscough
Whitfield	Margaret					306	4.4	Yew Tree Farm, Burscough
Whitfield	Geoffrey	Mr				661	5.2	Safeguarded Land
Whitfield	N	Mrs				763	5.2	Safeguarded Land
Whittaker	J					1074	9.3	Provision of Green Infrastructure and Open Recreation Space
Wilcock	Ann					686	5.2	Safeguarded Land
Williams	Keith	Mr	Burscough Parish Council			1098	1.1	The West Lancashire Local Plan
Williams	Francis	Mr	Ormskirk Friends of the Earth			1002	2.1	Spatial Portrait
Williams	Francis	Mr	Ormskirk Friends of the Earth			1003	2.1	Spatial Portrait
Williams	Francis	Mr	Ormskirk Friends of the Earth			1005	3.2	Spatial and Strategic Objectives
Williams	Francis	Mr	Ormskirk Friends of the Earth			1006	3.2	Spatial and Strategic Objectives
Williams	Francis	Mr	Ormskirk Friends of the Earth			1007	3.2	Spatial and Strategic Objectives
Williams	Francis	Mr	Ormskirk Friends of the Earth			1008	3.2	Spatial and Strategic Objectives
Williams	Francis	Mr	Ormskirk Friends of the Earth			1004	4.1	A Sustainable Development Framework for West Lancashire
Williams	Francis	Mr	Ormskirk Friends of the Earth			1010	4.1	A Sustainable Development Framework for West Lancashire
Williams	Francis	Mr	Ormskirk Friends of the Earth			1011	4.1	A Sustainable Development Framework for West Lancashire
Williams	Francis	Mr	Ormskirk Friends of the Earth			1012	4.1	A Sustainable Development Framework for West Lancashire
Williams	Francis	Mr	Ormskirk Friends of the Earth			1014	4.1	A Sustainable Development Framework for West Lancashire
Williams	Francis	Mr	Ormskirk Friends of the Earth			1015	4.1	A Sustainable Development Framework for West Lancashire
Williams	Francis	Mr	Ormskirk Friends of the Earth			1016	4.1	A Sustainable Development Framework for West Lancashire
Williams	Francis	Mr	Ormskirk Friends of the Earth			1020	4.1	A Sustainable Development Framework for West Lancashire
Williams	Francis	Mr	Ormskirk Friends of the Earth			1021	Policy SP2	Skelmersdale Town Centre - A Strategic Development Site
Williams	Karen					85	4.4	Yew Tree Farm, Burscough
Williams	Mike	Mr				196	4.4	Yew Tree Farm, Burscough
Williams	D					226	4.4	Yew Tree Farm, Burscough
Williams	Diane					332	4.4	Yew Tree Farm, Burscough
Williams	Francis	Mr	Ormskirk Friends of the Earth			1022	4.4	Yew Tree Farm, Burscough
Williams	Martin	Mr				1042	4.4	Yew Tree Farm, Burscough
Williams	Keith	Mr	Burscough Parish Council			1099	4.4	Yew Tree Farm, Burscough
Williams	Keith	Mr	Burscough Parish Council			1102	4.4	Yew Tree Farm, Burscough
Williams	Doreen	Mrs				9	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Williams	Francis	Mr	Ormskirk Friends of the Earth			1024	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
Williams	Francis	Mr	Ormskirk Friends of the Earth			1025	Policy GN1	Settlement Boundaries

Respondent Surname	Respondent first name	Respondent title	Respondent organisation	Agent name	Agent organisation	Rep number	Chapter/Policy Number	Chapter / Policy Title
Williams	Francis	Mr	Ormskirk Friends of the Earth			1027	Policy GN3	Design of Development
Williams	Francis	Mr	Ormskirk Friends of the Earth			1028	Policy EC1	The Economy and Employment Land
Williams	Christine	ms				176	6.4	Edge Hill University
Williams	Francis	Mr	Ormskirk Friends of the Earth			1029	Policy EC4	Edge Hill University
Williams	Keith	Mr	Burscough Parish Council			1103	7.1	Residential Development
Williams	Francis	Mr	Ormskirk Friends of the Earth			1030	7.2	Affordable and Specialist Housing
Williams	Keith	Mr	Burscough Parish Council			1105	7.2	Affordable and Specialist Housing
Williams	Francis	Mr	Ormskirk Friends of the Earth			1031	Policy RS2	Affordable Housing
Williams	Keith	Mr	Burscough Parish Council			1106	9.1	Low Carbon Development and Energy Infrastructure
Williams	Francis	Mr	Ormskirk Friends of the Earth			1096	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"
Williams	Keith	Mr	Burscough Parish Council			1104	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"
Williamson	Francis	Mr				789	7.1	Residential Development
Wilson	Lisa	Mrs				286	4.4	Yew Tree Farm, Burscough
Wiltshire	Margaret	Mrs	CPRE (West Lancs Group)			1220	1.1	The West Lancashire Local Plan
Wiltshire	Margaret	Mrs	CPRE (West Lancs Group)			1297	1.4	Planning Policy on Minerals & Waste Developments
Wiltshire	Margaret	Mrs	CPRE (West Lancs Group)			1298	2.1	Spatial Portrait
Wiltshire	Margaret	Mrs	CPRE (West Lancs Group)			1299	2.1	Spatial Portrait
Wiltshire	Margaret	Mrs	CPRE (West Lancs Group)			1300	3.1	Vision
Wiltshire	Margaret	Mrs	CPRE (West Lancs Group)			1301	3.2	Spatial and Strategic Objectives
Wiltshire	Margaret	Mrs	CPRE (West Lancs Group)			1302	4.1	A Sustainable Development Framework for West Lancashire
Wiltshire	Margaret	Mrs	CPRE (West Lancs Group)			1303	Policy SP1	A Sustainable Development Framework for West Lancashire
Wiltshire	Margaret	Mrs	CPRE (West Lancs Group)			1304	Policy SP1	A Sustainable Development Framework for West Lancashire
Wiltshire	Margaret	Mrs	CPRE (West Lancs Group)			1305	Policy SP1	A Sustainable Development Framework for West Lancashire
Wiltshire	Margaret	Mrs	CPRE (West Lancs Group)			1306	Policy SP1	A Sustainable Development Framework for West Lancashire
Wiltshire	Margaret	Mrs	CPRE (West Lancs Group)			1307	Policy SP1	A Sustainable Development Framework for West Lancashire
Wiltshire	Margaret	Mrs	CPRE (West Lancs Group)			1308	Policy GN1	Settlement Boundaries
Wiltshire	Margaret	Mrs	CPRE (West Lancs Group)			1309	Policy GN1	Settlement Boundaries
Wiltshire	Margaret	Mrs	CPRE (West Lancs Group)			1310	Policy GN2	Safeguarded Land
Wiltshire	Margaret	Mrs	CPRE (West Lancs Group)			1311	Policy EC1	The Economy and Employment Land
Wiltshire	Margaret	Mrs	CPRE (West Lancs Group)			1312	Policy EC2	The Rural Economy
Wiltshire	Margaret	Mrs	CPRE (West Lancs Group)			1313	Policy EC4	Edge Hill University
Wiltshire	Margaret	Mrs	CPRE (West Lancs Group)			1314	Policy IF2	Enhancing Sustainable Transport Choice
Wiltshire	Margaret	Mrs	CPRE (West Lancs Group)			1316	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"
Wiltshire	Margaret	Mrs	CPRE (West Lancs Group)			1321	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"
Wiltshire	Margaret	Mrs	CPRE (West Lancs Group)			1323	Appendix C	Planning Policy Background
Wiltshire	Margaret	Mrs	CPRE (West Lancs Group)			1324	Appendix G	Key Amendments to the Proposals Map
Winstanley	Catherine					370	5.2	Safeguarded Land
Wood	Elaine					334	4.4	Yew Tree Farm, Burscough
Woods	Brian					457	4.4	Yew Tree Farm, Burscough
Woods	PM					1035	4.4	Yew Tree Farm, Burscough
Woods	C					397	5.2	Safeguarded Land
Wright	Sheila		Bain Wright Partnership	Ms Sheila Wright		926	Appendix G	Key Amendments to the Proposals Map
Wynn	V					699	5.2	Safeguarded Land
Wynn	WL					760	5.2	Safeguarded Land
Young	Robert	Mr				460	4.4	Yew Tree Farm, Burscough
	Escalibur Ltd		Escalibur Ltd	Mr Alban Cassidy	CA Planning	866	Policy SP1	A Sustainable Development Framework for West Lancashire
	Escalibur Ltd		Escalibur Ltd	Mr Alban Cassidy	CA Planning	863	Policy RS1	Residential Development
	Vernon Property LLP			Charlotte McKay		1177	Policy SP1	A Sustainable Development Framework for West Lancashire
	Vernon Property LLP			Charlotte McKay		1178	Policy SP1	A Sustainable Development Framework for West Lancashire
	McCarthy & Stone, Retirement Lifestyles		McCarthy & Stone, Retirement Lifestyles	Mr Chris Butt	The Planning Bureau	1089	Policy RS1	Residential Development
	Hughes Mushrooms		Hughes Mushrooms	Mr Chris Cockwill	Cockwill & Co	1026	Appendix G	Key Amendments to the Proposals Map
	Vernon Property LLP			Mr D Walton	Walton & Co	1168	Policy RS1	Residential Development
	Edge Hill University		Edge Hill University	Mr Graham Love	Turley Associates	546	3.2	Spatial and Strategic Objectives
	Bickerstaffe Trust			Mr Graham Love	Turley Associates	1090	Policy SP1	A Sustainable Development Framework for West Lancashire
	Bickerstaffe Trust			Mr Graham Love	Turley Associates	1095	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site
	Bickerstaffe Trust			Mr Graham Love	Turley Associates	1097	Policy GN2	Safeguarded Land
	Bickerstaffe Trust			Mr Graham Love	Turley Associates	1100	Policy RS1	Residential Development
	Bickerstaffe Trust			Mr Graham Love	Turley Associates	1101	Policy IF3	
	Seddon		Seddon	Miss Jane Worsley	Higham & Co	832	Policy EC2	The Rural Economy
	Church Commissioners For England		Church Commissioners	Miss Jennifer Hadland	Smiths Gore	88	3.1	Vision
	Church Commissioners For England		Church Commissioners	Miss Jennifer Hadland	Smiths Gore	89	3.2	Spatial and Strategic Objectives

Respondent Surname	Respondent first name	Respondent title	Respondent organisation	Agent name	Agent organisation	Rep number	Chapter/Policy Number	Chapter / Policy Title	
			Church Commissioners For England	Church Commissioners	Miss Jennifer Hadland	Smiths Gore	86	4.1	A Sustainable Development Framework for West Lancashire
			Church Commissioners For England	Church Commissioners	Miss Jennifer Hadland	Smiths Gore	87	4.1	A Sustainable Development Framework for West Lancashire
			Church Commissioners For England	Church Commissioners	Miss Jennifer Hadland	Smiths Gore	90	Policy SP1	A Sustainable Development Framework for West Lancashire
			Church Commissioners For England	Church Commissioners	Miss Jennifer Hadland	Smiths Gore	91	Policy GN1	Settlement Boundaries
			Church Commissioners For England	Church Commissioners	Miss Jennifer Hadland	Smiths Gore	92	Policy GN2	Safeguarded Land
			Church Commissioners For England	Church Commissioners	Miss Jennifer Hadland	Smiths Gore	93	Policy GN4	Demonstrating Viability
			Church Commissioners For England	Church Commissioners	Miss Jennifer Hadland	Smiths Gore	94	Policy EC2	The Rural Economy
			Church Commissioners For England	Church Commissioners	Miss Jennifer Hadland	Smiths Gore	95	Policy EC3	Rural Development Opportunities
			Church Commissioners For England	Church Commissioners	Miss Jennifer Hadland	Smiths Gore	96	Policy RS1	Residential Development
			Church Commissioners For England	Church Commissioners	Miss Jennifer Hadland	Smiths Gore	97	Policy RS2	Affordable Housing
			Church Commissioners For England	Church Commissioners	Miss Jennifer Hadland	Smiths Gore	98	Policy IF4	Developer Contributions
			Church Commissioners For England	Church Commissioners	Miss Jennifer Hadland	Smiths Gore	99	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"
			Church Commissioners For England	Church Commissioners	Miss Jennifer Hadland	Smiths Gore	100	Appendix B	The Spatial & Strategic Objectives
	Roger Tym & Partners		Roger Tym & Partners	Roger Tym & Partners	Mr John Cookson	Roger Tym & Partner	825	Policy GN2	Safeguarded Land
	Roger Tym & Partners		Roger Tym & Partners	Roger Tym & Partners	Mr John Cookson	Roger Tym & Partner	902	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"
		Estate of Mr J Heyes			Mr Michael Cunningham	Cunningham Planning	931	Policy EC2	The Rural Economy
	Messrs Ramsbottom, Halliwell, & Jacton		Messrs Ramsbottom, H		Mr Michael Cunningham	Cunningham Planning	934	Policy RS1	Residential Development
	Charnwick Ltd		Charnwick Ltd		Mr Michael Cunningham	Cunningham Planning	932	Policy EN2	Preserving and Enhancing West Lancashire's Natural Environment
	Skelmersdale Limited Partnership				Mr Paul Singleton	Turley Associates	957	3.2	Spatial and Strategic Objectives
	Skelmersdale Limited Partnership				Mr Paul Singleton	Turley Associates	965	Policy SP1	A Sustainable Development Framework for West Lancashire
	Centre Model Developments		Centre Model Developm		Mr Paul Sedgwick	Sedgwick Associates	1072	Policy SP1	A Sustainable Development Framework for West Lancashire
	Skelmersdale Limited Partnership				Mr Paul Singleton	Turley Associates	966	Policy SP2	Skelmersdale Town Centre - A Strategic Development Site
	3G All Weather Football				Mr Paul Sedgwick	Sedgwick Associates	1135	Appendix G	Key Amendments to the Proposals Map
	HENRY ALTY LTD		HENRY ALTY LTD		Mr Richard Lee	Richard Lee Limited	903	Policy EC3	Rural Development Opportunities
	Wainhomes Developments				Mr Stephen Harris		958	Policy SP1	A Sustainable Development Framework for West Lancashire
	Wainhomes Developments				Mr Stephen Harris		962	Policy SP1	A Sustainable Development Framework for West Lancashire
	Wainhomes Developments				Mr Stephen Harris		961	Policy RS1	Residential Development
	Wainhomes Developments				Mr Stephen Harris		960	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"
	Wainhomes Developments				Mr Stephen Harris		963	Chapter 10	Delivery and Risk in the Core Strategy - a "Plan B"
	Bickerstafte Trust						1250	Policy SP3	Yew Tree Farm, Burscough - A Strategic Development Site

Addendum to Local Plan Preferred Options (LPPO) - Feedback Report and Consultation Responses (Appendix 2 to Item 09, Planning Committee 21 June 2012)

Page 19 of 470, ID1299 – amend “outcome” and “officer recommendation” to reflect amendment to Local Plan Publication document, as follows:

Outcome: *The Rural Economy Study and West Lancashire Economy Study both point to a productive agricultural sector, but one which is vulnerable, as exemplified by the loss of jobs in the sector since 2001. However, it is recognised that the Local Plan should not play down the value of our agricultural sector.*

Officer Recommendation: Remove reference to a “weakening” agricultural sector.

Page 28 of 470, ID495 – amend “outcome” and “officer recommendation” to reflect amendment to Local Plan Publication document, as follows:

Outcome: *Comments noted. While the Council can appreciate concern over the word “maximising”, neither is the word “optimising” appropriate.*

Officer Recommendation: Amend wording to the effect of “makes efficient use”.

Page 89 of 470, ID966 – amend “officer recommendation” to reflect amendment to Local Plan Publication document as follows:

Officer Recommendation: Amend criterion 2 (i) to delete the last sentence relating to floor space and replace the whole criterion with “To enhance the Town Centre offer and to ensure the long term vitality and viability of the Town Centre, including the Concourse Centre, new development is required to linking the Concourse and Asda / West Lancashire College and must 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. Any scheme should not harm the viability and vitality of the Concourse Centre and must provide sufficient linkage to the Concourse.”

Move criterion (ix) to (ii) and renumber remaining bullets accordingly. Amend criterion ix (new ii) as follows “To ensure maximum practical integration, an improved western entrance into the Concourse Centre to link with the new town centre development and a relocated or renovated bus station, and re-use of the top floor of the Concourse Centre to provide office, leisure or retail uses. Enhancements to the existing Concourse Centre to improve the retail offer and attractiveness of the Centre will be encouraged.”

Page 322 of 470, ID548 – correct accidental omission of “outcome” and “officer recommendation”, as follows:

Outcome: Comments noted. As stated by the Agent, the University's Accommodation Strategy is referred to in the publicly available EHU Technical Paper. It is not considered necessary to add an explanation of the Accommodation Strategy, nor a summary of the related material in the Technical Paper, to the

justification text of Policy RS3. It is agreed that the supporting evidence base data to the policy should be kept under review.

Officer Recommendation: *No Action Required.*

Page 334 of 470, ID725 – remove phrase “likely to have been” from reference to alternative brownfield sites in the “outcome” comment so that sentence reads as follows:

The 'alternative sites' referred to by the Objector are ~~likely to have been~~ included in the housing land supply, for example such sites as Whalleys, plus a number of smaller unallocated sites within the built up area of Skelmersdale.



AGENDA ITEM: 9

**PLANNING COMMITTEE:
21 June 2012**

**EXECUTIVE OVERVIEW &
SCRUTINY COMMITTEE:
28 June 2012**

CABINET: 18 July 2012

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)**

SUBJECT: PUBLICATION LOCAL PLAN

Wards affected: Borough wide

1.0 PURPOSE OF THE REPORT

1.1 To seek approval to publish the Local Plan Publication document and to seek representation from the public over an 8 week period in August-October 2012 prior to Submission of the document to the Secretary of State for Examination in Public at the end of October 2012.

2.0 RECOMMENDATIONS TO PLANNING 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 EXECUTIVE OVERVIEW & SCRUTINY 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 minutes of the LDF Cabinet Working Group on 13 June 2012, Planning Committee and Executive Overview & Scrutiny Committee (Appendices 9-11), approve the Local Plan Publication document at Appendix 1 to this report to be made available for public representation for 8 weeks in August-October 2012 (the Publication period).
 - 4.2 That Cabinet have regard to the five documents provided in Appendices 2-6 in their decision on the recommendation at 4.1, which will also be publicly available for representation alongside the Local Plan Publication.
 - 4.3 That delegated authority is granted to the Borough Planner, in consultation with the Portfolio Holder for Planning & Development, to submit the Local Plan Publication document to the Secretary of State for Examination in Public, together with all the representations received during the Publication period, once authority has been granted by full Council to do so.
 - 4.4 That Call In is not appropriate for this item as the report has been submitted to the Executive Overview & Scrutiny Committee on 28 June 2012.
-

5.0 BACKGROUND & CURRENT POSITION

- 5.1 The Local Plan Publication document has been prepared over the past few months following on from the public consultation on the Local Plan Preferred Options (LPPO) paper in January / February 2012.
- 5.2 The Local Plan Publication brings together in a single document several strands of local planning policy that were previously to be covered in separate documents under the Local Development Framework:
 - The more strategic policies that were to be included in the Core Strategy;
 - 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 Following the LPPO consultation earlier this year and the publication of the new National Planning Policy Framework (NPPF) in March 2012, aside from a few, more significant changes, only relatively minor changes to policy wording are proposed for the Publication document, either to aid clarity or in direct response to a consultation comment. The more significant changes, whether as a result of the previous consultation or the new NPPF, are discussed in section 6.0 below.

- 5.5 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. Also, the key, strategic aspects of policy, including the allocation of a strategic development site at Yew Tree Farm in Burscough and the implementation of a “Plan B” remain unchanged in the document.
- 5.6 The Local Plan Publication document has been prepared for Cabinet to consider for a period of public representation (the Publication period). Should Cabinet approve the document for this Publication period, it will be available for representation for an eight-week period (from 9th August to the 5th October 2012) in order to give the general public and stakeholders an opportunity to make a formal representation, following a strict format, on the Local Plan document. Details of the Publication exercise and Representation process are set out in Section 8.0 below.
- 5.7 Several other documents (provided in Appendices 2-6 of this report) will also be available for representation alongside the Local Plan Publication document during the Publication period:
- A Sustainability Appraisal (SA) of the Local Plan Publication document
 - A Habitat Regulations Assessment (HRA) and Appropriate Assessment (AA) Report for the Local Plan Publication document
 - A Health Impact Assessment (HIA) of the Local Plan Publication document
 - An Equalities Impact Assessment (EqIA) of the Local Plan Publication document
 - A Rural Proofing Assessment of the Local Plan Publication document
- 5.8 Following this Publication period, the Local Plan, together with the representations received, will be submitted to the Secretary of State for Examination in Public.

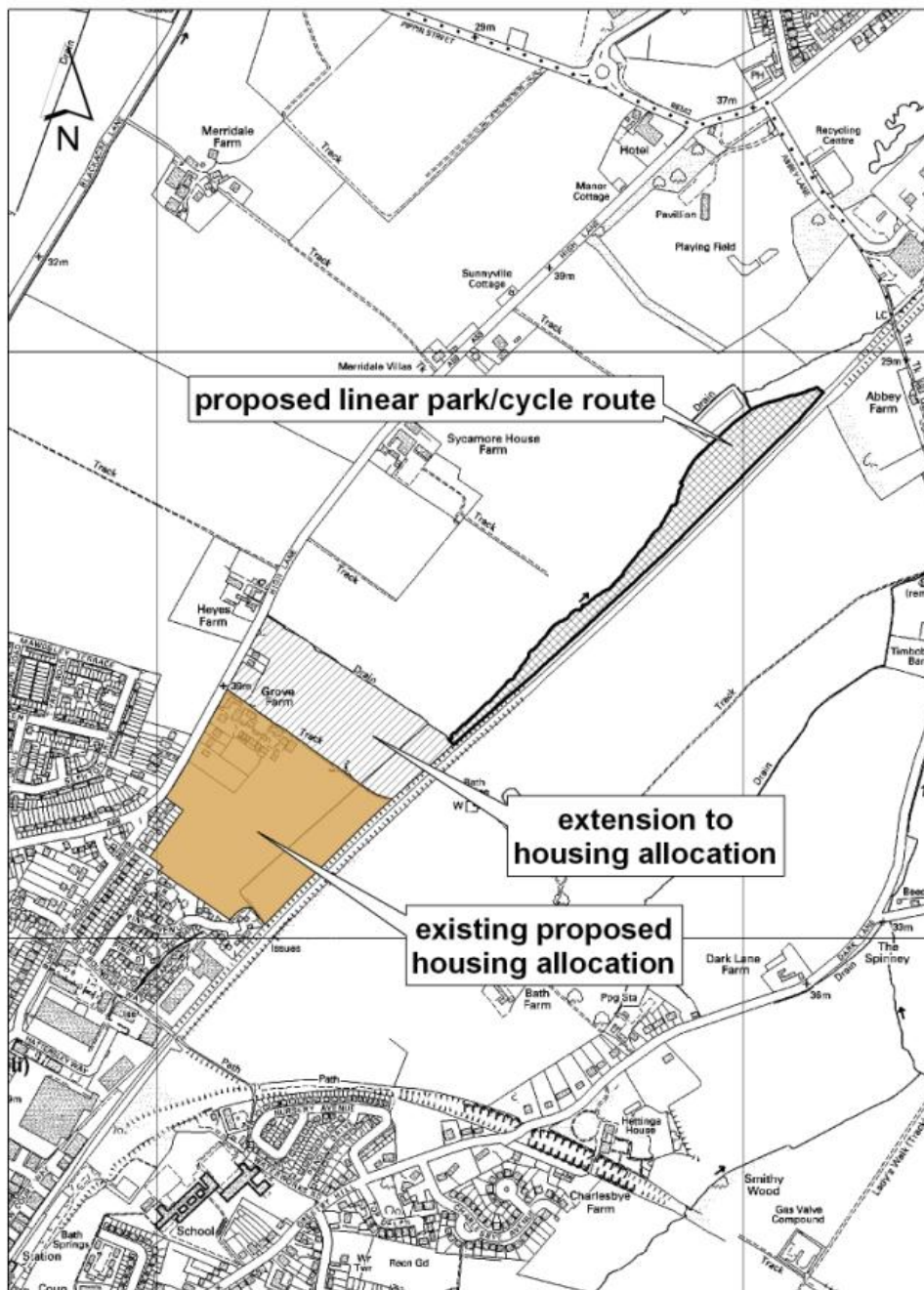
6.0 PROPOSALS

- 6.1 The more significant changes to the Local Plan for Publication are set out below, but it should be stressed that none of these changes are strategic in nature, nor do they mark a change in direction from draft policy previously consulted upon.
- 6.2 Policy SP1 – A Sustainable Development Framework for West Lancashire:
- The insertion of “model wording” on the presumption in favour of sustainable development that is required to be included in Local Plans by CLG.
 - The simplification of the latter part of the policy to avoid duplication with later policies and to relocate less strategic policy to a more appropriate policy later in the document (Policy GN3).
 - Clarification of the settlement hierarchy by re-labelling Ormskirk with Aughton and Burscough as Key Service Centres only.
- 6.3 Policy SP2 – Skelmersdale Town Centre:

- Removal of reference to a “High Street” and to a specific amount of retail floorspace in the policy.
 - Insertion of reference to latest evidence from Retail Study Update in justification.
- 6.4 Policy SP3 – Yew Tree Farm, Burscough:
- Insertion of reference to Ormskirk to Burscough linear park
 - Clarification of wording regarding potential timing of employment development on the site.
 - Insertion of policy wording regarding need for development to have regard to the potential impact on nearby heritage assets.
- 6.5 Policy GN3 – Criteria for Sustainable Development:
- Policy wording amended to avoid duplication with other policies, e.g. with Policy EN4 on design.
 - Policy wording on flood risk and other environmental considerations included to account for that removed from Policy SP1 and suggested by Environment Agency and other organisations in their representations.
- 6.6 Policy GN5 – Sequential Tests:
- Addition of “accommodation for temporary agricultural / horticultural workers” and “proposals at risk from flooding” as types of development where sequential tests will be required.
- 6.7 Policy EC1 – The Economy and Employment Land:
- Types of land use allowed at White Moss Business Park broadened from just office developments to allow other significant employment-generating uses that are in keeping with a high quality business park, such as a hotel or crèche / day nurseries or training centres.
- 6.8 Policy RS1 – Residential Development:
- In line with NPPF, amended housing policy for Small Rural Villages to allow some market housing (beyond very limited infill development), where that market housing makes a predominantly affordable housing scheme viable.
 - Clarification of policy wording regarding provision of accommodation for all ages.
- 6.9 The proposed allocation for the Grove Farm site in Ormskirk within Policy RS1 has increased in size slightly (see Figure 1 below) to allow for a better quality of development proposal and to account for some parts of the site not being suitable for development, as first thought.
- 6.10 The LPPO proposed allocation for the Grove Farm site involved release of Green Belt totalling 8.6 ha and it was thought that all this land except the existing residential properties (8 ha) would be developed for housing, allowing the delivery of approximately 250 dwellings. The feedback from the developer with an option on this site, through their LPPO representation, was that much less of the site is actually developable due to the fact that many of the farm buildings on the High Lane frontage will remain and a buffer is required adjacent to the railway line to allow for the diversion of the drain / brook currently running

through the site. This restricted the developable area to 5.6 ha, which could only accommodate approximately 170 dwellings.

- 6.11 The proposed extension of this site would involve land to the north totalling 5.2 ha, of which 4 ha would be developable. This results in a slightly larger site involving Green Belt release of 13.8 ha, of which 9.6 ha is developable, allowing between 250 and 300 dwellings to be delivered on the extended proposed allocation. The increase in size will therefore correspondingly slightly increase the amount of Green Belt release required but the strategic gap between Ormskirk and Burscough will still be over 1km.
- 6.12 Crucially, the change will also allow for a new linear park / cycle route to be created between Ormskirk and Burscough, utilising the land within the allocation required as a buffer adjacent to the railway line and further land in the same ownership as the Grove Farm site stretching north from the proposed allocation adjacent to the railway line. This land for the linear park / cycle route to the north of the proposed allocation would remain in the Green Belt.



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Figure 1: Amendment to Grove Farm housing allocation

- 6.13 Policy RS2 – Affordable and Specialist Housing:
- Minor changes to policy wording and justification to add clarity (e.g. on off-site provision of affordable housing) or to relate to changes in other policies (e.g. on Small Rural Villages in Policy RS1).
- 6.14 Policy RS4 – Provision for Gypsy and Traveller and Travelling Showpeople:
- Slight change of wording to reflect new national guidance on *Planning Policy for Traveller Sites* and to clarify policy regarding traveller sites in the Green Belt.

- 6.15 Policy RS5 – Accommodation for temporary agricultural / horticultural workers:
- New policy to cover this specialist type of accommodation in rural areas. The policy is based upon the existing policy (DE8) in the Replacement Local Plan (2006) and has been introduced to ensure this matter is covered once the Replacement Local Plan is gone.
- 6.16 Policy IF1 – Maintaining Vibrant Town and Local Centres:
- Clarification of policy wording to aid interpretation and to ensure consistency with NPPF.
- 6.17 Policy IF2 – Enhancing Sustainable Transport Choice:
- Inclusion of fourth linear park, between Ormskirk and Burscough.
 - Inclusion of reference to Policy EN2 to satisfy recommendations of HRA / AA report on LPPO.
- 6.18 Policy EN1 – Low Carbon Development and Energy Infrastructure:
- Inclusion of specific policy wording on wind energy development.
- 6.19 Policy EN2 – Preserving and Enhancing West Lancashire’s Natural Environment:
- New reference made to need to balance the impact of visitor pressure with the biodiversity value of nature conservation sites.
 - Clarification of policy wording regarding protection of agricultural land.
 - Clarification and updating of policy wording on trees and hedgerows.
- 6.20 Policy EN3 – Provision of Green Infrastructure and Open Recreation Space:
- Inclusion of fourth linear park, between Ormskirk and Burscough.
 - New reference made to protection of allotments.
 - New reference made to Ribble Coast and Wetlands Regional Park.
- 6.21 Policies GN1, GN2, GN4, EC2, EC3, EC4, RS3, IF3, IF4 and EN4:
- Minor changes to wording only to aid clarity and understanding of the policy.
- 6.22 In addition to these amendments to policy-wording, Publication stage is the first stage at which the Council prepares a full Proposals Map to accompany the Publication version. This too is open to comment via Publication representations and is submitted alongside the Local Plan DPD document.
- 6.23 The Proposals Map will reflect in map-form what is proposed in policy (i.e. allocating specific sites for specific uses / developments or for protection from development). It will also carry forward environmental designations from the previous Local Plan Proposals Map.
- 6.24 The only other “change” that will be reflected on the Proposals Map will be very minor amendments to the Green Belt boundary across the Borough. These “changes” are not really amendments at all, but are necessary to correct mapping errors in previous Local Plans (made prior to the use of GIS in preparing the Proposals Map or made due to scaling errors) and, on the odd

occasion, very minor changes to reflect small-scale new development that has occurred which straddles a Green Belt boundary.

- 6.25 However, given that they are technically an amendment to the Green Belt boundary, the Council must publicise the proposed amendments and invite representations on them. The minor amendments proposed are listed in Appendix 7 and will be listed in an Appendix to the Local Plan Publication document itself.

7.0 PUBLICATION PERIOD

- 7.1 The eight-week Publication period will be carried out in conformity with the Council's LDF Statement of Community Involvement (SCI) and the latest Regulations relating to the preparation of local planning documents and the Publication stage¹.
- 7.2 It will involve a variety of methods to communicate the Local Plan proposals to the public and stakeholders as well as opportunities to make a representation. These include:
- A "Wrap" feature on the front and back covers of the Champion Newspaper at the start of the Publication period;
 - Permanent exhibitions in several locations across the Borough;
 - Afternoon / evening "drop-in" sessions across the Borough for individuals to get advice on making a representation;
 - Our online portal for making representations and our Local Plan webpages for information;
 - Display of a "Quick Response" code on all material to enable users of smartphones to access our Local Plan webpages and online portal directly on their phone;
 - Our "Your West Lancashire 2027" facebook page; and
 - More traditional written correspondence.
- 7.3 Council officers will also be engaging specifically with Neighbouring Authorities and Parish Councils.
- 7.4 Ultimately, there is a key change in emphasis at Publication stage compared to previous consultation stages on the Local Plan. The Local Plan Publication document represents the Local Plan document that the Council wishes to take forward as their adopted local planning policy, having taken into consideration all the input for the public and other stakeholders in previous consultations.
- 7.5 Therefore, Publication stage is solely for the purpose of seeking formal representations from members of the public and other stakeholders on the Publication document for a Planning Inspector to consider at an Examination in Public alongside the Publication document, once it has been submitted to the Secretary of State. As such, there will be no change to the Publication document between the Publication period and Submission to the Secretary of State.

¹ Town and Country Planning (Local Planning) (England) Regulations 2012, Regulations 19, 20 and 35

- 7.6 Given that the Publication stage is that bit more formal and seeks representations to be considered by a Planning Inspector, there is a formal format that each representation must follow. A representation must identify whether it considers the preparation of the Local Plan has complied with the legal requirements and whether the Local Plan can be considered “sound” or not.
- 7.7 Given this added layer of formality and complexity in making representations, one of the key tasks for the Council in the Publication period is to explain this representation-making process as clearly as possible, and in plain English, to enable all those that wish to make a representation to do so in the correct format and in the correct manner. Therefore, the information that the Council will produce is vital in this, as will be the “drop-in” sessions that are planned.

8.0 SUSTAINABILITY IMPLICATIONS / COMMUNITY STRATEGY

- 8.1 The Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) for the Local Plan Publication document are included in the Appendices to this report. The assessments have informed the preparation of the Local Plan throughout the process and these final assessments have raised no 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.
- 8.2 Other assessments on Health Impact Assessment (HIA), Equality Impact Assessment (EqIA) and Rural Proofing are also available in the Appendices and have informed the evolution of the Local Plan throughout its preparation.
- 8.3 The sustainability of the Local Plan is augmented by the fact that delivery of the Local Plan will also 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 Publication period and the subsequent Examination in Public via the Planning & Delivery Grant received by the Council in past years and the Planning Service revenue budget.
- 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.
- 9.3 The new National Planning Policy Framework (NPPF) also incentivises the preparation of a Local Plan because, without an up-to-date Local Plan, decisions on planning applications will increasingly have to be made in relation to the NPPF’s presumption in favour of sustainable development, which in turn may

lead to an increase in planning appeals where the Council refuses permission for any development it considers not to be sustainable.

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.
- 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.

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 Publication 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

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 Publication document has also been prepared in line with national guidance and legislation, and is provided at Appendix 5.

Appendices

1. The Local Plan Publication document
2. Sustainability Appraisal of the Local Plan Publication document – prepared by URS / Scott Wilson (June 2012)
3. Habitat Regulations Assessment (HRA) Screening and Appropriate Assessment (AA) Report for the Local Plan Publication document – prepared by URS / Scott Wilson (June 2012)
4. Health Impact Assessment (HIA) of the Local Plan Publication document – prepared by the Primary Care Trust (June 2012)
5. Equality Impact Assessment (EqIA) of the Local Plan Publication document – prepared by WLBC (May 2012)
6. Rural Proofing Assessment of the Local Plan Publication document – prepared by WLBC (May 2012)
7. Minor Green Belt amendments on the Proposals Map
8. Equality Impact Assessment
9. Minute of LDF Cabinet Working Group – 13 June 2012 (Planning Committee, Executive Overview & Scrutiny Committee and Cabinet)
10. Minute of Planning Committee – 21 June 2012 (Executive Overview & Scrutiny Committee and Cabinet only)
11. Minute of Executive Overview & Scrutiny Committee – 28 June 2012 (Cabinet only)

Appendix 1 (the Local Plan Publication document) has been provided separately to each Cabinet / Committee Member, but is also available on the Council's website (COINS) and a paper copy has been made available in the Members' Library.

Appendices 2-6 are very large and, therefore, have not been printed for each Cabinet / Committee Member, but are available on the Council's website (COINS) and a paper copy of each has been made available in the Members' Library.

Appendix 7

Minor Amendments to the Green Belt boundary

Site	Nature	Reason
Burscough		
Burscough Sports Centre	Green Belt boundary and Green Space amended at north-east corner of Burscough Sports Centre	To match OS base map
4 Back Lane	Green Belt boundary amended	To match OS base map
Rear of 53 Moss Nook	Green Belt boundary amended	To match OS base map
Gemini and 98 Moss Nook	Green Belt boundary amended	To match OS base map
3 Back Moss Lane	Green Belt boundary amended	To match OS base map
Warpers Moss Lane	Green Belt boundary amended	To match OS base map
South curve	Green Belt boundary amended	To match OS base map
Heathfields estate	Green Belt boundary amended	To match OS base map
Pippin Street roundabout	Green Belt boundary amended	To match OS base map
Adj. 80 Orrell Lane	Green Belt boundary amended	To match OS base map
Aughton		
Rear of 34 Smithy Lane	Green Belt boundary amended	To match OS base map
Halsall		
Halsall St. Cuthbert's School	Green Belt boundary and Green Space amended at south-east corner of Halsall St Cuthbert's School	To match OS base map
Halsall Manor Court	Green Belt boundary amended	The Green belt covered part of Halsall Manor Court

Site	Nature	Reason
Poppy Close and Daisy Way	Green Belt boundary amended	To match OS base map
Haskayne		
Jackson Close	Green Belt boundary amended on western side of Jackson Close	To replace a strip of land that had no allocation
Scarisbrick		
Eastern side of Otterstye View and rear of adjoining properties on Southport Road	Green Belt boundary amended	To match OS base map
Westhead		
Front of 137 Crosshall Brow	Green Belt boundary amended	To match residential curtilage
Rear of 2A Wigan Road	Green Belt boundary amended	To match OS base map
The Hollies and Holly Barn, School Lane	Green Belt boundary amended	To make a more logical boundary
Stanley Gate		
143A Liverpool Road and adj. Holly Cottage, Lathom Road	Green Belt boundary amended	To match OS base map
Rear gardens of properties on Lathom Road	Green Belt boundary amended	The online version did not match the printed maps. Boundary amended to reflect the printed maps
Parbold		
Greenfield Avenue	Green Belt boundary amended at rear of properties on Greenfield Avenue	To match OS base map
Lathom Avenue	Green Belt boundary amended by properties at northern end of Lathom Avenue	To match OS base map
Wrightington		
Adj. 161 and 194 Mossy Lea Road	Green Belt boundary amended	To match OS base map

Site	Nature	Reason
Crawford		
Lindsay Cottage	Green Belt boundary amended	The Green Belt ran through the middle of the property
Tontine		
County High School	Green Belt boundary amended	To match OS base map
Mere Brow		
East of 9 Mere Brow Lane	Green Belt boundary amended to follow southern bank of Tarleton Runner east of 9 Mere Brow Lane	To match OS base map
Tarleton		
Junction of Coe Lane and Windgate	Green Belt boundary and open space amended	To match the road junction
Hesketh Bank		
199 – 203 Chapel Road	Green Belt boundary amended	To account for new housing developed straddling the previous Green Belt boundary

N.B. In Tarleton / Hesketh Bank, the Green Belt boundary appears to have “slipped” when being plotted for the previous Local Plan. This slip has been corrected for the new Local Plan.

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.	<p>What sources of information have you used to come to this decision?</p>	<p>The Local Development Framework Evidence Base</p>
3.	<p>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)?</p>	<p>Decision is directly related to a document that will be subject to a public consultation exercise</p>
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>	<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</p>
5.	<p>What actions will you take to address any issues raised in your answers above</p>	N/A

West Lancashire Local Plan

2012-2027

Publication



August 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 Publication document provides the version of the Local Plan Development Plan Document that the Council would like to take forward to Examination and, ultimately, adopt in order to guide new development in West Lancashire over the next 15 years.

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 Core Strategy and the Local Plan 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 and this Publication consultation provides the last chance for you to make a representation on the Local Plan before it is submitted for Examination. Therefore, it is important that we hear from you on what is being proposed so that the Planning Inspector who is appointed to examine the Local Plan document can take account of all views.

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 Development

West Lancashire Borough Council

August 2012

How to Comment

At the Publication stage, representations on the Local Plan must be submitted in a particular format because all representations will be submitted with the Local Plan document for Examination by a Planning Inspector.

The Planning Inspector can examine the Local Plan document with regard to two matters:

- Legal Compliance - whether the document has been prepared in accordance with all the relevant legislation
- Soundness - whether the content of the document represents a "sound" document, with regard to whether the document is:
 - Positively prepared
 - Justified
 - Effective
 - Consistent with national policy

The Council has prepared a Statement of Representations Procedure, a standard template for representations and a guidance note to help all interested parties to make a formal representation and complete the relevant forms. These explain further the matters of legal compliance and soundness. All of these documents are available at the Council Offices, Libraries and Post Offices, or on the Council's website (www.westlancs.gov.uk/2027).

The Council will also have a number of exhibition boards on display in six locations around the Borough for the duration of the Publication period providing information about the Local Plan Publication document and how to make a representation. Council officers will also host four drop-in sessions around the Borough during the Publication period to provide opportunity for members of the public to come along and ask questions about the Local Plan Publication document and for guidance on making a representation.

The Council welcomes your representations on this document, which may include any suggestions you have for additional or alternative proposals and policies for the Planning Inspector to consider at Examination. There are a number of methods that you can use to make your representation on the Local Plan Publication document.

Preferably we would encourage you to make your representations through our online Consultation Portal, where you will be able to view the Local Plan Publication document and make your representation in the standard template online. Alternatively, written or emailed responses will be accepted using the standard template available at the Council Offices, Libraries and Post Offices, or on the Council's website.

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

Key Dates

The consultation period will run from Thursday 9th August 2012 until Friday 5th October 2012, allowing you 8 weeks to submit your comments.

Contact Information

If you wish to discuss any aspects of the Local Plan Publication document or the procedure for making a representation, please do not hesitate to contact a member of the Planning Policy Team through the contact details listed below:

Contact Details	
Peter Richards Planning Policy Team Leader	01695 585 046 peter.richards@westlancs.gov.uk
Planning Policy Team General Enquiries	01695 585 284 localplan@westlancs.gov.uk
West Lancashire Borough Council Contact Centre	01695 577 177
Website	http://www.westlancs.gov.uk/2027
Consultation Portal	http://consult.westlancs.gov.uk
Facebook	http://www.facebook.com/yourwestlancashire2027
Postal Address	John Harrison DipEnvP MRTPI Borough Planner West Lancashire Borough Council 52 Derby Street Ormskirk L39 2DF

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 has fulfilled the requirements set out in the Planning and Compulsory Purchase Act and the accompanying Town and Country Planning (Local Planning) (England) Regulations 2012 in preparing a Development Plan Document for the Borough and has followed the guidance set out in the National Planning Policy Framework (March 2012).

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

- Sustainable development;
- Stimulating economic and housing growth;
- Addressing climate change;
- Preserving and enhancing the natural and built environment;
- Spatial planning;
- High quality design;
- Good accessibility; and
- Community involvement.

1.3 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.

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

1.5 This document provides the Publication version of the Local Plan document, which represents the Local Plan that the Council wishes to adopt. This Publication version has emerged following previous consultations on a Core Strategy and incorporating further policy matters on Development Management Policies and Site Allocations, as well as a consultation on a Preferred Options version of the Local Plan earlier this year.

1.6 The Council now invites final comments and representations to be made on this document by members of the public and other stakeholders. These representations will be submitted alongside the Local Plan Publication document to the Secretary of State for an Examination in Public, where the Local Plan will be examined by a Planning Inspector. The Inspector will also consider the representations submitted at this Publication stage in his examination of the Local Plan.

1.7 Details on how to make a formal representation are provided in the Preface to this document.

Chapter 1 Introduction

1.2 Preparing the Local Plan

1.8 The West Lancashire Local Plan 2012-2027 DPD (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 Appendix A, together with a summary of the consultation responses so far through the preparation of the Core Strategy and Local Plan.

1.9 The preparation of the Local Plan has followed an established process in line with the latest legislation, most notably the Town and Country Planning (Local Planning) (England) Regulations 2012.

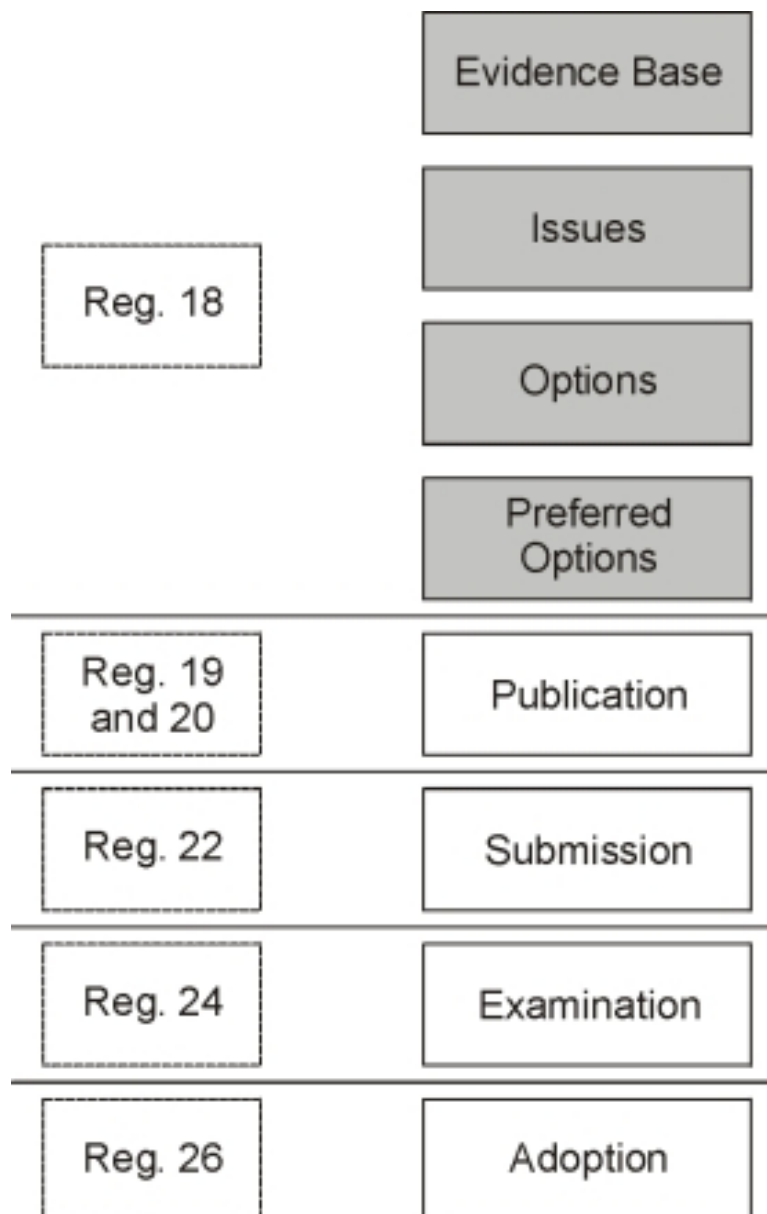


Figure 1.1 The Local Plan Preparation Process

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 is all 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 A Local Plan Preferred Options document was consulted upon in January / February 2012 and provided 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.

Stage 5: Publication

1.17 Taking on-board your views from the previous consultations consultation and the release of the National Planning Policy Framework in April 2012, a Publication version of the Local Plan has been prepared for a final round of public consultation.

Next Steps – Stage 6: Submission and Examination in Public

1.18 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

1.19 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 Publication document have been prepared and are available to view and make representation on as part of the Publication consultation:

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

1.20 These final assessments provide the culmination of a process of assessment that has been undertaken throughout the preparation of the Local Plan and previous iterations and recommendations of these assessments on the Core Strategy Options and Preferred Options papers and the Local Plan Preferred Options document have been used to improve the Local Plan during its preparation.

1.21 It should also be noted that the consultants preparing the SA and HRA / AA reports have been working with Council Officers over the last two years as the Core Strategy / Local Plan has been prepared, providing input from a sustainability perspective, as is best practice for integrating SA and HRA into the Local Plan preparation process.

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 Publication document these Mineral Safeguarding Areas were still draft as they had not yet been adopted into policy.

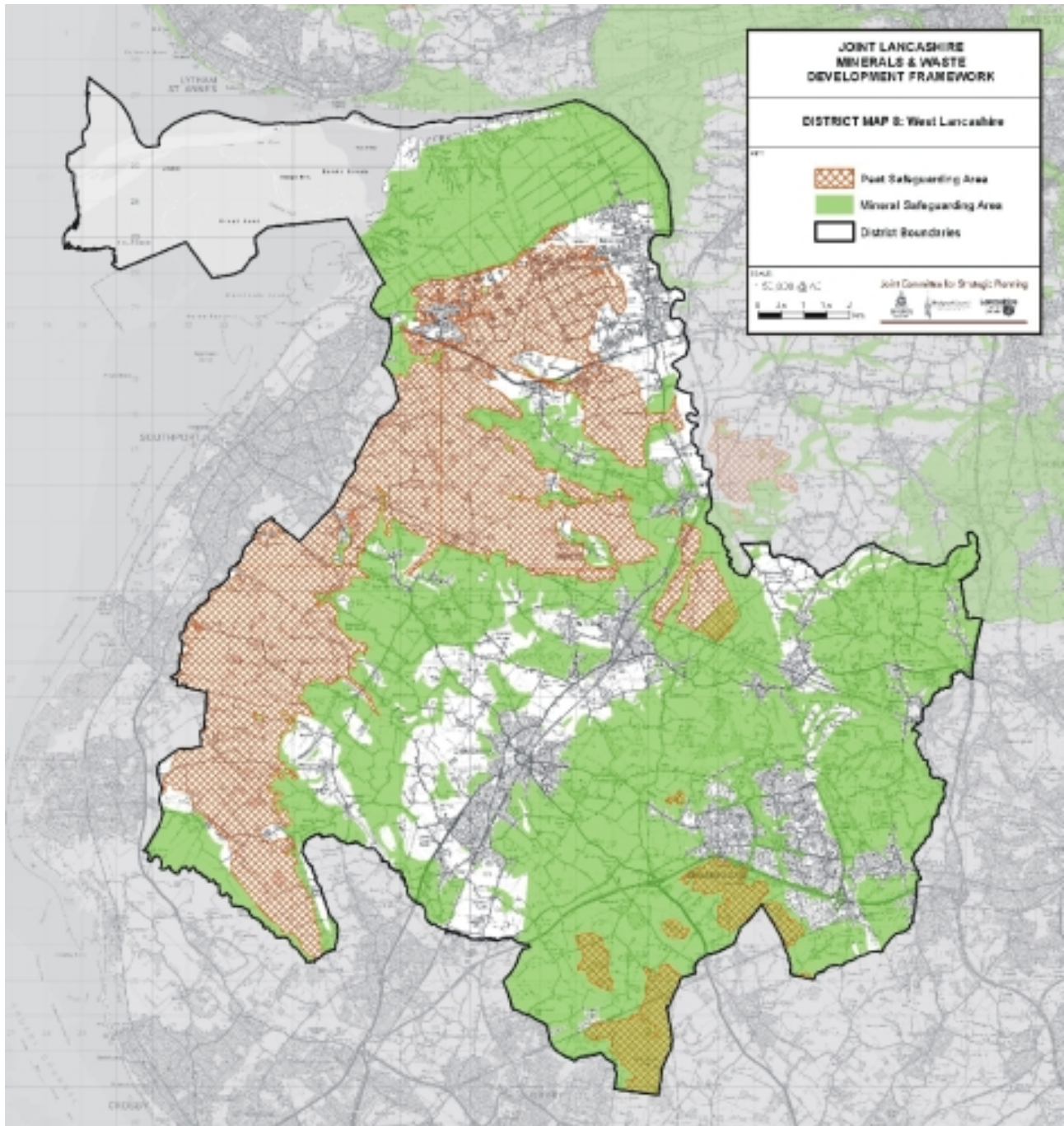


Figure 1.2 Mineral Safeguarding Areas

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 38,109 hectares. The Borough 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 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.

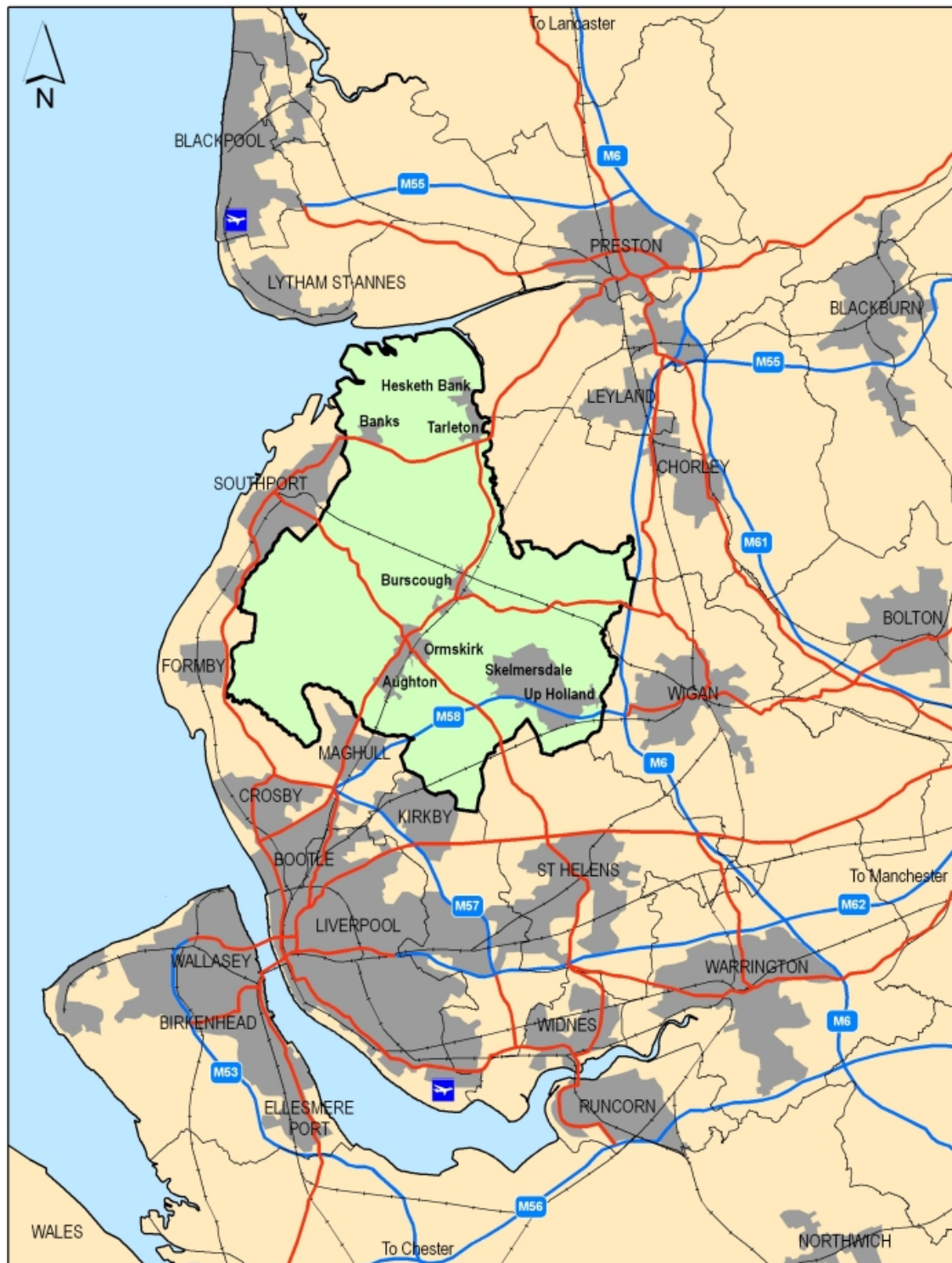


Figure 2.1 Sub-regional setting of West Lancashire

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⁽¹⁾. 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.

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.

1 Lancashire County Council AMR 2008

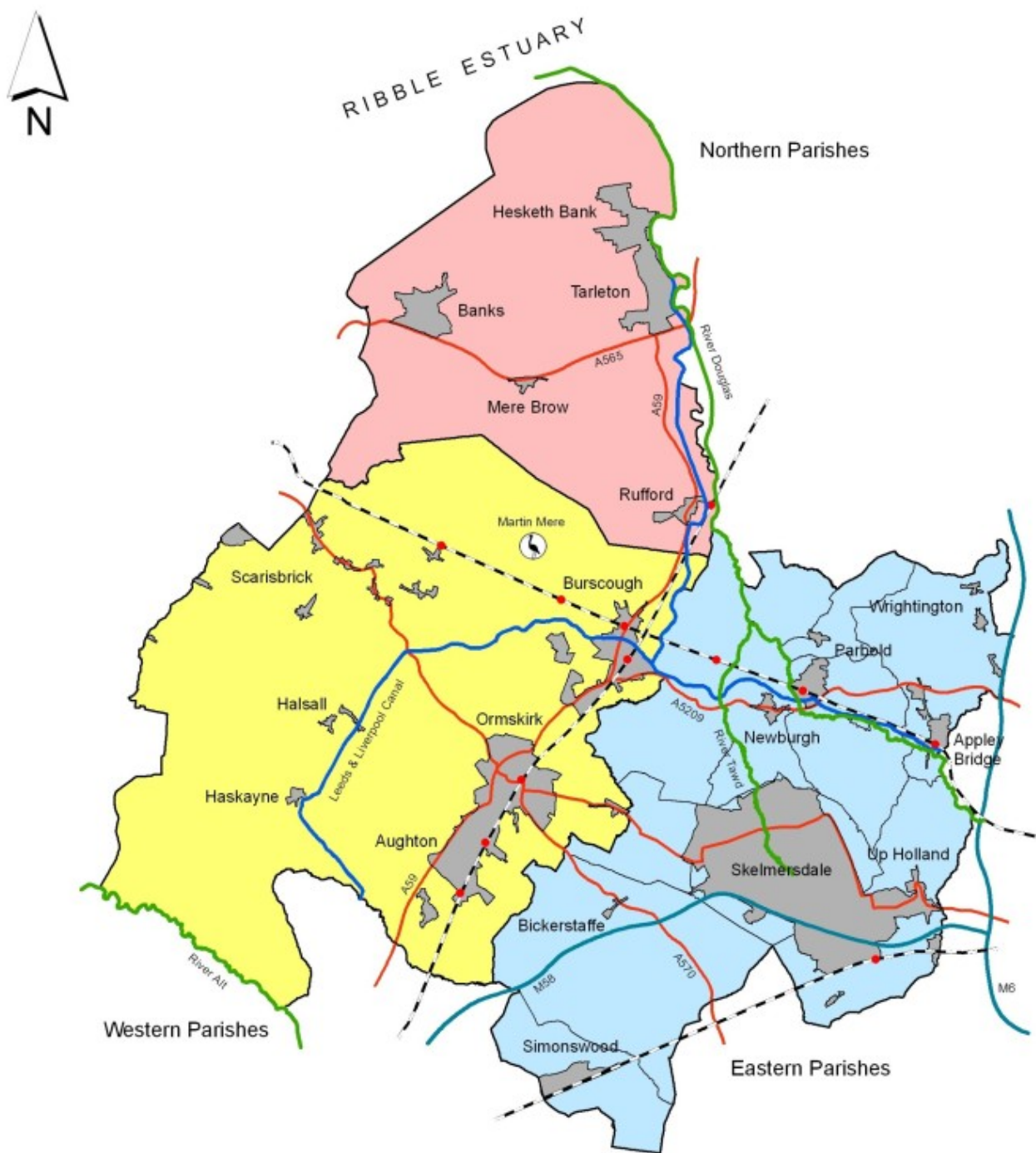


Figure 2.2 West Lancashire Settlements and Rural Areas

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 Skelmersdale, 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 I listed buildings of Scarisbrick Hall, Rufford Old Hall, Church of St Michael in Aughton and St Cuthbert Church in Halsall and the Grade I listed remains of Burscough Priory.

Population

2.9 The population of the Borough in 2010 was estimated at 110,300⁽²⁾. This has risen by just under 2% since 2001 when the population was 108,378⁽³⁾. 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+⁽⁴⁾.

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⁽⁵⁾. 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.

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⁽⁶⁾.

2 ONS Mid Year Estimates 2009

3 Census 2001

4 2008 based Population Projections

5 CLG 2011

6 Indices of Multiple Deprivation 2010, CLG (2011)

At the opposite end of the scale, Parbold, AughtonPark 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.

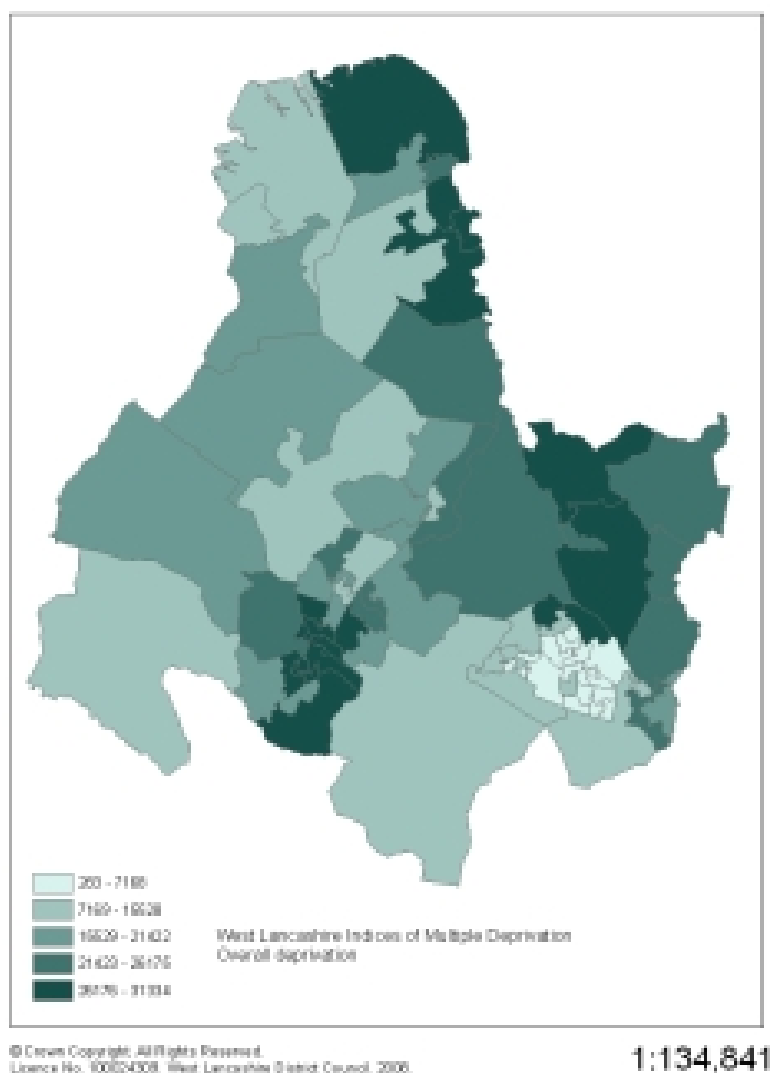


Figure 2.3 Deprivation levels in West Lancashire (IMD 2010)

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⁽⁷⁾. 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)⁽⁸⁾. 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.

7 ONS 2009

8 2001 Census

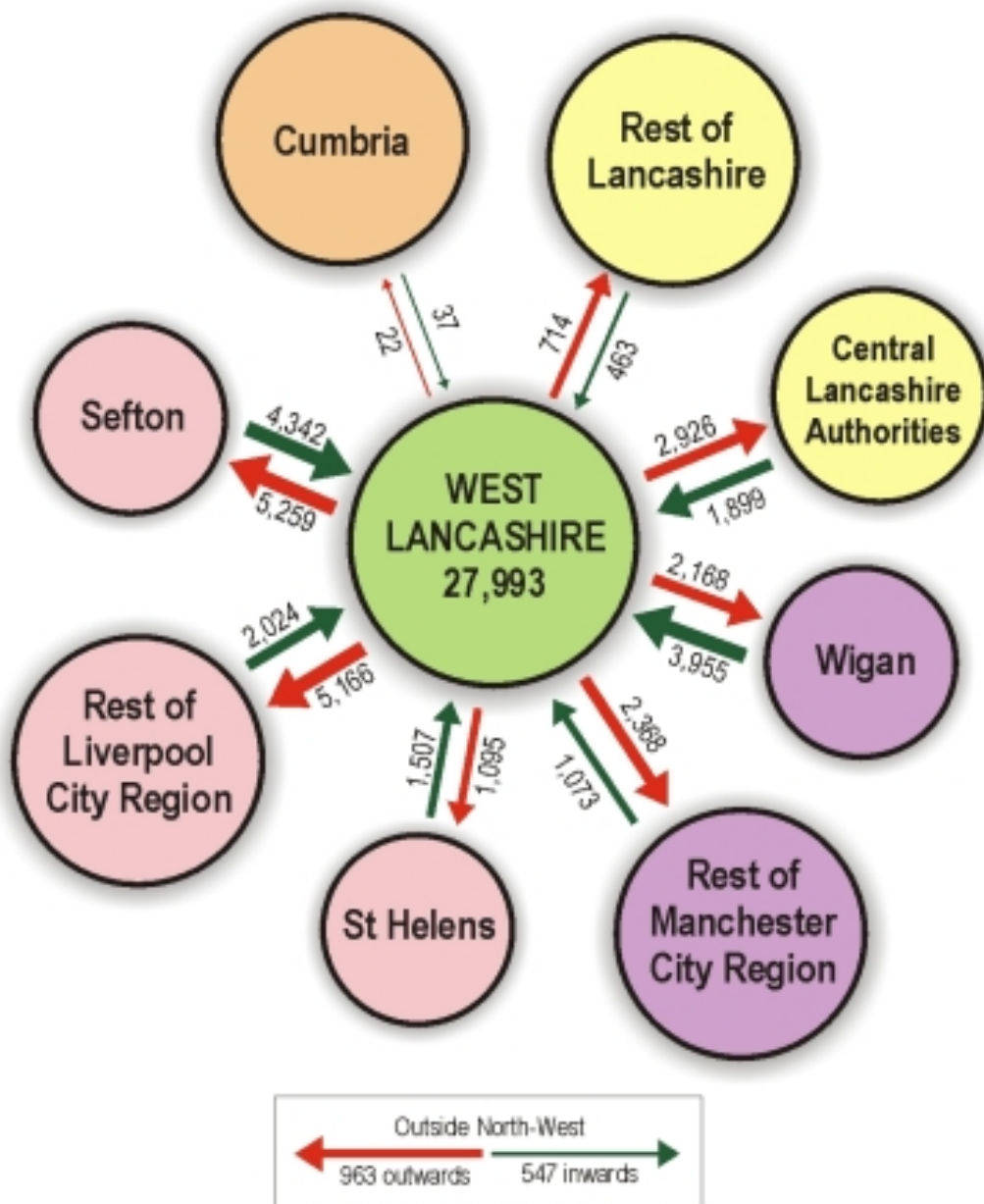


Figure 2.4 West Lancashire Travel to Work flows (Source: 2001 Census)

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 vulnerable 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⁽⁹⁾. 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 and Walkers Snack Foods Ltd, in addition to important local employers such as the Council, Lancashire County Council and Central Lancashire Primary Care Trust. EdgeHill 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.

2.26 Skelmersdale's New Town status has brought mixed fortunes to the town. In addition, the new town housing estates, several of which have Radburn layouts, have left a legacy of varying 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.

2.27 The New Town is divided into clear residential, industrial and retail zones, with 56% of the area being classed as green space. The town centre consists of a number of isolated buildings with poor connections, including The Concourse Centre which provides a relatively

9 NOMIS 2011

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 services 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. Rufford contains the heritage asset and tourist attraction of Rufford Old Hall. 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, Hilledale, Crawford and several small villages and hamlets within the rural parishes such as Lathom and South Lathom, 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 guide the regeneration of the Town Centre through improved links to the Concourse, Asda, College and Tawd Valley and provision of a greater retail and leisure offer. The delivery of the Town Centre improvements could kick-start regeneration more widely within the town. The Local Plan must build on the principles of the Masterplan to allow a flexible approach to ensure the delivery of the regeneration in a changing economy.
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 (as well as those that care for them).
Gypsy/Traveller Sites	The Borough is required by national policy to provide for Gypsy/Travellers and Travelling Showpeople.
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.

Chapter 2 Spatial Portrait

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 WetlandsRegionalPark"

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 WestLancashireCollege, 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 TawdValley 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** 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. EdgeHillUniversity 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-LiverpoolCanal 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 WetlandsRegionalPark).

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

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.

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.

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.

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 310 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 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 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 work 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

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.

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.

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

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.

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

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, Education, 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: Criteria for Sustainable Development	Yes			Yes	Yes		Yes	Yes	
GN4: Demonstrating Viability		Yes					Yes		
GN5: Sequential Tests					Yes		Yes		
EC1: The Economy & Employment Land		Yes				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				
RS5: Accommodation for Temporary Agricultural / Horticultural Workers		Yes			Yes				
IF1: Maintaining Vibrant Town and Local Centres	Yes				Yes		Yes		Yes
IF2: Enhancing Sustainable Transport Choice	Yes	Yes		Yes			Yes		
IF3: Services Accessibility and Infrastructure for Growth	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			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	Yes

Table 3.1 Policies achieving the objectives

Chapter 4 Strategic Policies

4.1 Policy SP1: 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. However, West Lancashire falls under the Lancashire Local Enterprise Partnership (LEP). Therefore, whilst it is important to acknowledge the strength of the links with the Liverpool City Region, its economic 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

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

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
Regional Town	Skelmersdale with Up Holland
Key Service Centre	Ormskirk with Aughton; Burscough
Key Sustainable Village	Tarleton with 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 Regional Town and the two Key Service Centres of the Borough will take the vast majority of new development. Spatially and economically, Skelmersdale with Up Holland 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 settlements will be focused on the Key and Rural Sustainable Villages. Development in the Small Rural Villages will only be permitted where it involves a like-for-like redevelopment of an existing property, the appropriate re-use of an existing building or infill development.

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 encompass land previously included within the Green Belt that is released by this Local Plan. This includes 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 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:

	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 Regional Town / 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 at least 250 dwellings (see Policy RS1), Ormskirk – for at least 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.

In order to deliver sustainable development in West Lancashire, this Local Plan also sets out policies on a range of strategic and planning issues including:

- The regeneration of Skelmersdale town centre (designated as a Strategic Development Site in Policy SP2) and the maintenance of the Borough’s other town and local centres;

- Facilitating economic growth in the Borough, including the rural economy;
- Ensuring residential provision for all parts of the community;
- The provision of strategic and local services and infrastructure;
- Addressing climate change through low carbon energy solutions and sustainable design and by avoiding unnecessary flood risk; and
- Protecting and enhancing the valuable biodiversity, landscape, heritage and green infrastructure assets of the Borough.

Should monitoring of residential 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 residential 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 SP1 provides the framework for sustainable communities in the Borough, with the Regional Town and two Key Service Centres being the primary sustainable communities that include all essential services and facilities and many desirable services and facilities, 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 Regional Town and 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 Regional Town and Key Service Centres. 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 and employment opportunities 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 Regional Town and 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 Regional Town and 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 with Up Holland.

4.16 Skelmersdale with 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 profile of the town;
- The existing town centre needs to be radically improved and expanded to provide modern and accessible retail, leisure and entertainment facilities in the Borough's only Regional Town (see Policy SP2) - this will require a critical mass of commercially attractive and viable new development;
- 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;
- There are no infrastructure / utility constraints in Skelmersdale with Up Holland that would prevent development from coming forward immediately; and
- The regeneration of Skelmersdale is listed as a priority within the Sustainable Community Strategy for West Lancashire.

4.17 The neighbouring settlements of Ormskirk with Aughton and Burscough together form a secondary focus for new development in the Borough. This is because, while both Ormskirk and Burscough are constrained by waste water treatment infrastructure and could both be

affected by the impact of new development on highways congestion, both towns have good access to sustainable public transport connections 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 are 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 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.

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	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 recent times, the need to prioritise development on brownfield (previously developed) land and protect greenfield (undeveloped) land from development is still an important consideration and is identified in the National Planning Policy Framework. 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.

	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 with Up Holland	52	25	48%	2,400	800	33%
Ormskirk with Aughton	0	0	-	750	400	53%
Burscough	13	3	23%	850	200	24%
Rural Areas (including Simonswood)	10	8	80%	650	300	46%
Overall	75	36	48%	4,650	1,700	37%

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 This is only being considered due to the lack of other viable alternatives and so only the most appropriate sites adjacent to the existing boundaries of the Regional Town and 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 Regional Town and Key Service Centres.

4.28 Approximately 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.

Other Local Planning Policy and key supporting documents

- West Lancashire Infrastructure Delivery Plan (January 2012 or subsequent versions)
- West Lancashire Local Plan 2012-2027 – Technical Paper 1: Strategic Options and Green Belt Release (2012)
- West Lancashire Local Plan 2012-2027 – Technical Paper 2: Housing (2012)
- West Lancashire Local Plan 2012-2027 – Technical Paper 3: The Economy and Employment Land (2012)
- Strategic Housing Market Assessment (2009)
- Strategic Housing Land Availability Assessment 2011 update
- Housing Land Supply in West Lancashire 2011
- The Joint Employment Land and Premises Study (2010)
- Employment Land Monitor (2011)
- The Green Belt Study (2011)
- The West Lancashire Strategic Flood Risk Assessment (Level 1 and 2)
- The Sustainable Settlement Study (2010)

4.2 Key Diagram

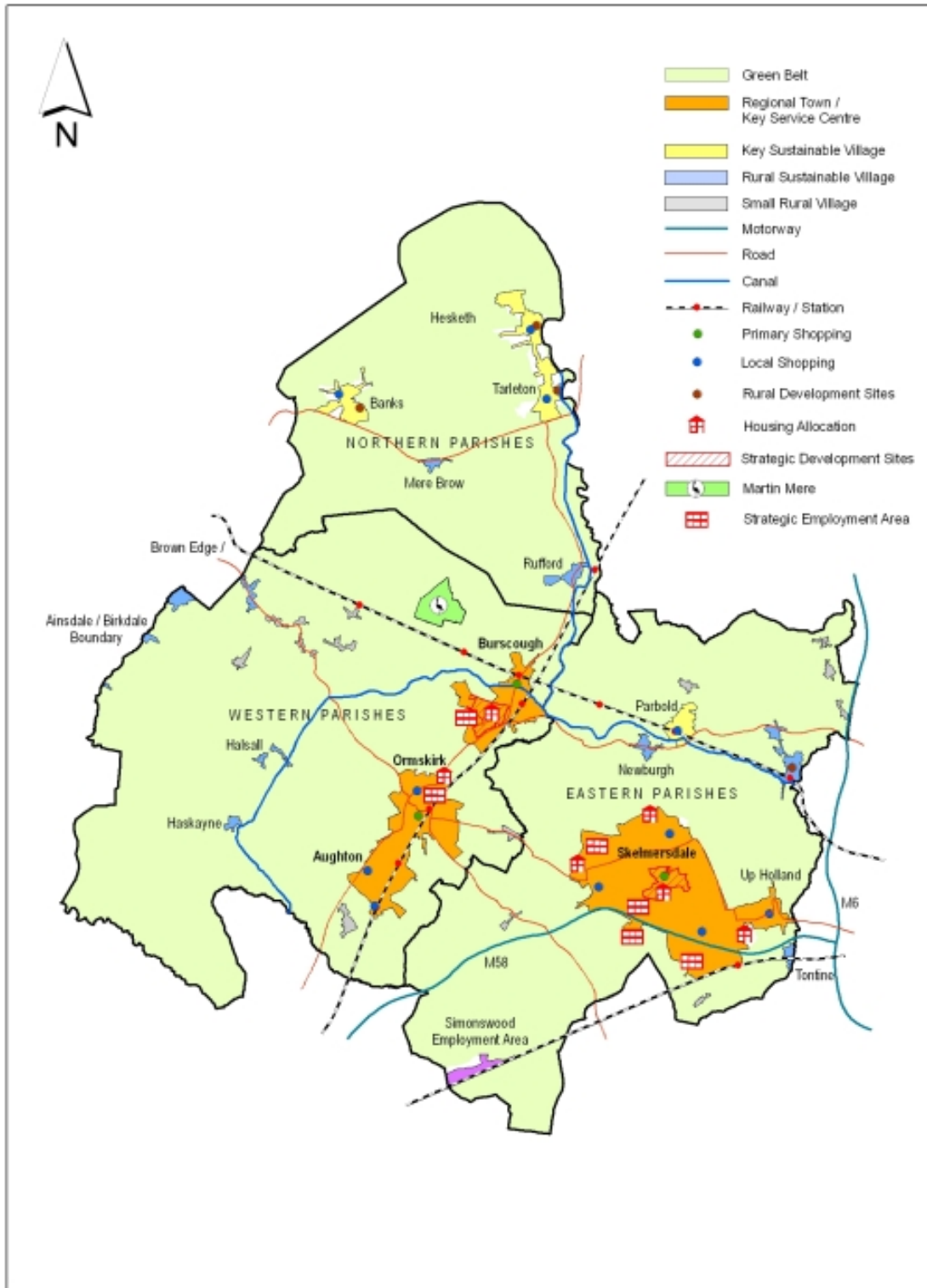


Figure 4.1 Key Diagram

4.3 Policy SP2: Skelmersdale Town Centre

Context

4.30 Skelmersdale is the main settlement in West Lancashire and benefits from more than half of the land within the town being green space. However, the Indices of Multiple 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.

4.31 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 footpaths and cycleways;
 - 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. Development linking the Concourse and Asda / West Lancashire 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.
 - ii. A new supermarket either close to or integrated with the Concourse Centre or, alternatively, close to the new developments in 2(i) above. Should the supermarket be adjacent to the developments in 2(i) above an active retail frontage should be maintained. Any supermarket proposal should form part of an integrated regeneration scheme and facilitate the delivery of an improved retail and leisure offer for the town centre, linking the Concourse and the Asda / College.
 - iii. New housing with approximately 800 units to be delivered over the Local Plan period. All housing areas should be of a high quality of design.
 - iv. The Firbeck estate should be improved through the redevelopment or 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. Delf 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 town centre development 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.

Development which would prejudice the delivery of any aspect of the Town Centre regeneration scheme, either in terms of its location or the viability of other elements of the scheme, will not be permitted.

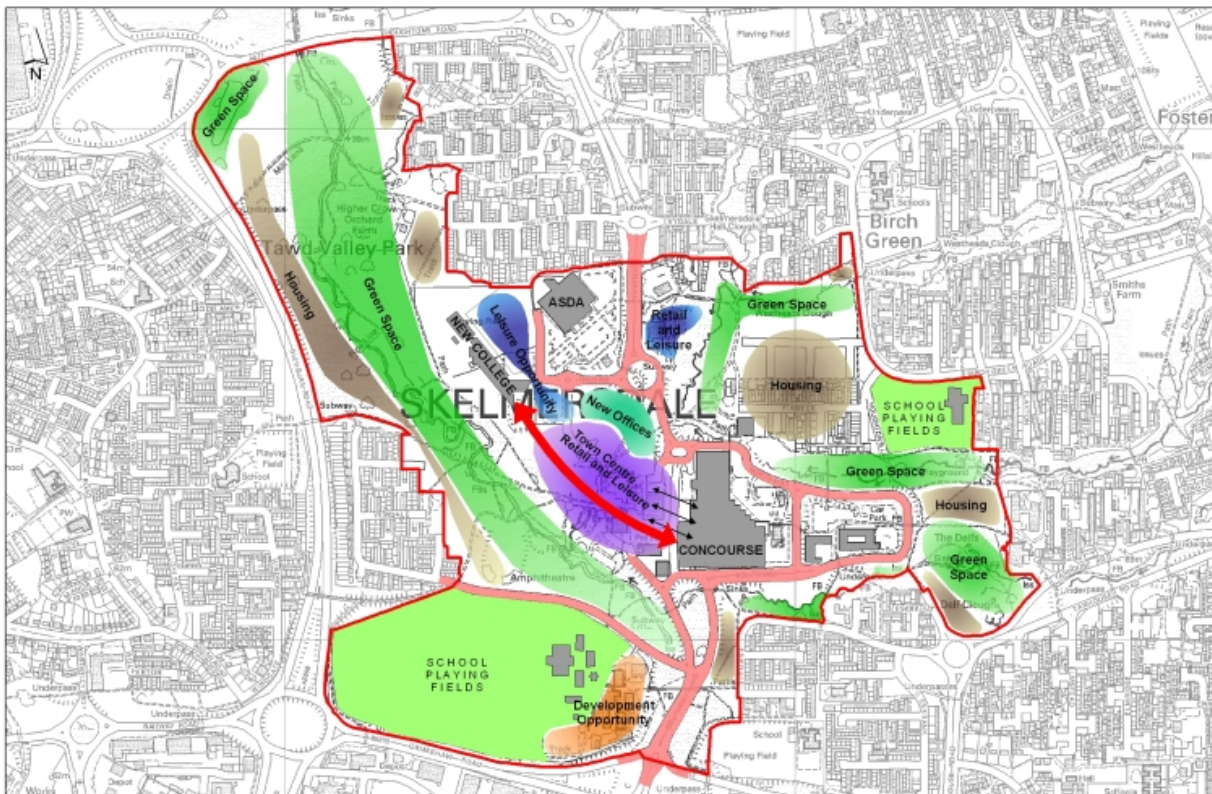


Figure 4.2 Skelmersdale Town Centre

Justification

4.32 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. Policy Area SP2 refines the

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work previously undertaken to reflect changes to market conditions, recent developments and to acknowledge that the original proposals set out within the SPD Masterplan can no longer come forward in their entirety.

4.33 The Strategic Development Site set out as the preferred option is larger than that previously outlined within both the West Lancashire Replacement Local Plan and the SPD / Masterplan. This is to allow for more housing to increase the ability of the scheme to deliver the public facilities and the high quality open spaces and public realm that are required. The housing is also being delivered in a sustainable location close to the Town Centre and helps meet the Council's housing target. In addition the provision of new housing improves the confidence of investors, such as new retailers.

4.34 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 Delf Clough and land at Westheads Clough will be included within the Strategic Development Site. The Firbeck Estate will need to be regenerated through environmental initiatives and improving the housing stock either through redevelopment, or remodelling if widespread demolition is shown to not be viable. Appropriate links will need to be made with the adjacent Findon site to ensure that the sites are integrated.

4.35 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 and viability of the scheme – there is a need to link the new College building and Asda to the Concourse through new development and a new supermarket in this area could be the key to delivering this.
- 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.
- To facilitate the relocation of the Co-operative Bank within new office accommodation within the Town Centre should they wish to relocate from Delf House.
- The need to introduce additional housing land in, and close to the Town Centre to enhance the viability and deliverability of the scheme.

4.36 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 Delf 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.
- The remodelling or redevelopment of the Firbeck estate including the development of new housing where appropriate and viable.

4.37 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.

4.38 Proposals for new retail are to be in accordance with the most up to date retail evidence relating to retail capacity within the Borough and to take account of the impact of the scheme on the retail centres within the sub-region.

4.39 The West Lancashire Retail Study Update (December 2011) suggests that the Council should work towards a requirement for up to 7,500 sq.m of additional comparison sales area floorspace in the 2011 to 2021 period rising to 11,000 sq.m in the period up to 2027. In terms of convenience goods, the study suggests that there is a requirement for up to 2,800 sq.m of convenience sales area floorspace in the period 2011 to 2021, in addition to the commitment for a new Booths store in Burscough. In the longer term period to 2027, there is scope for between approximately 2,700 sq.m of additional convenience sales area floorspace under the rising retention scenario, and 3,300 sq.m when an allowance for over-trading is also taken into account. These figures are Borough wide and all retail should be focused on the main towns within the Borough to ensure their future vitality and viability.

Other Local Planning Policy and supporting documents

- Skelmersdale Town Centre SPD (2008)
- West Lancashire Retail Study Update (2011)

4.4 Policy SP3: Yew Tree Farm, Burscough

Context

4.40 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).

4.41 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.

4.42 To meet development targets for the Borough a single, large development site has been identified to deliver much of the housing and employment land that is required in the Green Belt. 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, alongside other Green Infrastructure improvements;
- A linear park / cycle route across the site to link in with a wider Ormskirk to Burscough linear park / cycle route;
- 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 traffic flow on 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 / 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 it is anticipated that approximately 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 of the site will be required to conform to this masterplan.

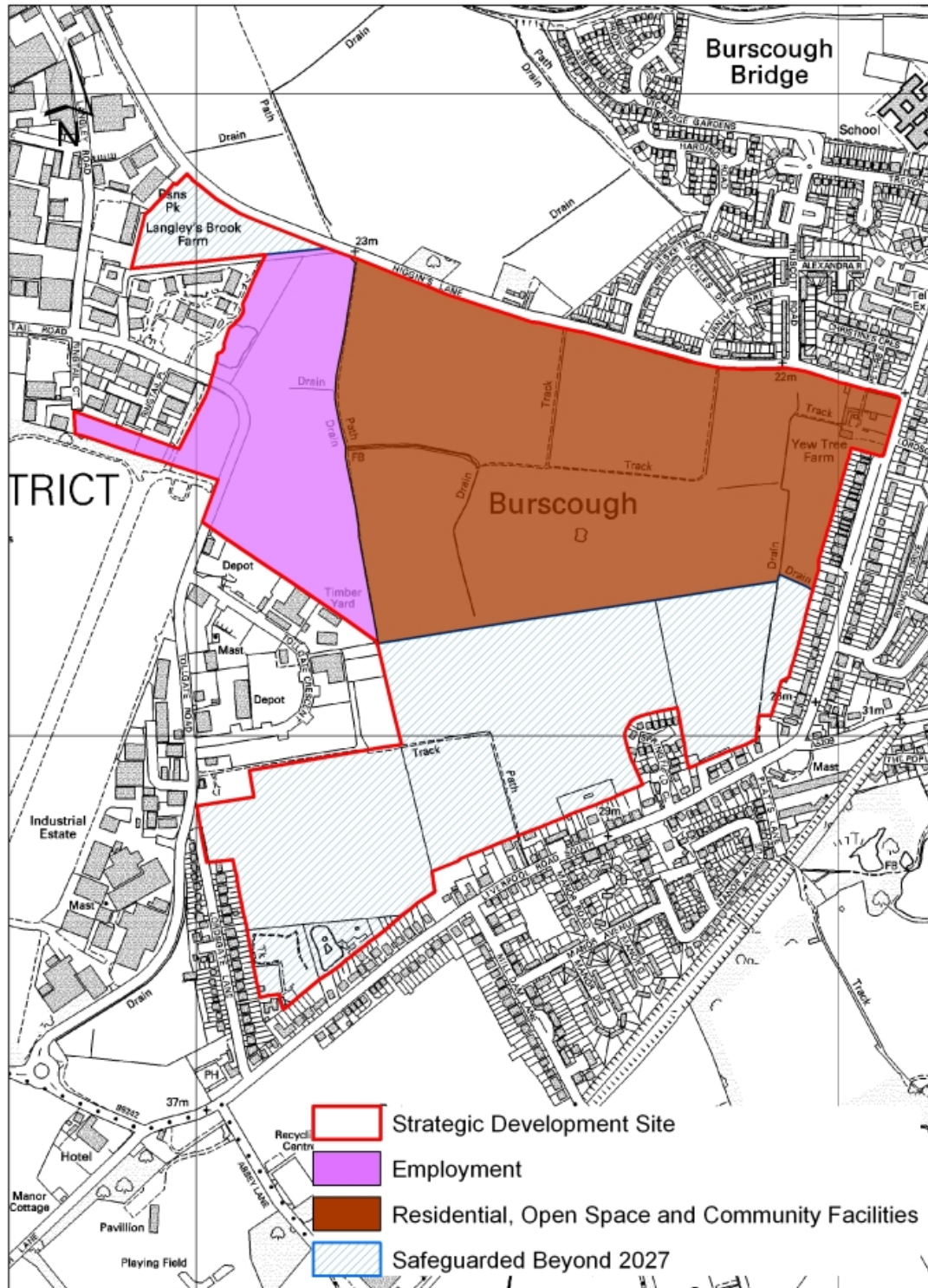
Development on this site will not be able to commence until the Local Planning Authority are satisfied that infrastructure constraints in relation to waste water treatment have been resolved, or can be through development. At this time, it is not anticipated that the waste water treatment infrastructure 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.

The employment aspect of the development may come forward in advance of 2020 if the infrastructure is in place to support it and if there is no available land remaining in the existing employment areas adjacent to the site that is available or suitable for the employment uses required.

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. Any development of the site should have consideration to its impact on nearby heritage assets and implement appropriate mitigation measures to minimise any negative impact on these assets.

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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

4.43 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.

4.44 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.

4.45 In relation to the location of any Green Belt release, it was considered that it would be unsustainable and inappropriate to locate a significant amount of development in the Green Belt on the edge of any of the Borough's villages, therefore leaving only the Key Service Centres as reasonable locations for this release. Skelmersdale with Up Holland was ruled out for further development beyond what is deliverable within the existing settlement area 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 with Up Holland area over the next 15 years.

4.46 Therefore, the remaining 750 dwellings and 10 ha of employment land will have to be delivered in the Ormskirk with Aughton and Burscough area. The housing and employment land targets set in Policy SP1 for Ormskirk with Aughton and Burscough reflect the identification of two sites for this development on Green Belt land, at least 250 dwellings at Grove Farm on High Lane, Ormskirk and 500 dwellings and 10ha of employment land at Yew Tree Farm on Liverpool Road South, Burscough. These sites were selected after a thorough site appraisal exercise, which is summarised in the Strategic Options and Green Belt Release technical paper.

4.47 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.

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

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- 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 that are 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.

4.49 There are, however, four 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.

4.50 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.

4.51 The issue relating to New Lane waste water treatment works affects all development in Ormskirk, Burscough, Rufford and Scarisbrick and so is a key issue for the whole Local Plan and one that needs addressing as a priority. However, residential development could not commence at Yew Tree Farm until this issue is resolved. Employment development may be permitted prior to this issue being addressed as long as the Council are satisfied it would not add significantly to the existing outflow to New Lane treatment works. Development of Yew Tree Farm could also fund and facilitate drainage infrastructure improvements in Burscough that would resolve surface water drainage issues in the town.

4.52 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).

4.53 However, the Transport technical paper (available on the Council's website) shows that the impact that a Strategic Development Site in Burscough would have on traffic flows can be reduced through highway and junction improvements, 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 public transport services / facilities and to walking and cycling facilities, as well as highways improvements.

4.54 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.

4.55 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.

4.56 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, and in close consultation with local residents, to guide developers and ensure the highest quality of development.

Chapter 5 General Development Policies

5.1 Policy GN1: 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.

5.3 Whilst the majority of Open Land should remain outside settlement boundaries, there are a few sites that it would be more appropriate to consider as being within settlements. Open Land that is incorporated within settlements will be 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 land outside those boundaries designated as Protected Land, are shown on the Proposals Map.

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 100% affordable housing schemes (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

5.4 It is considered that the West Lancashire Replacement Local Plan (WLRLP) approach towards defining settlement boundaries (which itself is a continuation of previous Local Plans' 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.

5.5 In the case of land designated under WLRLP Policy DS4 ('Open Land on the Urban Fringe'), the majority of which is designated in this new Local Plan as 'Protected 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 on the Urban Fringe' is considered generally unsuitable for development, it would be inappropriate to incorporate it within settlements in this Local Plan. However, a few sites are enclosed by substantial built development on three or more sides, and it would be more appropriate to treat these as part of the settlement.

5.6 Therefore, the most appropriate approach towards Protected Land is considered to be to continue to exclude the majority of such land from settlements, but to incorporate within settlements a small number of sites which are effectively surrounded by development.

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

Land within settlement boundaries

5.8 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.

5.9 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 site'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 impact of the site's development upon the character and appearance of the settlement and the setting of heritage assets, and the contribution of the site to local character.
- 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

5.10 All land outside settlements in West Lancashire is either Green Belt, or is designated as Protected Land. In previous Local Plans, the decision has been made not to include land designated as 'Open Land on the Urban Fringe' within the Green Belt, primarily on account of the land not having a defensible boundary. It is considered that there should continue to be a distinction between Protected Land and Green Belt land, including in terms of what should be permitted upon it.

Chapter 5 General Development Policies

5.11 It would be inappropriate to safeguard Protected 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 on the Urban Fringe’ now deemed worthy of inclusion within settlements, which would thereby undermine the setting of settlement boundaries.

5.12 Therefore, Policy GN1 is less restrictive than national Green Belt policy in relation to ‘Protected Land’, 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 Protected Land are consistent with Policy DS4 of the previous Local Plan (WLRLP 2006), and represent a continuity in approach.

5.13 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.

5.2 Policy GN2: Safeguarded Land

Context

5.14 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.” (paragraph 83, p20). 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).

Policy GN2

Safeguarded Land

The land identified on the Proposals Map 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 from development for the needs of the “Plan B” should it be required. If the “Plan B” is not required then this land will be safeguarded from development until 2027 for development needs beyond 2027.
- It is safeguarded from development for needs beyond 2027 – these sites will only be considered for development after 2027 if there is not a sufficient supply of 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 a Ruff Lane, Ormskirk
- iii. Land at Red Cat Lane, Burscough
- iv. Land a 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 until 2027

- i. Land at Yew Tree Farm, 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

The safeguarded land at Yew Tree Farm is not marked on the Proposals Map as it is part of the wider Policy SP3 allocation for a strategic development site and a subsequent masterplan for this allocation will define the precise boundary of the land to be safeguarded until 2027 within this site.

Justification

5.15 Ultimately, given the requirement to amend Green Belt boundaries in the Borough to ensure the delivery of the residential and employment development needs and the requirement to demonstrate flexibility in that delivery of development needs if circumstances change, it is necessary 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.

5.16 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 from development 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 from development for the “Plan B”.

5.17 The land safeguarded until 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 that now falls within settlement boundaries.

5.18 An example of the former would be Yew Tree Farm in Burscough, where only a portion of the wider Yew Tree Farm allocation is required for the Strategic Development Site (see Policy SP3) but the Green Belt amendments must encompass the entire site to ensure that the new boundary of the Green Belt is robust.

5.19 An example of the latter would be the land at Guinea Hall Lane / Greaves Hall Avenue in Banks, which lies within the settlement boundary but is not required to meet the development needs of the Northern Parishes and serves an important function as an area of open land within the southern part of the village.

Other Local Planning Policy and supporting documents

- West Lancashire Local Plan 2012-2027 – Technical Paper 1: Strategic Options and Green Belt Release (2012)
- The Green Belt Study (2011)

5.3 Policy GN3: Criteria for Sustainable Development

Context

5.20 The aim of achieving sustainable development 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, including changes of use, is therefore expected to be sustainable, having full regard to the local context within which it sits.

5.21 Design features can also address wider sustainability issues such as crime, carbon reduction, reducing flood risk and other environmental concerns such as air quality and lighting, creation of wildlife-friendly habitats, and making buildings accessible to all user groups. Therefore, a policy is required to guide development proposals to ensure that they are sustainable.

Policy GN3

Criteria for Sustainable Development

Development will be assessed against the following criteria, in addition to meeting other policy requirements within the Local Plan.

1. Design / Setting

Proposals for development should:

- i. Be of high quality design in keeping with Policy EN4 and the West Lancashire Design Guide SPD;
- ii. Respect the historic character of the local landscape and townscape;
- iii. Retain or create reasonable levels of privacy, amenity and sufficient garden/outdoor space for occupiers of the neighbouring and proposed properties;
- iv. Respect visual amenity and complement or enhance 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. Adhere to low carbon sustainable building principles in accordance with Policy EN1; and
- vi. In the case of extensions, conversions or alterations to existing buildings, the proposal should relate to the existing building, in terms of design and materials, and should not detract from the character of the street scene.

2. Accessibility and Transport

Proposals for development should:

- i. Integrate well with the surrounding area and provide safe, convenient and attractive pedestrian and cycle access;
- ii. Prioritise the convenience of pedestrians, cyclists and public transport users over car users, where appropriate;
- iii. Ensure that parking provision is made in line with the thresholds set out in Local Plan Policy IF2;
- iv. Provide Transport Assessments and Travel Plans for proposals for development over a certain size in line with the latest DfT guidance;
- v. Create an environment that is accessible to all sectors of the community including children, elderly people, and people with disabilities;
- vi. Provide, where appropriate, suitable provision for public transport, including bus stops and shelters; and
- vii. Incorporate suitable and safe access and road layout design, in line with latest standards.

3. Reducing Flood Risk

The Council will ensure development does not result in unacceptable flood risk or drainage problems by requiring development to:

- i. Take account of the Council's Strategic Flood Risk Assessment (Level 1 and 2) along with advice and guidance from the Lead Local Flood Authority (Lancashire County Council), the Environment Agency and the National Planning Policy Framework;
- ii. Be located away from Flood Zones 2 and 3 wherever possible, with the exception of water compatible uses and key infrastructure;
- iii. Satisfy the sequential and, if necessary, the exceptions test as set out within National Guidance, for proposals within Flood Zones 2 and 3 on sites that have not been allocated within the Local Plan;

- iv. Be supported by a Flood Risk Assessment for all proposals within Flood Zones 2 and 3 that satisfy both the sequential and exceptions tests and for proposals within Critical Drainage Areas⁽¹⁰⁾ within Flood Zone 1 or on sites larger than 1 hectare within Flood Zone 1;
- v. Where appropriate and feasible, incorporate sustainable drainage systems where there is a risk of surface water flooding within or beyond the site; and
- vi. Achieve a reduction in surface water run-off of at least 30% on previously developed land, rising to a minimum of 50% in Critical Drainage Areas.

4. Landscaping and the Natural Environment

Proposals for development should:

- i. Maintain or enhance the distinctive character and visual quality of any Landscape Character Areas in which it is located;
- ii. Provide sufficient landscaped buffer zones and appropriate levels of public open space / green space to limit the impact of development on adjoining sensitive uses and the open countryside;
- iii. Minimise the loss of trees, hedgerows, and areas of ecological value, or, where loss is unavoidable, provide for their like for like replacement or enhancement of features of ecological value;
- iv. Incorporate new habitat creation where possible; and
- v. Incorporate and enhance the landscape and nature conservation value of any water features, such as streams, ditches and ponds located within the site and provide appropriately sized buffers between them and the development.

5. Other environmental considerations

In addition to the above criteria, proposals for development should:

- i. Be designed to minimise any reduction in air quality;
- ii. Incorporate recycling collection facilities;
- iii. Provide minimum levels of lighting required for proposed floodlights whilst having regard to any potential adverse impacts and ensuring any light spillage is minimal;

10 The Town and Country Planning (General Development Procedure) (Amendment) (No. 2) (England) Order 2006 introduces the concept of Critical Drainage areas as “an area within Flood Zone 1 which has critical drainage problems and which has been notified ... [to] ... the local planning authority by the Environment Agency”.

- iv. In coal mining development referral areas, take account of issues such as land instability and where appropriate, a coal mining risk assessment report will be required;
- v. Minimise the risk from all types of pollution and contamination;
- vi. Ensure the protection of water quality and ground water resources and, where possible, seek improvement; and
- vii. Seek to remediate and restore contaminated land.

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

5.22 It is considered that a policy relating to some specific, detailed aspects of sustainable development is essential to maintain existing high standards over the lifetime of the Local Plan. Sustainable development incorporates many aspects which should be considered at the earliest possible stage of the planning when designing a scheme. The Council has an adopted Design Guide SPD which covers more detailed matters relating to building design. There is no need to replicate this policy in the emerging Local Plan.

5.23 An all-encompassing policy on sustainable development is considered to be the best approach in the Local Plan to guide development management and should address all potential impacts that a proposal may have in terms of both building and site design and the potential environmental effects of new development and its construction.

5.24 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.

5.25 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 also be had to the Strategic Flood Risk Assessment (Level 1 and 2) and only in exceptional circumstances may development be located in areas at risk of flooding. This includes Flood Zone 2 and 3 and Critical Drainage Areas which are those areas located within Flood Zone 1 that the Environment Agency considers suffers from critical

drainage problems. Critical Drainage Areas for the Borough are established and mapped within the Councils most up to date Strategic Flood Risk Assessment and will be kept under review.

5.26 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.

Other Local Planning Policy and supporting documents

- Design Guide SPD
- West Lancashire Strategic Flood Risk Assessment (Level 1 and 2)

5.4 Policy GN4: Demonstrating Viability

Context

5.27 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.

5.28 In addition, any policy of this nature must accord with Government policy which requires local planning authorities to be proactive in terms of development proposals and to approve 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 (or re-use) 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 / horticultural 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. Advertisements should be targeted at the appropriate target audience.
- 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.

3. 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; and
- v. Consideration, firstly, for a mixed-use scheme involving the existing use and other compatible uses, secondly, for other employment generating uses such as those relating to tourism, leisure, retail and residential institutions and, thirdly, 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 required to bear the cost of independent verification.

Justification

5.29 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.

5.30 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.

5.31 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.

5.32 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.

5.33 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, a mixed-use scheme is viable, and then whether other employment generating uses are viable, and then, if they are not, whether affordable housing is deliverable on the site. Only if all these uses have been proven to not be viable, should

market housing be considered as a possibility. Affordable housing requirements outlined in Policy RS2 will apply to market housing developments that ultimately emerge from this process, regardless of the previous use of the land / building.

5.5 Policy GN5: Sequential Tests

Context

5.34 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 appropriate 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.

5.35 Whilst sequential tests are relied upon relatively frequently in development management, there has so far been no detailed policy at the local level. From 2006 to 2012, 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:

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

- v. Accommodation for temporary agricultural / horticultural workers (Policy RS5)
- vi. Proposals at risk from flooding (in accordance with Policy GN3).

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:

- i. Area of search: This will usually be the settlement, ward or parish in which the proposed development site lies but could also include adjacent settlements, wards, parishes or Boroughs. For major development proposals and those at risk from flooding, the area of search will be wider, and may include the whole Borough.
- ii. Comprehensiveness of search: Evidence should be provided of a rigorous investigation of relevant sources of information to find sequentially preferable sites.
- iii. 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, on any site rejected on viability grounds, financial information submitted to show on what basis that it would be unviable to proceed with the proposed development.
- iv. Suitability: The test should take account of the suitability of sequentially preferable sites to accommodate the proposed development.

Justification

5.36 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 acceptable 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.

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

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Areas at risk of flooding

5.38 Land within Flood Zone 2 or 3 and land within Flood Zone 1 which has critical drainage problems (Critical Drainage Area) is at risk from flooding. Where possible, development should be directed away from such areas. If this is not possible, this should be demonstrated using a sequential test. Sequential tests are not required on sites that have already been subject to this approach and which are allocated within the Local Plan nor are they required on applications for minor development or changes of use, other than those required by national planning policy. However, if any site-specific flood risk assessments are required on exempt sites, these should still be met.

Area of search

5.39 The area of search will usually be the settlement, ward or parish in which the proposed development site lies. Where a site lies 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, dependent upon the use proposed, development sites within that area should usually 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.

5.40 In the case of proposals for major development (for example, retail parks), proposals at risk from flooding, or for uses such as hotels that typically draw from a wide catchment, it is reasonable 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.

5.41 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

5.42 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).

5.43 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.

5.44 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.

5.45 Where specific sites have been rejected as being unviable for the proposed development, written evidence would be required to demonstrate that land or 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

5.46 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.

5.47 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.

Definition of settlement centre

5.48 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.

5.49 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

5.50 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.

Chapter 6 Facilitating Economic Growth

6.1 Policy EC1: 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) and will allow A1 retail warehouses on a like-for-like basis of existing A1 premises:

- i. Pimbo Industrial Estate
- ii. Stanley Industrial Estate / XL Business Park
- iii. Gillibrands Industrial Estate
- iv. Burscough Employment Areas
- v. Ormskirk Employment Area / Hattersley Court

On the following Strategic Employment Sites, the Council will only permit B1 use classes (offices and research and development only) and other significant employment-generating uses in use classes C1 and D1:

- vi. White Moss Business Park
- vii. Ormskirk Business Area

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. Pilkington Technology Centre (B1 only)
- 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). The redevelopment of existing individual 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 and 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; and
- 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.

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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).

6.4 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

6.5 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 the vast majority of which (35 ha) is within Skelmersdale.

6.6 Following further detailed survey work of the Borough's largest employment areas it has been identified that a total of 22 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.

6.7 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 new employment sites.

6.8 Given the significant constraints on developable land within the existing settlement areas of West Lancashire, there are few 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, other than a small area of what was 'safeguarded land' within the settlement of Banks in the previous Replacement Local Plan. There remains, therefore, a need to identify land within the Green Belt to meet the needs of the Borough over the Local Plan period.

6.9 The Local Plan identifies that 10 ha of new employment land will be provided on Green Belt land as part of the Burscough Strategic Development Site, which will act as an extension to the Burscough Employment Areas. The Burscough Employment Areas are 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.

6.10 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

6.11 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.

6.12 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.

6.13 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 JELPS 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.

Appropriate uses for new employment sites

6.14 All allocated and existing employment areas in the Borough should be considered for a full range of Class B 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 exceptions to this would be development within:

- White Moss Business Park and Ormskirk Business Area, where only B1 uses (offices and research and development only) and significant employment generators of C1 and D1 uses would be appropriate given the high quality business premises desired at this location;

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- Pilkington Technology Centre, where only B1 uses will be appropriate given the specialist research and development purpose for this facility; and
- Some rural sites, depending on the site context.

6.15 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 an employment-only form of development on a site.

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

6.16 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.

6.17 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.

6.18 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.

6.19 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.

6.20 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).

Other Local Planning Policy and supporting documents

- The Joint Employment Land and Premises Study (JELPS) (2010)
- West Lancashire Economy Study (2009)
- West Lancashire Rural Economy Study (2006)
- West Lancashire Local Plan 2012-2027 – Technical Paper 3: The Economy and Employment Land (2012)
- Employment Land Monitor (2011)

6.2 Policy EC2: The Rural Economy

Context

6.21 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).

6.22 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.

6.23 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

6.24 Despite a number of attractions, including Martin Mere nature reserve and Rufford Old Hall, West Lancashire has a relatively weak tourism economy. There is potential to build upon these attractions and develop greater links with Southport and other areas to promote West Lancashire as an attractive place to visit.

Policy EC2

The Rural Economy

The irreversible development of open, agricultural land will not be permitted where it would 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, or development associated with the agricultural use of the land.

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:

- i. there is not a more suitable alternative site located within a nearby employment area;
- ii. the proposed use remains linked, operationally, to the agricultural use of the land;
- iii. the majority of the produce processed on the site is grown upon holdings located in the local area;
- iv. 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
- v. traffic generated can be satisfactorily accommodated on the local road network and will not be detrimental to residential amenity

4. 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:

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

5. In order to support economic recovery and growth the Council will support the roll out of high speed broadband in line with the Lancashire Broadband Plan. Encouragement will also be given towards the delivery of renewable and green energy projects.

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

a) Land between Greaves Hall Avenue and Southport New Road, Banks

Development for this site will be expected to proceed in strict accordance with the site specific requirements outlined in the West Lancashire Level 2 SFRA.

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

6.25 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.

6.26 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.

6.27 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.

6.28 The NPPF states that local plans should promote the development and diversification of agricultural and other land based rural businesses.

6.29 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.

6.30 Lancashire County Council is pursuing a plan to roll out a network of superfast broadband across Lancashire by 2015. It is believed this will help stimulate activity in rural areas, increase business productivity and attract investment in to Lancashire.

Other Local Planning Policy and supporting documents

- The Joint Employment Land and Premises Study (JELPS) (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
- English Heritage Guide-the maintenance and repair of traditional farmbuildings; a guide to good practice
- The Lancashire Local Broadband Plan
- West Lancashire Local Plan 2012-2027 – Technical Paper 3: The Economy and Employment Land (2012)

6.3 Policy EC3: Rural Development Opportunities

Context

6.31 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.

6.32 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 (Development for this site will be expected to proceed in strict accordance with the site specific requirements outlined in the West Lancashire Level 2 SFRA.)
- 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.

In the interest of the rural economy, employment generating uses will be required to form part of any proposal, the level of which will be determined on a site by site basis and in accordance with national and local planning policy.

Justification

6.33 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.

6.34 However, important existing rural employment sites, such as those listed in the policy, 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.

6.35 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.

Other Local Planning Policy and supporting documents

- The Joint Employment Land and Premises Study (JELPS) (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 Policy EC4: Edge Hill University

Context

6.36 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 significant 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 in 2011⁽¹¹⁾ demonstrated that the University currently contributes £75 million per annum to the local economy and 1,580 full-time equivalent jobs.

6.37 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 problematic and the impacts are notable across Ormskirk. Housing is also a growing concern within Ormskirk with increasing student demand for rented accommodation leading to less lower cost 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.

6.38 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.

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;

11 The Economic Impact of Edge Hill University (April 2011), Regeneris Consulting

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- 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.

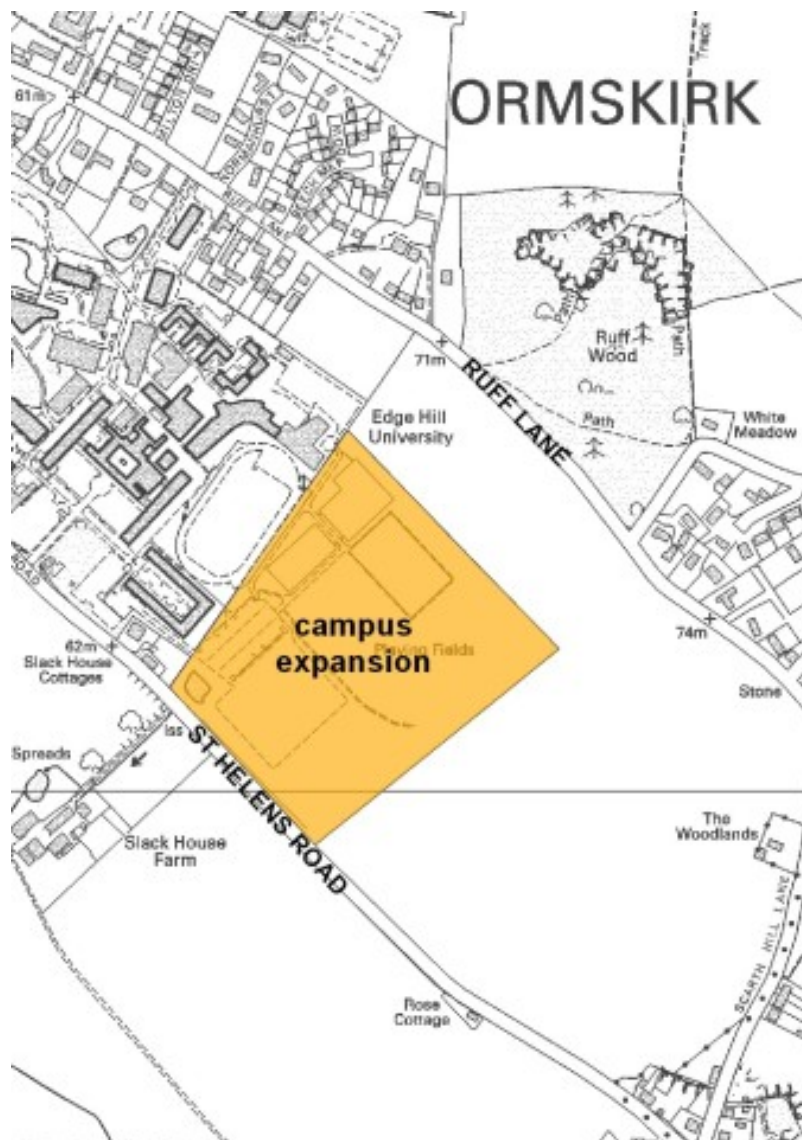


Figure 6.1 Proposed Expansion of Edge Hill University Campus

Justification

6.39 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.

6.40 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.

6.41 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.

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

Other Local Planning Policy and supporting documents

- The Economic Impact of Edge Hill University (Regeneris Consulting, 2011)
- West Lancashire Economy Study (GVA Grimley, 2009)
- West Lancashire Local Plan 2012-2027 – Technical Paper 4: Edge Hill University (2012)

Chapter 7 Providing for Housing and Residential Accommodation

7.1 Policy RS1: 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 the **Regional Town, Key Service Centres, Key Sustainable Villages and Rural Sustainable Villages** (as defined by Policy SP1), 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.

The following sites, as shown on the Proposals Map, are specifically allocated for residential development, and delivery of these sites should conform to forthcoming masterplans / development briefs to be prepared for each site:

- (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**, the appropriate re-use of an existing building, and very limited infill development (i.e. up to 4 units) will be permitted for market housing. Infill developments of 5 or more units may also be permitted where proposals provide the minimum amount of market housing to make the scheme financially viable, with the remainder of the housing being made available as affordable housing. On such sites, it will be expected that the affordable housing provision should be not less than 50% of all housing on the site.

b) Development outside settlement boundaries

On **Protected Land**, small-scale 100% affordable housing schemes (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, the character of the immediate area, vehicle 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

Development proposals for accommodation designed specifically for the elderly will be encouraged within settlements, provided that they are accessible by public transport or within a reasonable walking distance of community facilities such as shops, medical services and public open space.

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.

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 adverse impacts of allowing more housing would significantly and demonstrably outweigh the benefits, 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 residential 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 and / or the amount of development permissible.

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 long-term 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. Whilst this figure is not insignificant in terms of its contribution towards housing land supply, “garden grabbing” is not considered to be a pressing issue. It is, however, 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, character, access, 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. Development proposals for accommodation designed specifically for the elderly will be encouraged on appropriate sites within settlements provided that they are accessible by public transport or within a reasonable walking distance of community facilities such as shops, medical services and public open space. Whilst the Council will welcome such developments, it has limited capacity to deliver these schemes itself. Thus it is also considered necessary to seek to deliver residential units suitable for elderly people through a requirement 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 more suitable for families, 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.

7.16 The typical perception of elderly persons' accommodation is bungalows or sheltered housing. However, this need not be the case, and such types of development are not always appropriate, e.g. from a density point of view. Elderly persons' housing could simply be individual private dwellings that contain features designed specifically for the elderly (as opposed to Lifetime Homes, which are able to be adapted to suit older or disabled people). It is not expected that the provision of such accommodation should have any significant negative impacts upon viability, given there should be high demand for accommodation suitable for older people, and the price of such accommodation should compare favourably with 'typical' market housing.

7.17 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.

7.18 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.⁽¹²⁾ The costs are considered to be a modest

12 <http://www.lifetimehomes.org.uk/pages/costs.html>

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.

7.19 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

7.20 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. Whilst it is the case that targets for settlements or groups of settlements are minimum targets, there is a possibility that exceeding these 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 the adverse impacts of allowing more housing would significantly and demonstrably outweigh the benefits of providing more housing.

7.21 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.

Other Local Planning Policy and supporting documents

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

- Strategic Housing Market Assessment (2009)
- Strategic Housing Land Availability Assessment 2011 update
- Housing Land Supply in West Lancashire 2011

7.2 Policy RS2: Affordable and Specialist Housing

Context

7.23 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.

7.24 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.

7.25 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.

7.26 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.

7.27 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 and Specialist Housing

Other than in Skelmersdale, affordable and specialist housing will be required as a proportion of new residential developments of 8 or more dwellings in the Borough's Key Service Centres, Key Sustainable Villages and Rural Sustainable Villages, as follows:

Proposed development size (number of units)	Affordable housing requirement (minimum % of units)
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.

Within Small Rural Villages, as defined by the settlement hierarchy in Policy SP1, affordable housing should be provided on sites comprising 5 or more dwellings, as defined in Policy RS1.

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 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) will provide more detailed policy to aid the implementation of affordable housing. In the future, such an SPD 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 processed. 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, affordable housing schemes to meet an identified local need will be supported in the Borough's non-Green Belt settlements; small scale 100% 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.
- Size and Type - the affordable housing provided should be a range of sizes and types, reflecting the sizes and types of market units to be provided through the development proposal.
- 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 would justify 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

7.28 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 69% of the annual requirement for all residential development in the Borough) but sets a more balanced affordable housing need target of 35% of all new dwellings. It also recommends that the majority of affordable housing should be social rented with the remainder intermediate housing.
- 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 an affordable housing requirement of 25% on sites of four units and over, and 35% on sites of six units and over would be viable.

7.29 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. Policy RS2 is less stringent than the recommendations of the Affordable Housing Viability Study in that the threshold at which affordable housing is required is higher (8 units, rather than 4 units), and the percentages of affordable housing required for schemes of less than 15 units are lower (25% / 30%, rather than 35%) than the Study indicates would be viable. This takes into account the current challenging economic circumstances, and seeks to ensure that smaller residential schemes are not made unviable by onerous affordable housing requirements.

7.30 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.

7.31 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.

7.32 Exceptionally, and where it is deemed appropriate, off-site provision of affordable housing may be considered as an alternative to on-site provision, where a site(s) has been identified and secured for the delivery of the required affordable housing to the satisfaction of the Council. Delivery of such a site(s) would be programmed alongside the delivery of the main site through a Section 106 agreement and the number of units of affordable housing required would be derived from the relevant proportion from the policy above of the total number of units on the combined sites. In such circumstances, off-site provision should be provided in the locality, i.e. within the same (or, exceptionally, an adjacent) parish as the development site, or within the same settlement in non-parished areas.

7.33 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.

7.34 In line with the 2008 Blyth Valley 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.

7.35 A forthcoming Supplementary Planning Document (SPD) will provide more detailed policy to aid the implementation of affordable housing. The Affordable Housing SPD will provide details on the Council's expectations with regard to tenure split, size and type of unit, Lifetime Homes Standards, the relationship between the elderly persons' accommodation requirement and the affordable housing requirement, and on / off site provision.

7.36 With regard to tenure split, the Council currently operates on the basis of 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 up to 80% of the market rent for the locality. Evidence will be gathered on the full impact of the introduction of this new tenure; any necessary resulting variations in the tenure split and other details of the affordable housing policy will be reflected in the SPD.

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

Other Local Planning Policy and supporting documents

7.38 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 Policy RS3: Provision of Student Accommodation

Context

7.39 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.

7.40 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.

7.41 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.

7.42 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.

7.43 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)⁽¹³⁾, 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

¹³ 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

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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 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).	-

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).

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.

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When assessing proposals for changes of use to HMOs, regard will be had towards any potential clustering of HMOs and / or purpose-built student accommodation, 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.

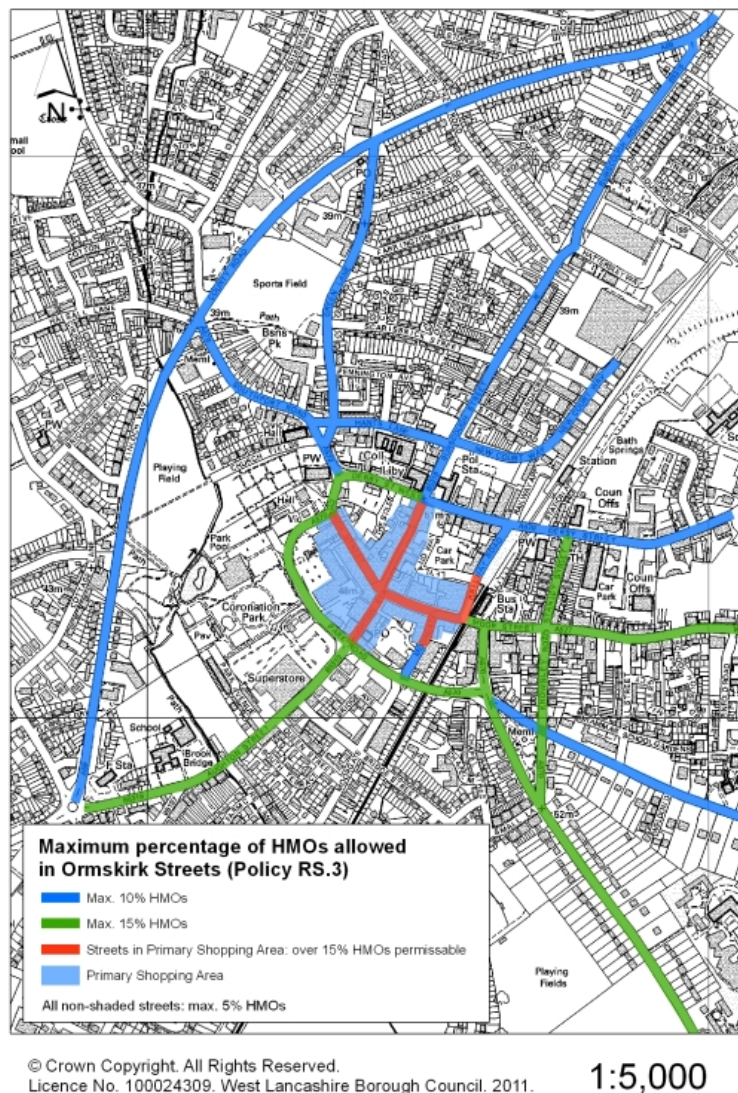


Figure 7.1 Maximum permissible HMO percentages in Ormskirk streets

Justification

7.44 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.

7.45 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 suitable 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 best location for student accommodation. Other locations will only be considered where the three criteria of Policy RS3(a) are met.

7.46 The allocation of land on the campus for student accommodation is addressed in Policy EC4. The efficient use of such land will be expected, whilst recognising the need to provide a quality environment on the site. Given current water infrastructure constraints in Ormskirk, planning conditions will be used to ensure that a foul drainage scheme is approved by the Local Planning Authority in consultation with the Environment Agency and United Utilities before development of student accommodation takes place.

7.47 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.

7.48 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. When assessing the potential impact of HMOs, the effect of any clustering (e.g. HMOs either side of a particular property) will be considered. The number of occupants in a proposed HMO may also be taken into account.

7.49 If all types of unit are considered (commercial, retail, etc.) when calculating proportions of HMOs in a street, it could be the case that the actual percentage of HMOs amongst just 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, only residential units should be considered when calculating percentages of HMOs in a particular street.

7.50 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.

7.51 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.

7.52 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).

7.53 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.

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
- West Lancashire Local Plan 2012-2027 – Technical Paper 4: Edge Hill University (2012)

7.4 Policy RS4: Provision for Gypsies & Travellers and Travelling Showpeople

Context

7.54 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.

7.55 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.

7.56 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 Gypsies and Travellers 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:

- 21 permanent pitches for Gypsies and Travellers on up to 3 sites
- 14 transit pitches for Gypsies and Travellers on 1 site
- 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.

Sites within the Green Belt in these broad locations will be considered where applicants can demonstrate that there are no other suitable sites within the locality and within settlement areas. This must be done by complying with the requirements of the sequential test as per Policy GN5 Sequential Tests.

In order to ensure that all sites are fit for purpose and will provide sufficient residential amenity to both members of the settled and traveller community all sites must meet the criteria set out below.

3. Criteria

All sites outside the broad location above must comply with the criteria below and be within the main settlement areas as defined on the proposals map.

a) Proposals for establishing of Gypsy and Traveller and Travelling Showpeople sites will only be considered on condition that:

- i. The intended occupants must meet the definition of Gypsies and Travellers and Travelling Showpeople as defined by national guidance Planning policy for traveller sites.
- ii. The site will provide no more than 15 pitches unless it can be demonstrated that there is genuine need for a larger site.

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 Showpeople 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 within the Green Belt will not be considered except within the broad locations identified in (2) above.

Justification

7.57 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 the new national guidance document *Planning Policy for Traveller Sites* and also the National Planning Policy Framework.

Number of Pitches

7.58 The figures for new permanent and transit Gypsy and Traveller and Travelling Showpeople provision are based on locally agreed targets which the Council believe represent a true reflection of this Borough's need. The number of pitches was determined based upon information contained within the Lancashire Sub-Region Gypsy and Traveller Accommodation

Chapter 7 Providing for Housing and Residential 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).

7.59 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.

7.60 These figures are the most up to date and robust the Council have available.

Broad Location

7.61 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.

7.62 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.

7.63 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.

7.64 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.

7.65 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

7.66 There is a requirement within the national guidance document *Planning Policy for Traveller Sites* 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.

7.67 The specific criteria contained within the Policy provides a local interpretation of guidance contained within *Planning Policy for Traveller Sites* and other government guidance on designing traveller sites.

7.68 Communities and Local Government Guidance *Designing Gypsy and Traveller Sites - A Good Practice 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 are conducive to providing a comfortable site which is easy to manage.

7.69 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 consider traveller sites within the Green Belt. However, this will only be considered within the broad locations identified in part (2) of Policy RS4 and on sites that satisfy the requirement to meet a sequential test, as set out in Policy GN5.

Other Local Planning Policy and supporting documents

- Communities & Local Government: Planning Policy for Traveller Sites
- Communities & Local Government: National Planning policy Framework
- 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 (September 2008)
- Submitted Draft North West Plan Partial Review (July 2009)

7.5 Policy RS5: Accommodation for Temporary Agricultural / Horticultural Workers

Context

7.70 Seasonal agricultural workers have been employed on farms in West Lancashire for many years, including workers from overseas. While the influx of migrant workers, and therefore demand for accommodation for agricultural / horticultural workers, has declined in recent years, there is still a need for a policy to address accommodation for these workers should a need for new accommodation emerge over the course of the Plan period.

Policy RS5

Accommodation for Temporary Agricultural / Horticultural Workers

The reuse of existing buildings within village settlements and the Green Belt for accommodation for temporary agricultural and/or horticultural workers will be permitted provided that it complies with other policy in this Local Plan and national Green Belt policy. The provision of non-permanent accommodation, appropriate to both the identified need and the location, will be permitted where it can be demonstrated that:

- i. there is a requirement to provide accommodation to satisfy a clearly identified need for temporary agricultural / horticultural workers;
- ii. there are no existing buildings in the locality which are suitable, or capable of being made suitable, for accommodating temporary workers;
- iii. the site chosen is the most suitable in the locality, taking into account other policies in this Local Plan;
- iv. any impact on visual amenity, residential amenity, highway safety, landscape, wildlife and countryside character is minimised to an acceptable level; and
- v. proposals include measures to protect the character of the local area, including retention of existing trees and hedges, implementation of landscape planting, improvement of any damaged or derelict land involved and improvement of boundary treatments.

In all cases of non-permanent accommodation, the permission will be subject to a time-limiting condition of five years from the date of the accommodation being sited on the site or the date of the planning permission, whichever is the earlier, unless the evidence of need demonstrates that a shorter time-limited condition is warranted.

Justification

7.71 Policy RS5 is essentially the same as Policy DE8 in the West Lancashire Replacement Local Plan (2006), and the same justification remains. Alternative approaches were considered for this policy, including having no policy or having a more relaxed policy, but it was considered important to provide policy to guide proposals for accommodation for temporary agricultural / horticultural workers should the need arise over the plan period in order to facilitate the rural economy but to also protect the natural environment and rural character of the Borough from inappropriate developments of this nature.

7.72 Whereas in the past the caravans housing these workers may have been placed within and/or between the farm buildings, new sites are often highly visible and some are near residential properties. This can have an adverse impact on the landscape and on local residents.

7.73 In past years agricultural and horticultural employers have found it increasingly difficult to recruit sufficient numbers of temporary workers, especially at periods of peak activity due to a lack of suitable and affordable accommodation in the rural areas. The farmers feel this constrains their ability to meet domestic demand and some export markets, so opening up the UK to imports.

7.74 The majority of seasonal and casual workers are from one or more of the following:

- Recruited direct by the farmers;
- Workers supplied by gangmasters;

- Students seeking part-time or vacation work;
- The Seasonal Agricultural Workers Scheme (SAWS); and
- The Working Holiday arrangements.

7.75 Although some temporary accommodation will not require planning permission, in most cases permission will be required. Operators should always check with the Council's Planning Department, but normally planning permission is required in the following cases:

- If the workers will be housed for longer than a normal planting, growing, or picking season;
- If caravans and other related buildings (e.g. canteens and toilets) are to be kept on site permanently;
- If a change of use to an existing building is involved; or
- If hardstandings and permanent services (e.g. water supply or septic tank) need to be constructed.

7.76 The Council wishes to assist in supporting a healthy rural economy within the context of national and local planning policies. Permanent buildings or caravans which are kept on site for a number of months can reduce the open character of the Green Belt and have an adverse impact on the landscape and the amenity of local residents. Therefore, the above policy has been introduced to limit the impact of this type of development on the local area.

7.77 The Council has also produced Supplementary Planning Guidance on Accommodation for Temporary Agricultural Workers, which is relevant to the implementation of this policy.

Other Local Planning Policy and supporting documents

- Accommodation for Temporary Agricultural Workers SPG (2007)

Chapter 8 Infrastructure and Services Provision

8.1 Policy IF1: 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 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 it will be greatly enhanced 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 within town and local centres, followed by edge of centre locations, in line with national policy. Retail and other uses normally associated with town centres will only be considered in out-of-centre locations if a specific local need is proven for the proposed development and there is no suitable site available within a town or local centre. When considering edge of centre and out of centre sites, a preference will be given to accessible sites that are well connected to the town centre.

When assessing proposals outside of town centres for comparison retail that involve an increase in floorspace of over 500m² gross, or for supermarkets / superstores that involve an increase in floorspace of over 1,000m² gross, an impact assessment will be required.

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

Hierarchy	Centres
1: Town Centre	Skelmersdale, Ormskirk, Burscough
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

The Proposals Map shows the location of all town, village and local centres, and defines the primary shopping areas of town centres⁽¹⁴⁾.

Within the primary shopping areas of Ormskirk and Burscough town centres, within Skelmersdale town centre as a whole and within local 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 pedestrian-level 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 pedestrian level units within the above areas should remain in Class A1 retail use. A unit within a primary shopping area (PSA) should only be released from a Class A1 retail use if at least 70% of the units within the immediate area⁽¹⁵⁾ and within the PSA 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 of the change of use of A1 floorspace upon the vitality and viability of a PSA, the following factors should be taken into account:

- 14 A Primary Shopping Area has not been defined within Skelmersdale Town Centre due to the ongoing regeneration of the town centre (cf. Policy SP2), which will redefine and extend the primary retail areas of the town centre.
- 15 '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. In the case of a multi-storey shopping centre, the 'immediate area' will comprise the storey on which the unit is located.

- 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 PSA;
- The extent of alternative provision in the PSA 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 PSA;
- 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 pedestrian level units in the immediate area, or in the PSA;
- Any traffic / highways issues that may arise from certain A1 uses, especially in a pedestrianised area such as Ormskirk town centre;
- Whether the proposed use is a use that would typically be expected in a town centre, and the likely contribution it would make towards economic activity and the vitality and viability of the centre compared with the original retail unit; and
- In the case of proposals to bring a Class A1 retail unit that has been vacant for six months or more back into non-A1 use, whether the boost to economic activity resulting from bringing inactive floorspace back into use outweighs any negative impact associated with loss of the A1 floorspace.

Similar principles to the above will apply, where relevant, when assessing proposals for non-retail use of retail units in local centres and in Skelmersdale Town Centre. Development proposals within Skelmersdale Town Centre must be in accordance with Policy SP2, and must ensure that the vitality and viability of the Concourse is protected..

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, within the Ormskirk Business Area and White Moss Business Park, and on other sites allocated for Class B1 development. Small-scale (i.e. up to 1,000m²) 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. Any proposals for office developments within PSAs 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, especially in the case of comparison retail. 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 a greater proportion of 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

8.8 The Council’s Retail and Leisure Study (December 2011) advises that an impact assessment should be required for planning applications (including extensions) for comparison retail of 500m² gross or more, or for supermarkets or superstores of 1,000m² gross or more. The reason for these thresholds being lower than the ‘default’ national figure of 2,500m² is the relatively small size of the Borough’s town centres, both in terms of their total retail floorspace and the average size of individual units. Therefore, proposals for increases in retail floorspace greater than the above thresholds are large relative to existing provision and could potentially result in significant adverse impacts on the Borough’s town centres. In the case of leisure and office development proposals, the national threshold of 2,500m² applies.

8.9 In terms of assessing planning applications for change of use away from A1 retail, the criteria listed in Policy IF1 have been drawn up in the light of experience 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.

8.10 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.

8.11 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

8.12 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.

8.13 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".

8.14 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

8.15 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

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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.

8.16 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.

8.17 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 SP1, its town centre 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

8.18 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

8.19 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 the benefits of encouraging economic activity by bringing a vacant unit back into active use outweighs the loss of A1 floorspace. This would most likely be the case when the unit in question had been vacant for several 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, especially where the proportion of units in the centre in question was close to the 70% target.

First (and higher) floor properties within centres

8.20 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

8.21 Office uses are defined in national policy as a main town centre use, and are considered appropriate in or on the edge of 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.

8.22 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. National policy exempts small-scale rural office development (defined in this Local Plan as being up to 1,000 m² floorspace) from the sequential approach, but applicants proposing larger developments should demonstrate that they have first considered sites within or on the edge of town centres, except where such uses are proposed on land allocated or designated in the Local Plan for B1 uses.

Operational hours

8.23 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.

8.24 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.

Other Local Planning Policy and supporting documents

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

8.2 Policy IF2: Enhancing Sustainable Transport Choice

Context

8.25 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.

8.26 Transport policies within the Local Plan will seek to support the strategic transport priorities for West Lancashire, as well as more minor local priorities and specific local issues. These include:

- 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;

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- 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.

8.27 Government policy allows local authorities to set their own parking standards and Lancashire County Council have indicated that they do not intend to provide future parking standards at the County level. The standards applying to West Lancashire were previously set out in a Supplementary Planning Document to the 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.

8.28 The National Planning Policy Framework encourages local authorities to set local parking standards for residential and non residential development.

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. Implementation of measures in Ormskirk to improve the highway network;
 - iii. a new rail station serving Skelmersdale, including new track and electrification of existing track as appropriate;
 - iv. an appropriate rail link made between the Ormskirk-Preston line and Southport-Wigan line;
 - v. electrification of the railway line between Ormskirk and Burscough;
 - vi. the remodelling of the bus station at Ormskirk, providing improved linkages with Ormskirk railway station;
 - vii. a new bus station for Skelmersdale town centre;
 - viii. improved car park management within Ormskirk;
 - ix. the provision of 4 linear parks between Ormskirk and Skelmersdale, Ormskirk and Burscough, Tarleton and Hesketh Bank and along the former railway line at Banks;
 - x. a comprehensive cycle network for commuter and leisure journeys providing links across the Borough and linking in with cross boundary cycle networks.
 - xi. any potential park and ride schemes associated with public transport connections;
 - xii. any potential green travel improvements associated with access to the Edge Hill University campus on St Helens Road, Ormskirk;
 - xiii. use of the land at the railway pad at the West Quarry, Appley Bridge for a small-scale rail facility; and
 - xiv. the proposed Green Lane Link Road in Tarleton.

c) Major transport schemes listed above including new rail infrastructure and the proposed A570 Ormskirk bypass will have regard to biodiversity and must provide appropriate mitigation measures as recommended in Policy EN2.

d) 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*</i>	<i>Disabled Parking Provision*</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

***in developments with communal parking only**

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.

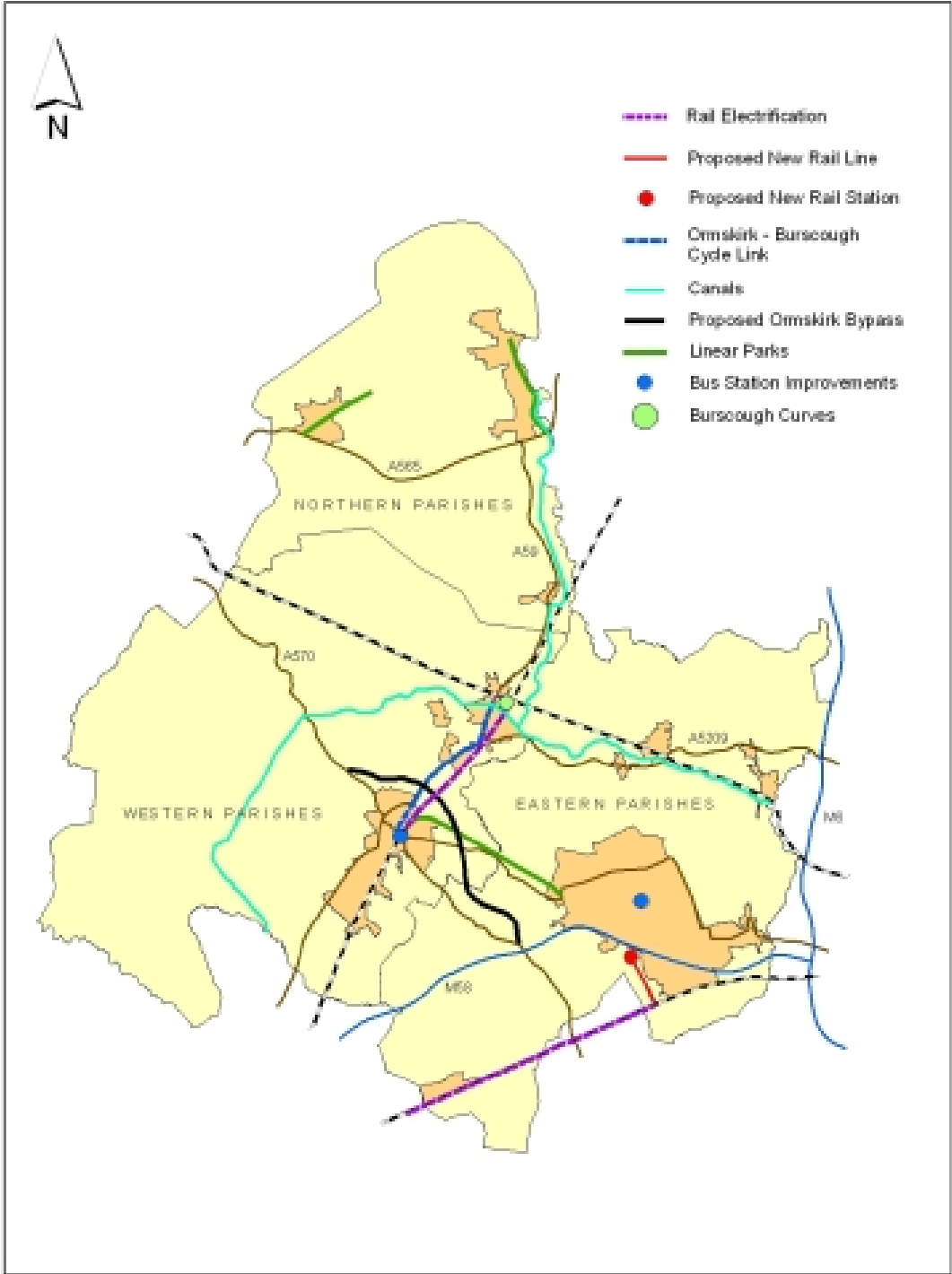
Where a Transport Assessment, a Transport Statement or a Travel Plan is required (as advised in the National Planning Policy Framework), a Low Emission Strategy statement should be integrated within this work, explaining actions for carbon reductions and reductions in toxic air pollutant emissions. This 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:

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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 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 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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Figure 8.1 Enhancing sustainable transport choice

Justification

8.29 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 to allow sustainable development. 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

8.30 The National Planning Policy Framework recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.

8.31 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.

8.32 The Council has been working with Lancashire County Council to examine alternative improvements which may be deliverable which could reduce congestion within Ormskirk town centre and along the A570.

8.33 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.

8.34 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. However, it is recognised that the reopening of the Burscough Curves in particular is, at this time, only an aspiration.

8.35 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.

8.36 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.

8.37 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. The Council also wish to see a LinearPark between Ormskirk and Burscough delivered through proposed development within the Local Plan.

8.38 Along with Lancashire County Council, the Borough Council has been looking to deliver a comprehensive cycle network across West Lancashire linking in with cycle networks in neighbouring authorities. The Borough Council is currently looking to improve cycle links within West Lancashire through a number of funding sources including the successful joint Local Sustainable Transport Fund bid between West Lancashire and Sefton Borough Council as well as using developer contributions and funding bids where appropriate.

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

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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 setting the car parking standards for Higher and Further Education Establishments at 1 space per 15 students. In addition, parking standards were added for off-campus University halls of residence and purpose-built student accommodation. Given the presence of Edge Hill University, a specific criterion was felt necessary to cater for this need.

8.45 In some cases, car parking standards vary depending on the accessibility of the development location. This is based on accessibility standards. Levels of accessibility can vary significantly from the Borough's Key Service Centres to the Borough's rural villages and other areas. As such, the proposed parking standards must acknowledge and reflect this difference. As West Lancashire is predominantly rural with three key service centres there is only a need for two accessibility categories (A and B):

- Accessibility Area A – Non-metropolitan Key Service Centres (Skelmersdale with Up Holland, Ormskirk with Aughton and Burscough)
- Accessibility Area B – All other areas, including key sustainable villages, rural sustainable villages and small rural villages.

8.46 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.

8.47 The Council supports 'Access for All' 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

8.48 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.

8.49 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.

8.50 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).

8.51 This policy is in line with the NPPF which states that developments should be located and designed where practical to incorporate facilities for charging plug-in and other ultra-low emissions vehicles.

Other Local Planning Policy and supporting documents

- Joint Lancashire Local Transport Plan 3
- Joint Lancashire Structure Plan SPG 'access and parking' (March 2005)
- The Transport Act 2000
- The Climate Change Act 2008
- Merseyside Route Utilisation Strategy 2009
- Regional Spatial Strategy Partial Review Submitted Draft
- West Lancashire Local Plan 2012-2027 – Technical Paper 5: Transport (2012)

8.3 Policy IF3: Service Accessibility and Infrastructure for Growth

Context

8.52 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.

8.53 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 has a broad definition and includes physical, social/community infrastructure and environmental/green infrastructure.

8.54 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 and in some areas physical capacity. 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. It also means that the existing waste water network in parts will require upgrading to handle existing and future waste water demand.

8.55 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. mitigate any negative impacts 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

8.56 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

8.57 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.

8.58 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.

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8.59 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 or subsequent group to oversee the delivery of infrastructure across the Borough. The most significant infrastructure issues for the Borough are traffic and transport across the Borough and waste water treatment capacity which affects most of Ormskirk, Burscough, Rufford and parts of Scarisbrick.

8.60 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.

Other Local Planning Policy and supporting documents

- West Lancashire Infrastructure Delivery Plan (January 2012 or subsequent versions)

8.4 Policy IF4: Developer Contributions

Context

8.61 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 inform 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.

8.62 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

1. 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.

2. 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 and management of environmentally sensitive areas including Natura 2000 and Ramsar Sites);
- 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

8.63 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 which are considered 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.

8.64 CIL was introduced in the Planning Act 2008 (Part 11) and, from 6th 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.

8.65 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.

8.66 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.

8.67 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.

Other Local Planning Policy and supporting documents

- The Planning Act 2008 (Part 11)
- The Community Infrastructure Levy Regulations 2010
- The Community Infrastructure Levy (Amendment) Regulations 2011
- The Localism Bill (Chapter 2 Community Infrastructure Levy)
- ODPM Circular 05/2005: Planning Obligations
- Open Space and Recreation Provision in New Residential Developments SPD

Chapter 9 Sustaining the Borough's Environment and Addressing Climate Change

9.1 Policy EN1: 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 (CO₂) 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 CO₂ 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 1000m², rising to 'excellent' and "zero carbon" in line with the increases to Part L of the Building Regulations;

- iii. consider the requirements of the Governments emerging 'Allowable Solutions' Framework; and
- iv. be resilient to climate change by incorporating shading and Sustainable Drainage Systems and locating it away from areas at risk of flooding in line with Policy GN3.

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 potential 'Allowable Solutions' funds 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, having regard to Policy EN2, 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.

3. Wind Energy Development

Wind energy development potential is significant within West Lancashire and developers are required to provide evidence to support their proposals considering the following:

- i. singular or cumulative impacts on landscape character and value;
- ii. impact on local residents (including flicker noise and shadow flicker);
- iii. ecological impact including migration routes of protected bird species;
- iv. impacts on land resources including agricultural land and areas of deep peat;
- v. Impacts on the historic environment and assets;

- vi. community benefits of the proposal; and
- vii. impacts on aviation navigation systems and communications.

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.

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 CO₂ 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 The Green Belt is in place to, amongst other things, safeguard the countryside from encroachment of development and to prevent urban sprawl. The National Planning Policy Framework (NPPF) recognises that many renewable energy projects will constitute inappropriate development in the Green Belt requiring the developer to demonstrate very special circumstances. However, the NPPF suggests such special circumstances could include the wider environmental benefits associated with the production of renewable energy.. Therefore, the Green Belt designation is a consideration but does not entirely rule out renewable energy generation.

9.12 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.

9.13 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).

Other Local Planning Policies and supporting documents

- West Lancashire District Council - Climate Change Strategy and Action Plan (2008)
- Liverpool City Region Renewable Energy Capacity Study (2010)
- SQW Lancashire Renewable Energy Capacity Study, Targets and Deployment (2012)

9.2 Policy EN2: Preserving and Enhancing West Lancashire's Natural Environment

Context

9.14 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. There are also a number of important international sites such as Ribble and Alt Estuaries SPA / Ramsar and the Sefton Coast SAC which we share with neighbouring authorities in which the Council will have to adopt a collaborative approach to management.

9.15 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

9.16 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.

9.17 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.

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. 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;

- 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; and
- iv. 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 or where conflict arises.

2. 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 or where it is in relation to the purposes of the Nature Conservation Sites.

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 involving the loss of, or damage to, Woodlands or trees of significant amenity, screening, wildlife or historical value will only be permitted where the development is required to meet a need that could not be met elsewhere.

In such cases the developer will be required to replace the trees lost on site with ones of at least equal value either on site or in that locality where it is unsuitable for the trees to be located on the particular site. Conditions will be imposed or legal agreements made to ensure such mitigation measures are carried out.

All development should:

- i. Include appropriate landscaping plans, which incorporate suitable tree planting that integrates well with all existing trees. This should be done in accordance with guidance contained in national guidance BS. 5837:2012 and any subsequent document;
- ii. Both new and existing trees should be maintained by the owner of the site in accordance with guidance contained in BS .5837:2012 and any subsequent document;
- iii. Promote an increase in tree cover where it would not threaten other vulnerable habitats; and
- iv. Avoid encroachment into the canopy area or root spread of trees considered worthy of retention.

Development will not be permitted where insufficient information has been provided to enable the Council to assess the effects on trees. This level of detail should be in accordance with BS.5837: 2012- Trees in relation to design, demolition and construction or any subsequent document.

Development will also not be permitted that would directly or indirectly damage existing mature or ancient woodland or veteran trees.

d) Land Resources

Development will have regard to the conservation of the Borough's deep peat resources.

Development on the best and most versatile agricultural land (Grades 1,2 and 3a) will not be permitted except where absolutely necessary to deliver development allocated within the local plan or strategic infrastructure, or development associated with the agricultural use of the land.

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 complements 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

9.18 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.

9.19 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.

9.20 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.

9.21 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.

9.22 British Standard 5837:2012 Trees in Relation to design, demolition and construction recognises that trees need to be properly protected during construction periods. This document provides guidance on planting and protecting trees during construction and the level of information required for full surveys.

9.23 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 CO₂ into the atmosphere.

9.24 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.

9.25 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.

9.26 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.

9.27 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.

9.28 Proposals should have regard to the Councils 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.

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 Policy EN3: Provision of Green Infrastructure and Open Recreation Space

Context

9.29 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.

9.30 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 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.

9.31 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 such as providing recreational space and wildlife habitat as well as forming important transport corridors. 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, allotments, flood storage, habitat creation, footpaths, bridleways and cycleways, food growing and climate change mitigation. The network will facilitate active lifestyles by providing leisure spaces within walking distance of people's homes, schools and work;
- 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;
- iv. seek to deliver new recreational opportunities, including the proposed linear parks between Ormskirk and Skelmersdale, between Ormskirk and Burscough, along the River Douglas at Tarleton and Hesketh Bank and along the former railway line in Banks;
- v. support the development of new allotments and protect existing allotments from development; and
- vi. support the Ribble Coast and Wetlands Regional Park and associated infrastructure.

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 affect the open characteristic of the area
- ii. Development would restrict access to publicly accessible Green Space
- iii. Development would adversely affect biodiversity in the locality
- iv. Development would result in the loss of Green Spaces, Green 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 it 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 deficiencies in existing open recreation space provision exist, as demonstrated in the Council's Open Space, Sports and Recreation study and any subsequent document, new residential development will be expected to provide public open space on-site (where appropriate) or a financial contribution towards the provision of off-site public open space to meet the demand created by the new development or enhancement of existing areas of public open space which could be upgraded to meet the demand 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

9.32 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 the NPPF. This policy also considers whether areas of open space which no longer provide any value and are underused may be appropriate for other uses

9.33 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 undersupply / 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.

9.34 The Council recognise the importance of school playing fields and other formal recreational sites, as well as allotments, and will resist any development proposals involving such sites that do not bring a very significant gain in terms of open space and recreation facilities as well as other community benefits. However, any open space sites identified by the Council as being surplus to requirements may be considered for partial development if the quality of remaining open space or other open space in the locality is improved as part of the development proposals.

9.35 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 open space and recreational facilities along with the provision of new facilities in areas of identified deficit.

9.36 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, reducing CO₂ emissions, 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

9.37 The Council wants to carry forward three Linear Parks from the previous Local Plan linking Hesketh Bank to Tarleton, 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 and providing opportunities for informal recreation facilities to providing off road transport corridors. These three routes are all based on traditional transport corridors and their development has been supported in Lancashire LTP3. The Council also proposes a fourth Linear Park between Ormskirk and Burscough which the Council believe can be delivered through proposed development contained within the Local Plan.

9.38 The River Douglas and Leeds-Liverpool canal are important waterways within West Lancashire and these two corridors meet within the proposed Hesketh Bank to Tarleton Linear Park. The development of this Linear Park is also within the concept of the Ribble Coast and Wetlands Regional Park.

9.39 Following consultation there has been support within the local area for the Linear Park. Working with Lancashire County Council, local Parish Councils 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 also provide an off-road route to the main secondary school in Tarleton. The Council has aspirations of extending the proposed Hesketh Bank to Tarleton Linear Park to Rufford in the future.

9.40 The proposed Ormskirk to Skelmersdale Linear Park follows the former railway line linking the towns which closed in the 1960's. Although the Council and Lancashire County 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, largely off road, 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. Additional feasibility work is required to bring this scheme forward and there will need to be a resolution to the land ownership issues.

9.41 The creation of the Banks Linear Park would see the creation of a link between Banks and the wider Countryside in the Northern Parishes. This route may also 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. Further feasibility work is required to bring this proposal forward.

9.42 The Council believe that through proposed development contained within the Local Plan the possibility exists to deliver an off road cycle/pedestrian route between Ormskirk and Burscough which has been a long standard aspiration of the Council. The Council believe that this route is deliverable and would provide a much needed off road link. The route would primarily use land adjacent to the railway line and run through sites allocated for residential development in this Local Plan.

9.43 All four Linear Parks may be delivered in a number of phases, with different sections of each Linear Park becoming deliverable at different times as funding and opportunity allows. Where possible, delivery of a section of Linear Park will be associated and phased with new development in the vicinity.

Open Space and Recreational Facilities

9.44 It is important that recreational facilities are provided and improved to meet the needs of new developments and also to meet the needs of existing communities where deficiencies have been identified. Where new development is planned the Council would usually expect new open space to be provided on-site. However, the Council acknowledges that there may be instances where on site provision is not possible or appropriate. In such instances financial contributions will be sought from developments in lieu of on-site provision to fund new off-site open spaces or to improve existing open spaces so that they meet the demand and needs created by the new development.

9.45 The allocated sites contained within the policy are located at significant locations within the Borough or locations where there is currently a deficit of open space and recreation facilities. The sites will fulfil a variety of functions including providing attractive landscapes, environmental habitat and recreational space 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. However, this list of sites is not exhaustive and it is expected that further new open space and recreation facilities will be required as part of, or alongside, new development in the Borough.

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)
- National Planning Policy Statement

9.4 Policy EN4: Preserving and Enhancing West Lancashire's Built Environment

Context

9.46 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.

9.47 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:

- be high quality and inspiring design and in keeping with the West Lancashire Design Guide SPD;
- be adaptable to climate change through construction principles;
- create safe and secure environments that reduce the opportunities for crime. A crime impact statement may be required in accordance with the Council's validation checklist;
- 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; and
- vi. create attractive public spaces to promote healthy and inclusive communities, making use of well designed open space, landscaping and public art, where appropriate.

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

9.48 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.

9.49 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.

9.50 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.

9.51 Proposals should also have regard to the Councils 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.

9.52 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 a 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.

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)
- English Heritage Guide - Enabling Development

Chapter 10 Delivery and Risk in the Local Plan - 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 residential 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 and GN2 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 set in this Local Plan 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 from development 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 from development 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 from development for "Plan B" to make-up the extra land supply required to meet the new housing target for the remainder of the Plan period.

The Land Safeguarded from Development 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
- For potential development needs beyond 2027
- For the "Plan B"

10.7 The "Plan B" should allow for at least 15% extra on top of the 15-year housing target being proposed in the Local Plan (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 from development for the "Plan B" in Policy GN2 is made up of the sites listed in the table below. More detailed analysis of each of these sites is provided in the separate technical paper on Strategic Options and Green Belt Release.

10.9 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.

Chapter 10 Delivery and Risk in the Local Plan - a "Plan B"

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
Total	31.2 ha	760 dwellings

Table 10.1 The "Plan B" Sites

Chapter 11 Next Steps

Responding to the Publication Document

11.1 As set out in the Preface to this document, any individual or organisation wishing to make a representation on this Local Plan Publication document must do so following a particular template, as each representation must relate to the matters of legal compliance and / or soundness of the Local Plan document.

11.2 To that end, the Publication document will be available for representation for 8 weeks between the 9th August and 5th October 2012, and this is publicised through press releases and press notices as well as a special feature in the Champion Newspaper on 9th August, as well as appearing on our website (www.westlancs.gov.uk/2027) and Facebook page (www.facebook.com/yourwestlancashire2027).

11.3 We will also ensure that information is available at Council Offices, local libraries and Post Offices along with guidance on how to make a representation. Those people on our consultation database will also receive notification by letter or email. If you wish to join the consultation database please email localplan@westlancs.gov.uk.

11.4 People can make a representation on the Local Plan Publication document 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 template representation 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. Representations should follow this template in order to ensure that they can be accepted. The template is designed to invite representations on the legal compliance and soundness of the Local Plan document, as these are the matters that are examined by a Planning Inspector following the Publication period.

Public Events

11.6 The Council will have a number of exhibition boards on display in six locations around the Borough for the duration of the Publication period providing information about the Local Plan Publication document and how to make a representation. Council officers will also host four drop-in sessions around the Borough during the Publication period to provide opportunity for members of the public to come along and ask questions about the Local Plan Publication document and for guidance on making a representation.

11.7 For more information on the Local Plan Publication document and on the details of Exhibition venues and Drop-in events, please visit 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?

11.8 Following the Publication period, the Council will collate all representations received and seek approval at the next appropriate meeting of Council Members to submit the Local Plan document, together with the representations received, to the Secretary of State for Communities and Local Government for an Examination in Public (EiP).

11.9 The Secretary of State will appoint a Planning Inspector to conduct the Examination, which will take place over approximately 9 months, usually including a Hearing lasting approximately 2 weeks. The Inspector will determine whether the Local Plan has been prepared correctly according to the legislative requirements and whether the document can be considered "sound".

11.10 Assuming that the Inspector finds the Local Plan document has been prepared in compliance with all the legal requirements and that it is "sound", the ultimate decision for adopting the Local Plan will lie with the 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

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, including Development Plan Documents (DPDs), such as the Core Strategy, and Supplementary Plan Documents (SPDs). The LDF has since been replaced by a single Local Plan DPD.

Local Development Scheme (LDS): A project plan detailing the timetable for the production of DPDs and SPDs.

Local Enterprise Partnership (LEP): a partnership between local authorities and businesses formed in 2011 to help determine local economic priorities and lead economic growth and job creation within its local area. They carry out some of the functions previously carried out by the regional development agencies which were abolished in March 2012.

Local Planning Authority (LPA): Normally the Borough, 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".

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

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'.

Site Allocations DPD: The designation of land for a particular use within the development plan.

Sites of Special Scientific Interest (SSSI): Sites with statutory protection of national and international importance.

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".

Specialist Needs Housing: Providing suitable accommodation for specific sections of the community, including: seasonal agricultural workers; the elderly or retired; and students.

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.

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.

Strategic Environmental Assessment (SEA): An assessment required by EU legislation that is incorporated into the Sustainability Appraisal (SA).

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.

Strategic Housing Land Availability Assessment (SHLAA): This examines the availability of land in the Borough for residential use and forms part of the Local Plan Evidence Base.

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 (SA): 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 Traveller 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.

Unauthorised site: Land occupied by Gypsies and Travellers without the appropriate planning or other permissions. The term includes both unauthorised development and encampment

West Lancashire Replacement Local Plan (WLRLP): The most recent adopted development plan for West Lancashire, adopted in July 2006. This will be replaced by the new Local Plan DPD, 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 DPD 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 given the change in emphasis in the National Planning Policy Framework (NPPF), the Council have now prepared a new style, single Local Plan DPD.

The new Local Plan is different from the existing Local Plan in that it draws from the LDF approach in the way policy is constructed and worded but, unlike the LDF system, it is a single document. All the work carried out 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 of this document.

Results of Public and Community Consultation for the Core Strategy and the Local Plan

The Council has sought to involve the local community from the earliest stage of LDF / Local Plan 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 initially 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 the Summary of Key Issues Identified through Consultation below.

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.

Core Strategy 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.

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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.

Local Plan Initial Regulation 25 Scoping Consultation (November-December 2011)

In November and December 2011 the Council invited comments from key stakeholders identified in the Council's Statement of Community Involvement on the scope of a Local Plan DPD. This was done to fulfil Regulation 25, part (1) of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 which were still in force at the time.

The Council received a number of comments from a variety of organisations who made a range of suggestions as to what subject matter the Local Plan should address, all of which were incorporated into the Local Plan Preferred Options document.

Local Plan Preferred Options document (January-February 2012)

Consultation on the Local Plan Preferred Options was undertaken January-February 2012 through five forums and four exhibitions held across the Borough, written representations and surveys (both paper and online). To discuss specific issues in more detail, Local Plan officers once again also met separately with housing developers and local businesses.

1343 written representations were received online, via email or by post as well as 2 petitions. A further 95 surveys were completed and many more people attended the forums and exhibitions.

Analysis of the comments received makes it clear that there is support for the majority of policies within the document, although some review and adjustments were requested.

However, significant numbers of objections were received in relation to some of the proposed residential development sites, particularly the land allocated at:

- Chequer Lane, Up Holland;
- Firswood Road, Lathom;

- Yew Tree Farm, Burscough; and
- Mill Lane, Up Holland.

A significant amount of objections to these sites voiced concern in relation to traffic and utility infrastructure (including drainage) and the abilities of the Local Plan to deliver the improvements it promises.

Support was received for the flexibility of the Local Plan although concerns were raised in relation to the security of the Plan B sites (i.e. whether developers will just refrain from delivering sites allocated in the main strategy so Plan B sites will be released).

Summary of Key Issues Identified through Consultation

Area	Issues identified through the LDF consultation exercises
West Lancashire Borough	<ul style="list-style-type: none"> ● Links with neighbouring authorities and cross boundary partnership working ● Regeneration of Skelmersdale ● Transport links within the Borough; ● Need to find the Borough's "Unique Selling Point"; ● Quality of life; ● Reduction in funding; ● Enhancing the community; ● Impact of the wider economic climate. ● Lack of suitable housing for the ageing population; ● Affordable housing required throughout the Borough, not just in areas of deprivation. ● Importance of Green Infrastructure ● Importance of tackling climate change ● Need for Sustainable development ● Green Belt boundaries constraining development and should be reviewed ● Improving public transport ● Protection of heritage assets ● Reducing deprivation ● Improving health and narrowing inequalities ● Providing gypsy and traveller sites in the right locations
Skelmersdale with Up Holland	<ul style="list-style-type: none"> ● Public transport; ● Image of the town; ● Lack of town centre facilities. ● Sufficient land available in the settlement areas to provide more homes; ● Original New Town plan should be "finished off" by developing the land at Whalleys and in the town centre; ● Support for the town centre Masterplan; ● Town centre proposals would bring in more investment and have the potential to turn around the negative perceptions of the town. ● Failure in the past to deliver schemes to improve the town; ● Lack of a railway station; ● Footpaths are difficult to follow, forcing people to walk along roadways; ● Poor maintenance, landscaping and layout of open green spaces. ● Attracting employment and provision of training

Area	Issues identified through the LDF consultation exercises
Ormskirk with Aughton	<ul style="list-style-type: none"> ● Transport links and congestion; ● Affordable Housing; ● EdgeHillUniversity; ● Protection of agricultural land; ● Sewerage and surface water issues. ● Mixed feeling over the expansion of the settlement area; ● Limited land exists within the settlement to meet any significant demands for housing and employment; ● Mix of views expressed over the future development and expansion of EdgeHillUniversity. ● Little interaction between EdgeHillUniversity and the town, and other 'student issues'; ● Shortage of adequate sites in town centre to attract further retail or other services; ● Nearest adult accident and emergency Hospital is at Southport; ● Town cramming and over development of the urban settlement; ● Threat of Ormskirk Bypass not being built and increasing congestion.
Burscough	<ul style="list-style-type: none"> ● Transport links and congestion; ● Affordable Housing; ● EdgeHillUniversity; ● Protection of agricultural land; ● Sewerage and surface water issues. ● Brownfield sites cannot accommodate much development and consequently there should be possible consideration of developing edge-of-settlement Green Belt sites; ● Network Rail's proposed improvements to the local railway should be supported, particularly increased services and the reinstatement of the Burscough Curves; ● Leeds-LiverpoolCanal and Martin Mere are valuable environmental and recreational assets which should be protected and improved. ● Burscough has witnessed quite a lot of recent development; ● Reinstate Burscough Curves, to provide a connection between the Ormskirk-Preston and Southport-Manchester lines; ● Maximise the potential of the Leeds-LiverpoolCanal heritage.
Northern Parishes	<ul style="list-style-type: none"> ● Affordable rural housing; ● Lack of investment in services and infrastructure; ● Consultation at grass roots level. ● Limitations of existing infrastructure; ● Small-scale development for employment and affordable/ local housing could be allowed; ● Stimulation of new employment opportunities would reduce reliance upon the agricultural and horticultural industries; ● "OpenLand on the Urban Fringe" could be considered for development, if it could bring significant regeneration benefits and would remove a state of dereliction;

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Area	Issues identified through the LDF consultation exercises
	<ul style="list-style-type: none"> ● Expansion into the Green Belt is not appropriate, given the high potential for flood risk in this area; ● Support for a Ribblesdale Regional Park and a Tarleton to Hesketh Bank Linear Park. ● Dereliction around settlements from the decline in horticultural industries; ● Flood risk issues are an important consideration in the location of new development; ● Traffic congestion in Tarleton and Hesketh Bank at peak times.
Eastern Parishes	<ul style="list-style-type: none"> ● Affordable rural housing; ● Lack of investment in services and infrastructure; ● Consultation at grass roots level. ● Mix of views over potential expansion into the Green Belt. ● Villages are surrounded by Green Belt which offers little scope to expand in order to accommodate its local population and businesses.
Western Parishes	<ul style="list-style-type: none"> ● Affordable rural housing; ● Lack of investment in services and infrastructure; ● Consultation at grass roots level. ● Further development should be concentrated on infill sites, rather than the expansion into the Green Belt. ● Erosion of village life through closure of services; ● Restrictive settlement boundaries constrain development.

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	WLC target by 2027
Serious Acquisitive Crime rate to reduce	WLC	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 CX07 AMR	CX07	79.0%	75.5%	77.8%	82.2%	79.7%	-	80%
<ul style="list-style-type: none"> Economically active Employed Unemployed 			74.7%	72.7%	75.8%	77.7%	76.1%	-	75%
			5.3%	4.9%	4.4%	5.7%	6.5%	-	Less than 7%
Worklessness	NOMIS	-	2.7%	2.8%	2.5%	4%	4.1%	-	Less than 2.5%
<ul style="list-style-type: none"> 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	2.4ha	0.5ha	0ha	To meet requirements. Rolling average.
					16,852sqm floorspace*		31,236sqm	3,659 sqm	

*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

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%

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 EdgeHillUniversity.

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	N1154	202	344	81	130	109	72	6000 in total (Average 300 per annum)
Number of affordable homes delivered (gross)	WLBC	N1155	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.

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%	-	6.2%	-	Reduction in percentage figure by 2027
<ul style="list-style-type: none"> ● Vacant floorspace in Burscough ● Vacant floorspace in Ormskirk ● Vacant floorspace in Skelmersdale 					4.6%		8.3%		
					11.6%		13.6%		
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		77% completions	84% completions	-	98% completions	-	90% of new development
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

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

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	WLBC target by 2027
Number of permissions granted contrary to Environment Agency advice on flooding and water quality	WLBC AMR	ENV07	0	0	8	-	1	0	Zero (all problems should be resolved / mitigated)
Renewable energy capacity installed by type (in MW)	WLBC AMR	ENV09	-	-	-	-	-	-	To increase
Per capita reduction in CO2 emissions in the LA area	WLBC	NI186	7.2 tonnes (Lancashire)	-	-	5.9	-	-	To reduce from 2005 baseline level

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 W/LBC	N1120	-	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:	NOMIS	-	13.1%	17.4%	14.8%				Gap to narrow between Borough ward areas.
● No qualifications									Overall proportion with no qualifications to decrease, all others to increase.
● NVQ level 1			83.4%	79.8%	78.3%				
● NVQ level 2			68.8%	65.8%	59.9%				
● NVQ level 3			47.5%	43.3%	41.6%				
● NVQ level 4			31.7%	22.0%	20.2%				

Appendix C Planning Policy Background

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in March 2012 and replaces the original Planning Policy Guidance (PPG) notes and the subsequent Planning Policy Statements (PPS) in the form of one concise document. The main aims of the NPPF are to remove obstacles to growth and take a proactive approach towards sustainable 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 and this Local Plan has been prepared with reference to this requirement and to the aims of the NPPF. The approach to plan-making that the Council has taken is also supported by the NPPF, which encourages local planning authorities to prepare a Local Plan, i.e. a single document to address local planning policy.

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 (Spring 2012), the RSS has 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 Act 2011 and through the NPPF. Thus it is expected that the RSS will no longer form part of the development plan by the time the Council submits this 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;

Appendix C Planning Policy Background

- 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 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 Local Plan sets out a summary of how those targets that have been applied in the Local Plan 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. 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. 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.

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.

Unrounded Household Projections are available from central government, providing projected numbers of households each year from 2008 to 2033. These figures, however, come with a disclaimer that their accuracy cannot be guaranteed, and that they do not meet the criteria to qualify as “National Statistics”, and thus they should be treated with caution. These figures indicate an average increase over the Local Plan period of 267 households 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 was previously estimated that, by 1st April 2012, this deficit would be approximately 750 dwellings, and so this was added to 3,900 dwellings derived from the CLG Household Projections to provide the 15 year housing target for the Local Plan. Since then, the actual figures for completions between 1st April 2003 and 31st March 2012 have been collected and they demonstrate a deficit of 679 dwellings showing that the estimate was relatively accurate and the Local Plan target is still relevant.

It is the view of the Council that any sustained 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 annual 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, two anomalous years of very high employment land development have been removed from the calculation, given that they involved extremely large developments (such as the distribution warehouses on XL Business Park in 2003/04) of a sort that are not being promoted in the Borough over the Local Plan period or such a high level of employment development that is unrealistic in the foreseeable future (such as at the Pimbo employment area in 1997/98).

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 and Employment Land 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

Table D.1 Historic take-up of employment land

Provision for Gypsies & Travellers and Travelling Showpeople

In conjunction with the National Planning Policy Framework a new Planning policy for traveller sites has overridden Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites and Circular 04/2007 Planning for Travelling Showpeople.

Planning policy for traveller sites aims to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.

Alongside the NPPF, 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. This represents the most up to date and accurate evidence in relation to the need for pitches/plots for gypsies and travellers and travelling show people.

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:

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

Appendix D Setting Locally-determined Targets

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.

Appendix D Setting Locally-determined Targets

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 Publication document 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.

Policy SP1: A Sustainable Development Framework for West Lancashire
<p>Who will Deliver the Policy</p> <p>Policy SP1 provides the over-arching spatial framework for sustainable 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>Phasing for Delivery</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 what is now a double-dip 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>Risks</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 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"> ● The delivery of the regeneration of Skelmersdale town centre - that it is wholly or partially not delivered ● The delivery of key infrastructure improvements - that they are not delivered, especially the Waste Water Treatment infrastructure improvements ● The rate of development delivery continues to be lower than targeted due to a slow recovery from recession

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, 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 on greenfield land 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 potential infrastructure constraints. The "Plan B" proposed in Chapter 10 of the Local Plan 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 SP2 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 has been undertaken, and this has provided evidence regarding the deliverability and timescale of the Skelmersdale Town Centre development. The scheme will rely on a return of the private sector housing market in Skelmersdale.

Risks

If the scheme as set out in the SPD was retained and not amended then there would be 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 severing the links between the College, Asda and 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.

Implications of the Risks

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

Appendix E Delivery & Risk

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.

Contingencies for the Risks

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.

Policy SP3: Yew Tree Farm, Burscough

Who will Deliver the Policy

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 and Lancashire County Council in relation to highways improvements.

Phasing for Delivery

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.

Risks

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.

Implications of the Risks

The Strategic Development Site cannot be delivered, leaving a shortfall in housing and employment development in the Borough over the Local Plan period.

Contingencies for the Risks

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 Local Plan explores the most appropriate alternative for residential development in such circumstances.

Policy Area GN1: Settlement Boundaries
<p>Who will Deliver the Policy</p> <p>The Local Plan establishes the settlement boundaries and so 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>Phasing for Delivery</p> <p>The policy will run throughout the Local Plan period.</p>
<p>Risks</p> <p>There is a risk of challenge to the policy, and the policy being undermined, for example through an appeal decision, especially if there is a shortfall in housing delivery. 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>Implications of the Risks</p> <p>Undermining of this policy could result in inappropriate, and less sustainable, development outside settlement boundaries.</p>
<p>Contingencies for the Risks</p> <p>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.</p>

Policy Area GN2: Safeguarded Land
<p>Who will Deliver the Policy</p> <p>The Local Authority</p>
<p>Phasing for Delivery</p>

Appendix E Delivery & Risk

The policy will run throughout the Local Plan period, with potential for "Plan B" land to be released at certain points in the plan period if housing delivery fails to materialise at the levels anticipated.

Risks

That the policy is undermined by a shortfall in housing delivery and fails to safeguard the allocated land from development.

Implications of the Risks

It would 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. The safeguarded land, being greenfield in nature, would then become more attractive to developers and most likely be developed before less attractive brownfield land, possibly preventing the regeneration and redevelopment of these sites.

Contingencies for the Risks

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.

Policy Area GN3: Design of Development

Who will Deliver the Policy

The Local Authority and developers, through the development management process. Also the Lead Local Flood Authority (LLFA) will assist in relation to delivering and approving sustainable drainage systems (SuDS).

Phasing for Delivery

This policy will run throughout the Local Plan period.

Risks

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.

In addition there is a risk that developments may not deliver SuDS due to the period of legislative and organisational changes and the lack of understanding about SuDS and SuDS Approval Bodies.

Implications of the Risks

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 of regeneration.

Developments not incorporating SuDS run the risk of exacerbating surface water flooding issues within the Borough.

Contingencies for the Risks

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. Further discussions with the LLFA, Internal Drainage Boards and partners at the Environment Agency and United Utilities should assist in ensuring a smooth transition to the new SuDS approval regime.

Policy Area GN4: Demonstrating Viability

Who will Deliver the Policy

The Local Authority

Phasing for Delivery

This policy will run throughout the Local Plan period.

Risks

The risks associated with this policy is the failure to consider viability fully when determining planning applications and that sites are prevented from being redeveloped because of a perception that they are viable.

Implications of the Risks

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. Contrastingly, if the policy is applied too strictly, it may prevent the redevelopment of a site that is otherwise unviable for its existing use.

Contingencies for the Risks

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. Monitoring of the effect of this policy will also be important.

Policy Area GN5: Sequential Tests

Who will Deliver the Policy

This policy will be delivered through the Development Management process.

Phasing for Delivery

Appendix E Delivery & Risk

The policy will run throughout the Local Plan period.
<p>Risks</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>Implications of the Risks</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>Contingencies for the Risks</p> <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.</p>

Policy Area EC1: The Economy and Employment Land
<p>Who will Deliver the Policy</p> <p>The policy will need to be delivered by private sector businesses / developers working alongside the Council who will ensure its successful implementation.</p>
<p>Phasing for Delivery</p> <p>Delivery of Policy EC1 will run throughout the Local Plan period.</p>
<p>Risks</p> <p>Policy EC1 seeks to protect strategic and other significant employment areas for employment uses (Use Class B) and see new employment development located within, or adjacent to, them. Therefore, paragraphs 22 and 51 NPPF pose a risk to this policy if such allocations do not come forward in the short / medium term or if an over-riding local need for housing arises.</p>
<p>Implications of the Risks</p> <p>This could have a significant effect on the Borough's ability to meet its locally-determined employment land target because that land set-aside for employment development could be lost to other uses. 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.</p>
<p>Contingencies for the Risks</p>

Policy EC1 is worded as strongly as possible to protect the strategic and other significant employment areas for Class B land uses. However, if this policy is undermined, further land would need to be identified for employment uses or there would need to be an acceptance that West Lancashire becomes more reliant on neighbouring authorities for employment opportunities.

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 more 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.

Policy Area EC3: Rural Development Opportunities

Who will Deliver the Policy

This policy will be delivered by landowners and developers, working closely with the Local Authority.

Phasing for Delivery

This policy will be delivered throughout the Local Plan period.

Appendix E Delivery & Risk

<p>Risks</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>Implications of the Risks</p> <p>Limited new rural employment opportunities would be created.</p>
<p>Contingencies for the Risks</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>

<p>Policy Area EC4: Edge Hill University</p>
<p>Who will Deliver the Policy</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>Phasing for Delivery</p> <p>This policy will need to be implemented throughout the Local Plan period.</p>
<p>Risks</p> <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.</p>
<p>Implications of the Risks</p> <p>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.</p>
<p>Contingencies for the Risks</p> <p>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.</p>

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
<p>Who will Deliver the Policy</p> <p>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.</p>
<p>Phasing for Delivery</p> <p>Delivery of this policy will run throughout the Local Plan period.</p>
<p>Risks</p> <p>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.</p>
<p>Implications of the Risks</p> <p>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.</p> <p>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.</p>
<p>Contingencies for the Risks</p> <p>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.</p> <p>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</p>

Appendix E Delivery & Risk

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 RPs 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.

<p>Phasing for Delivery</p> <p>The policy will run throughout the Local Plan period.</p>
<p>Risks</p> <p>One risk associated with this policy is 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.</p>
<p>Implications of the Risks</p> <p>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.</p> <p>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.</p>
<p>Contingencies for the Risks</p> <p>Work with EdgeHillUniversity 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.</p>

<p style="text-align: center;">Policy Area RS4: Provision for Gypsies & Travellers and Travelling Showpeople</p>
<p>Who will Deliver the Policy</p> <p>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 providers who may be involved in running sites. Who delivers the sites will depend upon the type of site and the size of the site.</p>
<p>Phasing for Delivery</p> <p>The policy will run throughout the Local Plan period.</p>

Appendix E Delivery & Risk

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.

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.

Implications of the Risks

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.

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 the national guidance on *Planning Policy for Traveller Sites*. 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.

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.

Contingencies for the Risks

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 criterion within the policy that Green Belt sites may be considered provided that applicants can demonstrate through the sequential approach that there are no suitable locations elsewhere in the locality.

Policy Area RS5: Accommodation for temporary agricultural / horticultural workers

Who will Deliver the Policy

Sites will be delivered by landowners and farmers.

Phasing for Delivery

The policy will run throughout the Local Plan period.

Risks

As West Lancashire is predominantly a rural authority, agriculture and horticulture play an important role in the local economy and a significant growth in this sector can lead to an influx of workers who require accommodation. Therefore, it is important that the Local Plan has the ability to manage developments to meet that need and manage the impact on the rural environment. However, the main risk is that the policy could restrict the ability for landowners and farmers to create accommodation for their workers when necessary.

Implications of the Risks

If accommodation cannot be found for agricultural / horticultural workers it will inevitably create pressure on the existing accommodation and perhaps other residential accommodation in nearby villages or lead to the illegal creation of such accommodation, requiring enforcement action.

Contingencies for the Risks

Close monitoring of this policy will be required to ensure it is not restricting the creation of new accommodation, where justified by need, too much.

Policy Area IF1: Maintaining Vibrant Town and Local Centres

Who will Deliver the Policy

This policy will be implemented through the Development Management process.

Phasing for Delivery

The policy will run throughout the Local Plan period.

Risks

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.

Implications of the Risks

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.

Contingencies for the Risks

Appendix E Delivery & Risk

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.

Policy Area IF2: Enabling Sustainable Transport Choice

Who will Deliver the Policy

Policy IF2 will be delivered by the Borough Council and County Council who are the transport authorities.

Phasing for Delivery

The policy will run throughout the Local Plan period.

Risks

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.

Implications of the Risks

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 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 reliant upon infrastructure partners, Lancashire County Council 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 Lane 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 Lane treatment works.

Contingencies for the Risks

Appendix E Delivery & Risk

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 be 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, a possible contingency may be 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, e.g. through the “plan B”.

Policy Area IF4: Developer Contributions

Who will Deliver the Policy

Policy IF4 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.

Risks

If 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.

Implications of the Risks

Existing pressures upon localised infrastructure would be exacerbated and new pressures and demands would be created as a result of new development.

Contingencies for the Risks

The introduction of a Community Infrastructure Levy (CIL) 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 none negotiable once it has been adopted and will ensure some financial contributions are secured in order to support infrastructure.

Policy Area EN1: Low Carbon Development and Energy Infrastructure

Who will Deliver the Policy

EN1 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.

Phasing for Delivery

This policy will run throughout the plan period.

Risks

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.

Implications of the Risks

Large scale development within the Borough will continue to rely upon centralised energy generation.

Contingencies for the Risks

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).

Policy Area EN2: Preserving and Enhancing West Lancashire's Natural Environment

Who will Deliver the Policy

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

Phasing for Delivery

This Policy will run throughout the plan period

Risks

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.

Also over the plan period there may be development pressure upon environmental and ecologically sensitive sites

Implications of the Risks

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.

Future aspirational schemes such as the Ribble Coast and Wetlands Regional Park may also not be able to fully realised.

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.

Contingencies for the Risks

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 in provided.

Policy Area EN3: Preserving and Enhancing Green Infrastructure and Open and Recreational Space

Who will Deliver the Policy

This Policy will be delivered through a combination of the Borough Council and County Council, along with environmental agencies and private developers.

Phasing for Delivery

The policy will run throughout the plan period.

Risks

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:

- The delivery of key development scheme that can contribute to open space and green infrastructure improvements;
- The loss of existing green spaces for development could compromise the strategy; and
- Private landowners may not deliver/allow delivery to take place on their land.

Implications of the Risks

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.

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 floors area (unless indicated)		Disabled parking		Bicycles	Motorcycles	Coaches		Comments
			A	B	<200 bays	>200 bays			Parking minimum	Drop off minimum	
A1	Shops	Food retail	1 per 15 sqm	1 per 14 sqm	3 bays or 6% of total	>200 bays	1 per 140 sqm (min 2 spaces)	1 per 350 sqm (min 2 spaces)	-	-	-
			1 per 21 sqm	1 per 20 sqm	4% of total		1 per 200 sqm (min 2)	1 per 500 sqm (min 2)	-	-	-
			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 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 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	Drinking establishments	Public houses / wine bars other drinking establishments									
A5	Hot food takeaways										

Appendix F Parking Standards

Class	Broad use	Land use	Spaces per gross floor area (unless indicated)		Disable parking		Bicycles	Motorcycles	Coaches		Comments
			A	B	<200 bays	>200 bays			Parking minimum	Drop off minimum	
B1	Business	Office, business parks, research and development	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 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 (min 2)	-	-	
B2	General Industry	General Industry	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 disabled employee + 2 or 5% of total	6 + 2% of total capacity	1 per 850 sqm (min 2)	1 per 2000 sqm (min 2)	-	-	

Class Broad land use	Specific land use	Spaces per gross floor area (unless indicated)		Disabled parking		Bicycles	Motorcycles	Coaches		Comments
		A	B	>200 bays	<200 bays			Parking minimum	Drop off minimum	
C1	Hotels, boarding and guest houses	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)	
		1 per 5 beds including staff parking provision	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)	-		
C2	Residential care homes / nursing homes	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)	-	-	
		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)	-	-	

Appendix F Parking Standards

Class	Broad land use	Specific land use	Spaces per gross floor area (unless indicated)		Disabled parking		Bicycles	Motorcycles	Coaches		Comments
			A	B	<200 bays	>200 bays			Parking minimum	Drop off minimum	
D1	Non residential institutions	Clinic and health centres (excluding hospitals)	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	3 bays or 6% of total	4 bays +4% of total	1 per 4 staff 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)	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 basis based on demand for school buses	Case by case 1	
		Art galleries, museums, libraries	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 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)			
D2	Assembly and leisure	Higher and further education	1 per 2 staff + 1 per 15 students	1 per 2 staff + 1 per 15 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		
		Cinemas, bingo and leisure centres, music and concert halls	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 23 sqm	1 per 22 sqm	3 bays or 6% of total	4 bays +4% of total	1 per 20 seats (min 2 seats)	1 per 50 seats (min 2)	Case by case 1		

Class Broad land use	Specific land use	Spaces per gross floor area (unless indicated)		Disabled parking		Bicycles	Motorcycles	Coaches		Comments
		A	B	>200 bays	<200 bays			Parking minimum	Drop off minimum	
Miscellaneous Sui Generis	Theatres	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 52sqm 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 minimum	-	1 per 5 staff	Minimum of 2 spaces	-	-	

Accessibility Area Categories (to be used in conjunction with table F1-F4)	
Accessibility Area	Location
A	Non-metropolitan key service centres (Skelmersdale and Up Holland, Ormskirk with Aughton and Burscough)
B	All other areas, including key sustainable villages, rural sustainable villages and small rural villages as defined in SP1

Table F.1

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Strategic Environmental Assessment / Sustainability Appraisal of the West Lancashire Local Plan Publication Version 2012-2027

Non Technical Summary

Report
June 2012



West Lancashire Borough Council

Revision Schedule

Final Report June 2012

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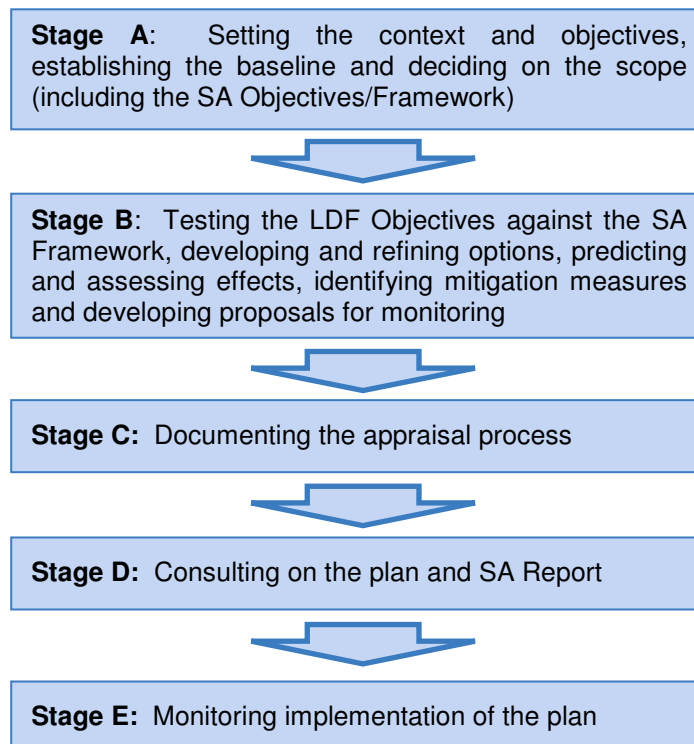
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1 Introduction

- 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 Bill including the 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 Publication Version 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 Publication Version 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 (now URS) 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 considered 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 (now URS) 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 Bill and in particular NPPF.
- 1.2.9 The Local Plan Publication Version is the subject of this Non-Technical Summary, the main SA report and the appendices. It incorporates policy matters on development management and site allocations, as well as the consultation on preferred options earlier in the year. This Publication SA report will be available alongside the Local Plan Publication version for a final round of comments and representations from members of the public and other stakeholders before it is submitted to the Secretary of State for an Examination in Public.

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 3.
- 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 the National Planning Policy Framework (NPPF) and a Regional Spatial Strategy (RSS) for the North West published in September 2008¹.
- 2.1.2 The NPPF was published on 27 March 2012 and takes immediate effect. 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”.
- 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 Bill 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 Publication Version 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.

¹ 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 CO² 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 study² 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.

² 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 Digmaor 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 Digmaor, 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 Digmaor, 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 without 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 5.5, 6.5, 7.5, 8.5, 9.5, 10.5, 11.5 and 12.5 of the SA report. This answers the question: 'What will the situation be under the Local Plan Publication Version' for each of the sustainability topics. Chapter 12 and Appendix 7 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 Publication Version

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 Publication Version 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 Publication Version 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.

Biodiversity

3.3.3 The level of new development proposed within West Lancashire, the potential development of Greenfield Land and the release of Green Belt could 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.

- 3.3.4 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

- 3.3.5 The implementation of the policies within the West Lancashire Local Plan Publication Version would have a variety of impacts on key water and land resources within the Borough.

- 3.3.6 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 Publication Version that will help to mitigate negative impacts to a certain extent.

- 3.3.7 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

- 3.3.8 The implementation of the Local Plan Publication Version policies would have a positive impact on climatic factors and flooding in the Borough.

- 3.3.9 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 Publication Version promotes the 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 CO₂ emissions over the plan period, and contribute positively.

- 3.3.10 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

- 3.3.11 The implementation of the Local Publication Version policies would have a positive impact on transportation and air quality in the Borough.

- 3.3.12 The implementation of the Local Plan will help to improve sustainable transport choice over the plan period. The Local Plan Publication Version emphasises the need for new development to be accessible, which will contribute towards a positive impact on transportation.

- 3.3.13 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

- 3.3.14 Overall the policies proposed in the Local Plan Publication Version 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

- 3.3.15 The overall effect of the Local Plan Publication Version 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.
- 3.3.16 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.
- 3.3.17 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

- 3.3.18 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.
- 3.3.19 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 Publication Version 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 are no recommended changes to the Local Plan Publication Version policies.

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 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 Bodies³.
- 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);
 - thirdly, the Council's Local Plan Preferred Options Paper (2012); and
 - fourthly, the Council's Local Plan Publication Version (2012)
- 5.1.3 This SA Report (Appendix 7) 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.

³English 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 Publication Version in **August 2012 for 8 weeks**.
- 6.1.2 You can view these documents, along with other supporting documents, online on the Council's website.
- 6.1.3 Comments on both the Local Plan Publication Version 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
- 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.



Strategic Environmental Assessment / Sustainability Appraisal of the West Lancashire Local Plan Publication Version 2012-2027

Main Report

June 2012



Prepared for

West Lancashire Borough Council

Revision Schedule

Report June 2012

Rev	Date	Details	Prepared by	Reviewed by	Approved by
01	1st June 2012	First Draft	Sam Rosillo Planner	Anita Longworth Principal Planner	Alan Houghton 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 Publication Version.

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 the Borough. 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

1.1.3 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.

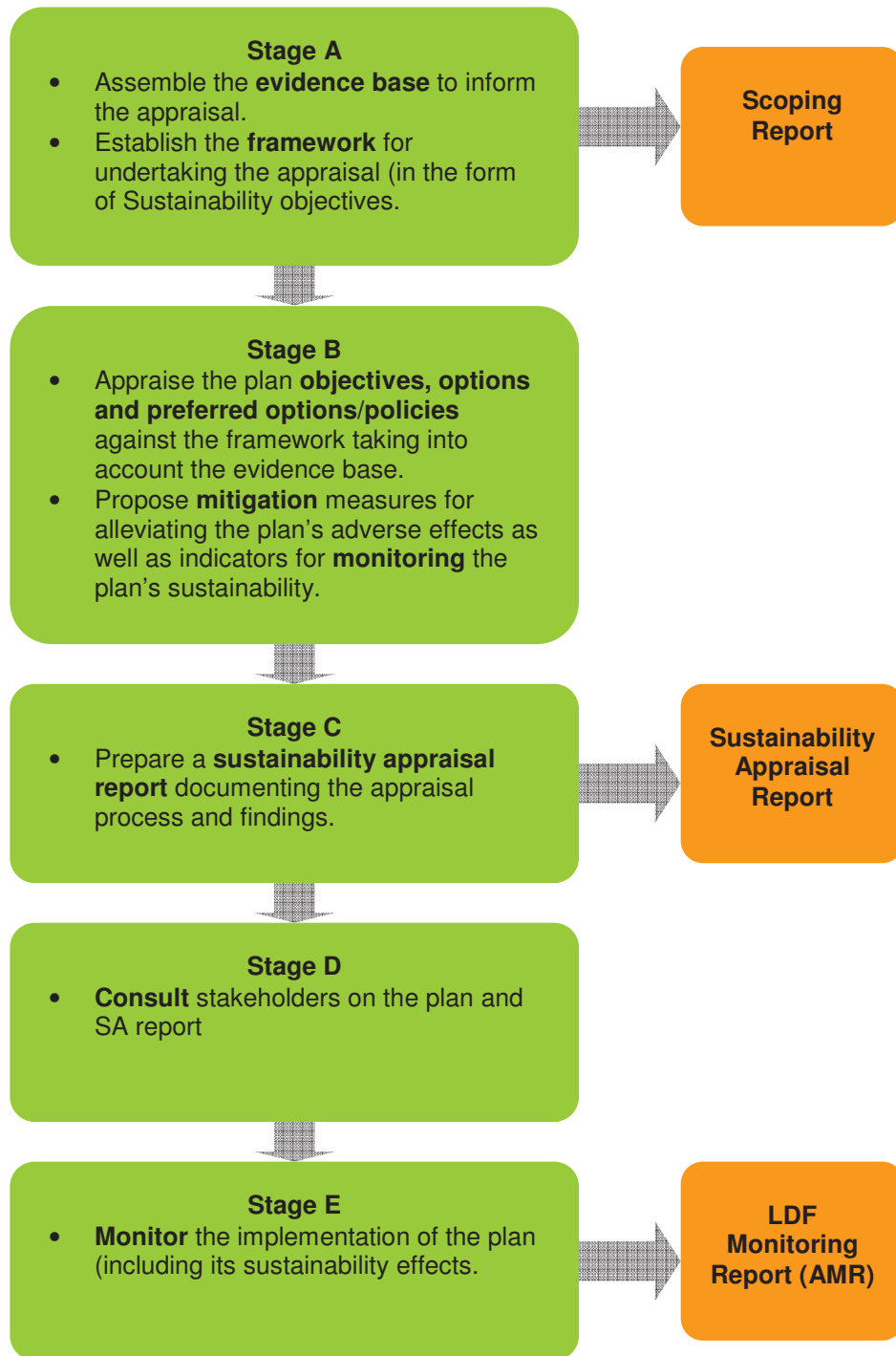
1.1.4 The Government's preferred approach is to combine the requirement to prepare an SEA and an SA into one unified assessment process that considers economic, social, and environmental effects. The Government has published guidance on undertaking SA of LDFs that incorporates the requirements of the 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.1.

The SA Process

1.1.5 Broadly, the SA process follows a five-stage approach (Figure 1.1).

¹ The combined SA / SEA process is referred to in this report as Sustainability Appraisal (SA).

Figure 1.1: Five-stage approach to SA



1.1.6 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).

- 1.1.7 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.
- 1.1.8 A review of the Scoping Report was undertaken by Scott Wilson (now URS) 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.
- 1.1.9 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.
- 1.1.10 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.
- 1.1.11 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 the Interim SA Report was undertaken by Scott Wilson (now URS) 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.
- 1.1.12 The Scott Wilson (now URS) 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 would follow. (It should be noted that preparation of an Interim SA Report is not a statutory requirement).
- 1.1.13 A further SA report was produced to assess the Core Strategy Preferred Options Paper (May 2011) and 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.
- 1.1.14 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 National Planning Policy Framework (NPPF), the Council have now moved towards preparing a new style, single Local Plan document. This new Local Plan supersedes and compliments 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.

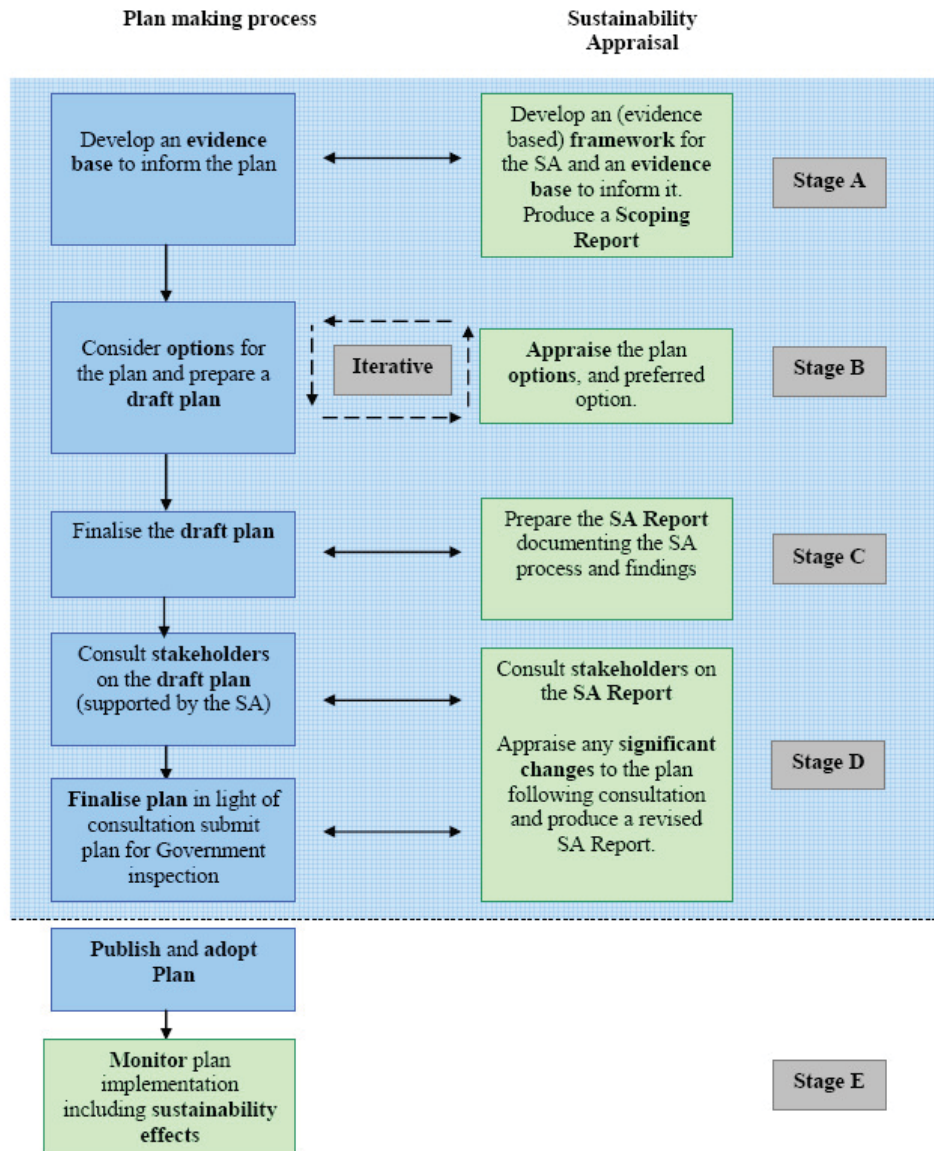
- 1.1.15 As a consequence of this change in approach, a SA report was produced which provided an assessment of the new style Local Plan Preferred Options in November 2011. This was consulted upon alongside the Local Plan Preferred Options Paper in January/February 2012. This report used the SA Framework developed in the 2009 SA Scoping Report.
- 1.1.16 This latest report has reviewed the Publication version of the Local Plan, which represents the Local Plan that the Council wishes to adopt. This publication version is the result of previous consultations on the Core Strategy, and also incorporates policy matters on development management and site allocations, as well as the consultation on preferred options earlier in the year. This Publication SA report will be available alongside the Local Plan Publication version for a final round of comments and representations from members of the public and other stakeholders before it is submitted to the Secretary of State for an Examination in Public.
- 1.1.17 SA provides a decision aiding process that assists in the development of the plan or programme under development by improving its sustainability, relative to a set of key objectives. The SA is a key element of the evidence base for the plan and should be integrated into the plan preparation process. Most importantly, SA should inform the evaluation of alternatives. 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.

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 (optional) 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 Publication Version, LPAs must also invite comments on the SA report.
- 1.2.3 This SA report accompanies and assesses the Publication Version (2012) 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) and in November 2012 to assess the Local Plan Preferred Options Paper. A further SA/SEA report will be required to accompany the Submission version of the

Local Plan, should there be any significant changes to the Publication Version before it is submitted.

Figure 1.2: SA Process – How it fits into the process of preparing a DPD



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
<p>What’s the policy context?</p>	<p><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></p>
<p>What are the key sustainability objectives we need to consider?</p>	<p><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></p>
<p>What’s the situation now?</p>	<p><i>“the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme” (Annex I(b))</i></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/AAJ] (Annex I(d))</i></p>
<p>What will the situation be without the Local Plan Publication Version?</p>	<p><i>“the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme” (Annex I(b))</i></p>
<p>What will the situation be under the Local Plan Publication Version?</p>	<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,</i></p>

Questions for Each Topic	Key requirement of the SEA Directive
	<i>cumulative, synergistic, short, medium and long term permanent and temporary, positive and negative effects” (Annex I(f))</i>
Recommendations for mitigation and/or enhancement	<p><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” (Annex I(g))</i></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 procedure” (Article 8)</i></p>

1.3 Structure and Layout of this Report

1.3.1 This report sets out the findings of the SA of the Local Plan Publication Version (2012). 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** sets out which of the Local Plan Publication Version policies have been reappraised within this SA/SEA report
- **Chapter 4** 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 4-12** set out the **SA findings and recommendations** in relation to the following key issues:
 - **Chapter 5 – Heritage and Landscape**
 - **Chapter 6 – Biodiversity**
 - **Chapter 7 – Water and Land Resources**
 - **Chapter 8 – Climatic Factors and Flooding**
 - **Chapter 9 – Transportation and Air Quality**
 - **Chapter 10 – Social Equity and Community Services**
 - **Chapter 11 – Local Economy and Employment**
 - **Chapter 12 – Housing**
- **Chapter 13** sets out the **appraisal of sites allocated or safeguarded in the Local Plan.**

- **Chapter 14 SA conclusions and our recommendations**
- **Chapter 15** 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 Plan Publication Version (2012) builds on earlier consultation documents, including the Local Plan Preferred Options Paper (2012) 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 Publication Version of the Local Plan document presents the Local Plan that the Council wishes to adopt. It takes on board previous consultations and the release of the National Planning Policy Framework (NPPF) (March 2012).

1.4.16 The Local Plan Publication Version (2012) 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 Publication Version policies 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 policy approach prove to be undeliverable in the Local Plan period.
- **Supporting Documentation:** The Local Plan Publication Version 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 Publication Version 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 Publication Version

Local Plan Publication Version Policies
Strategic 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
General Development Policies
GN1 – Settlement Boundaries
GN2 – Safeguarded Land
GN3 – Criteria for Sustainable Development
GN4 – Demonstrating Viability
GN5 – Sequential Tests
Facilitating Economic Growth
EC1 – The Economy and Employment Land
EC2 – The Rural Economy
EC3 –Rural Development Opportunities
EC4 – Edge Hill University
Providing for Housing and Residential Accommodation
RS1 – Residential Development
RS2 – Affordable and Specialist Housing
RS3- Provision of Student Accommodation

Local Plan Publication Version Policies
RS4 – Provision for Gypsy and Traveller and Travelling Show People
RS5 – Accommodation for Temporary Agricultural/Horticultural Workers
Infrastructure and Service Provision
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
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

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 (now URS) 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 programme²) plus DEFRA local authority CO² emissions;
- Housing stock (housing tenure and type);

² Further information on the UKCP09 programme is available from: <http://ukclimateprojections.defra.gov.uk/content/view/868/531/>

- 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.
- 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/Local Plan 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 prepared a number of evidence base papers for the Core Strategy/Local Plan, 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 the SA reports.

- 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 used 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 informed the proposed revision of the settlement boundaries through the Local Plan. This revision is needed to establish an up-to-date Green Belt boundary that better reflects the purposes of the Green Belt when considering the land today; and 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.

The Localism Act and Neighbourhood Planning

- 1.5.10 The Government is committed to promoting decentralisation and democratic engagement and giving new powers to local councils, communities, neighbourhoods and individuals³. The Localism Act devolves planning powers to communities to enable them to shape the place they live in, especially through the introduction of Neighbourhood Plans. The onus is on communities to research, consult on and produce their own plans, whilst local authorities will have a 'duty to support', providing technical advice at various stages of the process. Through Neighbourhood Plans there is potential for communities to plan for more housing and employment growth in their neighbourhood than is set out in the Local Plan provided the Neighbourhood Plan is in general conformity with the strategic policies of the Local Plan.

National Planning Policy Framework (NPPF)

- 1.5.11 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and takes immediate effect. Implementation arrangements are set out in Annex 1 to the Framework. The NPPF is accompanied by technical guidance on flood risk and minerals, and a separate statement on planning policy for traveller's sites.
- 1.5.12 The NPPF sets out twelve 'core planning principles' and introduces "a presumption in favour of sustainable development", which in terms of plan making, is defined as:

For plan-making this means that:

- *Local planning authorities should positively seek opportunities to meet the development needs of their area;*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted"*

³³ HM Government (2010). *The Coalition: our programme for government* [online] available at: http://www.cabinetoffice.gov.uk/sites/default/files/resources/coalition_programme_for_government.pdf (accessed 1 February 2011).

1.5.13 The Planning Inspectorate has issued guidance for its Inspectors in relation to the NPPF. The guidance includes a list of changes to topic specific policy as highlighted by the DCLG Framework Impact Assessment. These changes are identified as follows⁴:

- Introduction of presumption in favour of sustainable development.
- Removal of small scale rural office development from 'town centre first' policy.
- For major town centre schemes where full impact will not be realised within 5 years, impacts should also be assessed for a period of up to 10 years.
- Removal of the maximum non-residential car parking standards for major developments
- Removal of national brownfield target for housing development.
- Require local planning authorities to allocate and update annually a 5 year supply of housing sites with at least 5% buffer (moved forward from later in plan period) and 20% buffer (moved forward from later in plan period) where there is a record of persistent under delivery.
- Removal of national minimum site size threshold for requiring affordable housing to be delivered.
- Increased flexibility for delivery of rural housing to reflect local needs.
- Increased protection for community facilities.
- Minor technical changes to the detail of Green Belt policy.
- Provide more flexibility regarding manner in which local planning authorities meet local requirements for decentralised energy supply.
- Encouragement for local planning authorities to map areas for commercial scale renewable and low carbon energy development opportunity, and then to apply these criteria to other applications.
- Requirement on local planning authorities to take strategic approach in Local Plans to creation, protection, enhancement and management of networks of biodiversity and green infrastructure.
- Recognition of designation within Local Plans of locally designated sites of importance for wildlife, geodiversity or landscape character.
- Clarification of which wildlife sites should have same protection as European sites.
- Removal of requirement to set criteria and select sites for peat extraction.

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.

⁴ http://www.planningportal.gov.uk/uploads/pins/advice_for_inspectors/nppf.pdf

Table 1.3: The Sustainability Appraisal Framework

SA Objective (high level objective)	Locally Distinctive Sub Criteria
<p>Objective 1: To reduce the disparities in economic performance within the Borough.</p>	<ul style="list-style-type: none"> • Will the plan / policy provide job opportunities in areas with residents most at need? • Will the plan / policy reduce economic disparities within the Borough and at the Regional level? • Will the plan / policy maximise local benefit from investment? • Will the plan / policy meet local needs for employment? • Will the plan / policy improve the quality of employment opportunities within the Borough?
<p>Objective 2: To secure economic inclusion</p>	<ul style="list-style-type: none"> • Will the plan / policy meet the employment needs of all local people? • Will the plan / policy encourage business start-up, especially from under represented groups? • 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? • Will the plan / policy reduce poverty in those areas and communities most affected?
<p>Objective 3: To develop and maintain a healthy labour market</p>	<ul style="list-style-type: none"> • Will the plan / policy address the skills gap and enable skills progression? • Will the plan / policy provide higher skilled jobs? • Will the plan / policy increase the levels of participation and attainment in education? • Will the plan / policy provide a broad range of jobs and employment opportunities?

SA Objective (high level objective)	Locally Distinctive Sub Criteria
Objective 4: To encourage sustainable economic growth	<ul style="list-style-type: none"> • Will the plan / policy help to diversify the Borough's economy? • Will the plan / policy promote growth in the key sectors of the Borough's economy? • Will the plan / policy attract new businesses to the Borough? • Will the plan / policy help develop the Borough's knowledge base? • Will the plan / policy improve the range of sustainable employment sites?
Objective 5: To deliver urban renaissance	<ul style="list-style-type: none"> • Will the plan / policy improve economic, environmental and social conditions in deprived urban areas and for deprived groups? • Will the plan / policy improve the quality of the built and historic environment? • Will the plan / policy improve the quantity and quality of open space? • Will the plan / policy improve the vitality and viability of Town Centres? • Will the plan / policy deliver Sustainable Communities? • Will the plan / policy deliver regeneration to urban areas and Market Towns
Objective 6: To deliver rural renaissance	<ul style="list-style-type: none"> • Will the plan / policy support sustainable rural diversification? • Will the plan / policy to encourage and support the growth of sustainable rural businesses? • Will the plan / policy promote the economic growth of market towns? • Will the plan / policy retain or promote access to and provision of services?

SA Objective (high level objective)	Locally Distinctive Sub Criteria
Objective 7: To develop and market the Borough's image	<ul style="list-style-type: none"> • Will the plan / policy support the preservation and/or enhancement of high quality built, natural and historic environments within the Borough? • Will the plan / policy promote the Borough as a destination for short and long term visitors, for residents and investors? • Will the plan / policy promote the use of locally produced goods and materials? • Will the plan / policy increase the economic benefit derived from the Borough's natural environment?
Objective 8: To improve access to basic goods and services	<ul style="list-style-type: none"> • Will the plan / policy improve the access, range and quality of cultural, recreational and leisure facilities including natural green spaces? • Will the plan / policy improve the access, range and quality of essential services and amenities? • Will the plan / policy improve the access to basic goods, promoting the use of those which are locally sourced?
Objective 9: To improve access to good quality, affordable and resource efficient housing	<ul style="list-style-type: none"> • Will the plan / policy provide for an appropriate mix of housing to meet all needs including affordable? • Will the plan / policy reduce the number of unfit empty homes? • Will the plan / policy support the development and operation of resource efficient housing?
Objective 10: To reduce crime and disorder and the fear of crime	<ul style="list-style-type: none"> • Will the plan / policy support community development? • Will the plan / policy improve relations between all members of the community? • Will the plan / policy reduce levels of crime? • Will the plan / policy reduce the fear of crime? • Will the plan / policy identify and engage with hard to reach groups?

SA Objective (high level objective)	Locally Distinctive Sub Criteria
<p>Objective 11: To reduce the need to travel, improve the choice and use of sustainable transport modes</p>	<ul style="list-style-type: none"> • To reduce the need to travel, and improve the choice and use of sustainable transport modes. • Will the plan / policy reduce vehicular traffic and congestion? • Will the plan / policy increase access to and opportunities for walking, cycling and use of public transport? • Will the plan / policy reduce freight movement? • Will the plan / policy improve access to and encourage the use of ICT? • Will the plan / policy improve the efficiency of the transport network?
<p>Objective 12: To improve physical and mental health and reduce health inequalities</p>	<ul style="list-style-type: none"> • Will the plan / policy improve physical and mental health? • Will the plan / policy reduce deaths in key vulnerable groups? • Will the plan / policy promote healthier lifestyles? • Will the plan / policy reduce health inequalities among different groups in the community? • Will the plan / policy reduce isolation for vulnerable groups in the community? • Will the plan / policy promote a better quality of life? • Will the plan / policy reduce poverty in those areas and communities most affected?
<p>Objective 13: To protect places, landscapes and buildings of historical, cultural and archaeological value</p>	<ul style="list-style-type: none"> • Will the plan / policy protect and enhance the character and appearance of the Borough's landscape strengthening local distinctiveness and sense of place? • Will the plan / policy improve access to buildings of historic and cultural value? • Will the plan / policy protect and enhance the accessibility of the landscape across the Borough? • Will the plan / policy protect Scheduled Ancient Monuments?

SA Objective (high level objective)	Locally Distinctive Sub Criteria
Objective 14: To restore and protect land and soil quality	<ul style="list-style-type: none"> • Will the plan / policy reduce the amount of derelict, contaminated, degraded and vacant / underused land? • Will the plan / policy encourage the development of brownfield land in preference to Greenfield? • Will the plan / policy reduce the loss of high quality Agricultural land to development? • Will the plan / policy maintain and enhance soil quality? • Will the plan / policy achieve the efficient use of land via appropriate density of development?
Objective 15: To protect and enhance biodiversity	<ul style="list-style-type: none"> • Will the plan / policy protect and enhance the biodiversity of the Borough? • Will the plan / policy protect and enhance habitats, species and damaged sites? • Will the plan / policy provide opportunities for new habitat creation? • Will the plan / policy protect and extend habitat connectivity and landscape permeability, suitable for species migration?
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"> • Will the plan / policy reduce or manage flood risk? • Will the plan / policy maintain and enhance ground water quality? • Will the plan / policy improve the quality of coastal waters? • Will the plan / policy improve the quality of rivers and inland waters?
Objective 17: To protect and improve noise air quality	<ul style="list-style-type: none"> • Will the plan / policy maintain or, where possible, improve local air quality? • Will the plan / policy reduce noise and light pollution?

SA Objective (high level objective)	Locally Distinctive Sub Criteria
<p>Objective 18: To ensure the prudent use of natural resources, including the use of renewable energies and the sustainable management of existing resources</p>	<ul style="list-style-type: none"> • Will the plan / policy minimise demand for raw materials? • Will the plan / policy support the repair and re-use of existing buildings? • Will the plan / policy reduce the amount of waste generated by development? • Will the plan / policy promote the use of recycled, reclaimed and secondary materials? • Will the plan / policy promote the use of locally sourced materials? • Will the plan / policy minimise the need for energy? • Will the plan / policy maximise the production / proportion of renewable energy? • Will the plan / policy increase energy efficiency (e.g. energy efficiency in buildings, transport modes, etc) • Will the plan / policy minimise the use of fossil fuels?

1.7 A “Whole Plan” Assessment

1.7.1 This Local Plan Publication Version 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 Publication Version 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)
Heritage and Landscape	Objective 13: To protect places, landscapes and buildings of historical, cultural and archaeological value
Biodiversity	Objective 15: To protect and enhance biodiversity
Water and Land Resources	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
Climatic Factors and Flooding	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
Transportation and Air Quality	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
Social Equity and Community Services	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
Local Economy and Employment	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
Housing	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 website⁵.
- 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 (which has now been published). The Local Plan Preferred Options was published for public consultation between the 5th January and 17th February 2012 and was accompanied by an SA/SEA Report.
- 2.1.4 The Local Plan Publication Version will be published for public consultation in August 2012 for 8 weeks. The Local Plan Publication will be accompanied by this SA/SEA report which uses the same SA framework as the Local Plan 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

⁵ <http://www.westlancs.gov.uk/>

plans and programmes, existing and proposed. Finally, the monitoring chapter sets out 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 Publication Version?

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 Publication Version’ section

KEY	
	Significant Effect
	Less Significant Effect
	Little or no Effect

Section	Local Plan Policy Title	Degree of Impact Rating
---------	-------------------------	-------------------------

Heritage and Landscape	A Sustainable Development Framework for West Lancashire	
	Skelmersdale Town Centre – A Strategic Development Site	
	Yew Tree Farm, Burscough – A Strategic Development Site	
	Settlement Boundaries	
	Safeguarded Land	

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 Publication Version (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).

2.2.13 The majority of the findings of the Local Plan Preferred Options SA/SEA report (November 2011) remain valid as the policy meaning, direction or effects arising from a number of the Preferred Options remain the same in the Local Plan Publication version. However, where there have been significant changes, the policy has been re-appraised within this SA/SEA report. A full account of which policies have been reappraised is set out in Table 3.1 in chapter 3 of this report.

(vii) Recommendations for mitigation and/or enhancement

2.2.14 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

2.2.15 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 Publication Version policies, and the in-combination effects with other plans and programmes.

2.2.16 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.

2.2.17 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 Publication Version 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 Publication Version	Situation with neighbouring adopted Core Strategy	Situation in combination with the local transport plan	Etc
To protect, enhance and manage biodiversity	Better management of environmental resources, development contained in specific areas, adequate space for recreation etc.... should allow recovery of sites etc	Neighbours have a lack of open space and no biodiversity features but high growth – People likely to use space in West Lancashire	LTP includes a proposal for a major new road by a key biodiversity site	

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 Publication Version 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 Publication Version is the current uncertainty surrounding the national and regional policy framework. In particular, the proposed abolition of the Regional Strategy has had a substantial impact on the policy framework within which the Local Plan Publication Version has been prepared. Furthermore, the recently published National Planning Policy Framework has also had a significant impact on the approach taken to preparing the Local Plan Publication Version.

3 SA/SEA of Local Plan Publication Version Policies

- 3.1.1 Table 3.1 below indicates which policies in the Local Plan Publication Version have been reappraised. Some policies did not need to be reappraised through the SA process due to limited changes to the policy meaning, direction or effects arising from those policies which were appraised at the Preferred Options stage. Where a policy has not been re-appraised, the conclusions reached in the Preferred Options SA report (November 2011) remain valid and relevant.

Table 3.1: SA implications of the changes between the Local Plan Preferred Options and Local Plan Publication Version Document

Local Plan Publication Version	Change to Local Plan Policy since Local Plan Preferred Options Stage (January 2012)	SA Implications
SP1: A Sustainable Development Framework for West Lancashire	<p>The model wording relating to the “presumption in favour of sustainable development” prepared by the planning inspectorate has been added at the start of the policy to take account of key changes set out within the NPPF.</p> <p>Slight amendments in the wording of the existing policy text have also been made.</p> <p>A series of bullet points have been added within the policy wording relating to the delivery of sustainable development in West Lancashire.</p> <p>Policy wording related to proposals for grid connected low carbon energy development, flood risk and sustainable drainage systems have been removed from the policy.</p>	<p>It is considered that the changes made to the policy since the Local Plan Preferred Options stage (in particular, the addition of the model wording relating to the “presumption in favour of sustainable development”) could potentially change the effects of the policy and its impacts on the SA Objectives.</p> <p>Policy should be reappraised</p>
SP2: Skelmersdale Town Centre – A Strategic Development Site	<p>A series of slight amendments have been made to the policy wording.</p> <p>A reference to the findings of the recent West Lancashire Retail Study Update (December 2011) has been added to the justification of the policy.</p> <p>Overall, the emphasis and direction of the policy remains the same.</p>	<p>There have been no significant changes to the effects and direction of the policy since the January 2012 Preferred Options stage.</p> <p>No need for further appraisal</p>
SP3: Yew Tree Farm, Burscough – A Strategic Development Site	<p>Additional sections have been added to the policy relating to:</p>	<p>The addition of extra sections within the policy will have a minor positive impact on a number of the sustainability topic areas. However, there</p>

Local Plan Publication Version	Change to Local Plan Policy since Local Plan Preferred Options Stage (January 2012)	SA Implications
	<ul style="list-style-type: none"> • A linear park/cycle route linking the site with the wider Ormskirk to Burscough linear park/cycle route; • The phasing of the employment aspect of the development; and • The need to consider any impacts on nearby heritage assets. <p>Overall, the emphasis and direction of the policy remains the same.</p>	<p>have been no significant changes to the effects and direction of the policy since the January 2011 Preferred Options stage.</p> <p>No need for further appraisal</p>
GN1: Settlement Boundaries	<p>Minor amendments have been made to the policy wording and justification. Overall, the emphasis and direction of the policy remains the same.</p>	<p>There have been no significant changes to the effects and direction of the policy since the January 2012 Preferred Options stage.</p> <p>No need for further appraisal</p>
GN2: Safeguarded Land	<p>Minor amendments have been made to the policy wording and justification. Overall, the emphasis and direction of the policy remains the same.</p>	<p>There have been no significant changes to the effects and direction of the policy since the January 2012 Preferred Options stage.</p> <p>No need for further appraisal</p>
GN3: Criteria for Sustainable Development	<p>The name of the policy has been changed from "Sustainability and Design of Development".</p> <p>A number of minor amendments have been made to the policy wording and justification.</p> <p>A new section on "reducing flood risk" has been added to the policy wording as a result of amendments made to policy SP1. Supporting text relating to flood risk, ground conditions and Sustainable Drainage Systems has also been added to the justification.</p>	<p>It is considered that the changes made to the policy since the Local Plan Preferred Options stage (in particular, the addition of the policy wording relating to flood risk) could potentially change the effects of the policy and its impacts on the SA Objectives.</p> <p>Policy should be reappraised</p>

Local Plan Publication Version	Change to Local Plan Policy since Local Plan Preferred Options Stage (January 2012)	SA Implications
GN4: Demonstrating Viability	Minor amendments have been made to the policy wording and justification. Overall, the emphasis and direction of the policy remains the same.	There have been no significant changes to the effects and direction of the policy since the January 2012 Preferred Options stage. No need for further appraisal
GN5: Sequential Tests	Within the policy wording accommodation for temporary agricultural/horticultural workers and proposals at risk from flooding have been added to the list of types of development where sequential tests will be required. Additional clarification has been provided within the justification in relation to areas at risk of flooding Overall, the emphasis and direction of the policy remains the same.	The addition of extra types of development that would require a sequential test within the policy will have a minor positive impact on a number of the sustainability topic areas. However, there have been no significant changes to the effects and direction of the policy since the January 2012 Preferred Options stage. No need for further appraisal
EC1: The Economy and Employment Land	Minor amendments have been made to the policy wording and justification. Overall, the emphasis and direction of the policy remains the same.	There have been no significant changes to the effects and direction of the policy since the January 2012 Preferred Options stage. No need for further appraisal
EC2: The Rural Economy	An additional section has been added to the policy wording and justification relating to the delivery of high speed broadband to support the rural economy. A number of minor amendments have also been made to the policy wording and justification. Overall, the emphasis and direction of the policy remains the same.	The addition of a section within the policy relating to the delivery of high speed broadband to support the rural economy will have a Minor positive impact on the Local Economy and Employment topic area. However, there have been no significant changes to the effects and direction of the policy since the January 2012 Preferred Options stage. No need for further appraisal

Local Plan Publication Version	Change to Local Plan Policy since Local Plan Preferred Options Stage (January 2012)	SA Implications
EC3 – Rural Development Opportunities	Minor amendments have been made to the policy wording and justification. Overall, the emphasis and direction of the policy remains the same.	There have been no significant changes to the effects and direction of the policy since the January 2012 Preferred Options stage. No need for further appraisal
EC4: Edge Hill University	Minor amendments have been made to the policy wording and justification. Overall, the emphasis and direction of the policy remains the same.	There have been no significant changes to the effects and direction of the policy since the January 2012 Preferred Options stage. No need for further appraisal
RS1: Residential Development	The policy wording relating to Small Rural Villages has been altered to allow housing developments of more than 4 dwellings as long as they are at least 50% affordable (or more accurately as much affordable as is viable). This change has been implemented to take account of the NPPF. Additional text has also been added relating to “provisions for all ages”. The text sets out the need to encourage development proposals for accommodation designed specifically for the elderly within settlements. Minor amendments have been made to the other sections of the policy wording and justification.	It is considered that the changes made to the policy since the Local Plan Preferred Options stage (in particular, the altered policy wording relating to housing development in small rural villages) could potentially change the effects of the policy and its impacts on the SA Objectives. Policy should be reappraised
RS2: Affordable and Specialist Housing	The policy title has been changed (originally it was “Affordable Housing”). An additional bullet point has been added to the policy wording in relation to the Council’s expectations for the size and type of affordable housing required in West Lancashire.	There have been no significant changes to the effects and direction of the policy since the January 2012 Preferred Options stage. No need for further appraisal

Local Plan Publication Version	Change to Local Plan Policy since Local Plan Preferred Options Stage (January 2012)	SA Implications
	Minor amendments have been made to other sections of the policy wording and justification. Overall, the emphasis and direction of the policy remains the same.	
RS3: Provision of Student Accommodation	Minor amendments have been made to the policy wording and justification. Overall, the emphasis and direction of the policy remains the same.	There have been no significant changes to the effects and direction of the policy since the January 2012 Preferred Options stage. No need for further appraisal
RS4: Provision for Gypsy and Traveller and Travelling Showpeople	Additional clarification has been added to the policy relating to proposals for Gypsy and Traveller and Travelling Showpeople sites. Proposals are now required to comply with the requirements of the sequential test set out in Policy GN5. Minor amendments have been made to other sections of the policy wording and justification. Overall, the emphasis and direction of the policy remains the same.	The addition of a section within the policy relating to sequential test requirements for Gypsy and Traveller and Travelling Showpeople sites will have a minor positive impact on a number of the sustainability topic areas. There have been no significant changes to the effects and direction of the policy since the January 2012 Preferred Options stage. No need for further appraisal
RS5: Accommodation for Temporary Agricultural/Horticultural Workers	New Policy	As this is a new policy, it will need to be appraised.
IF1: Maintaining Vibrant Towns and Local Centres	An additional section has been added to the policy wording relating the need for an impact assessment. Additional wording, to reflect the NPPF, has also been added relating to the change of use of A1 floorspace in Skelmersdale town centre. Reference to the Council's retail and leisure study (published in December 2011) has been added to	The addition of a section within the policy relating to the change of use of A1 floorspace will have a minor positive impact on the local economy and employment topic area. There have been no significant changes to the effects and direction of the policy since the January 2012 Preferred Options stage. No need for further appraisal

Local Plan Publication Version	Change to Local Plan Policy since Local Plan Preferred Options Stage (January 2012)	SA Implications
	<p>the justification for this policy.</p> <p>Overall, the emphasis and direction of the policy remains the same.</p>	
IF2: Enhancing Sustainable Transport Choice	<p>A cross reference to Policy EN2 has been added to the policy, which emphasises the need for major transport schemes to have regard to biodiversity and provide appropriate mitigation measures.</p> <p>Within the justification, additional sections have been added relating to the delivery of a cycle network within West Lancashire and car parking standards.</p> <p>Minor amendments have also been made to the policy wording and justification. Overall, the emphasis and direction of the policy remains the same.</p>	<p>The addition of a section within the policy relating to the protection of areas of biodiversity as part of major transport schemes will have a minor positive impact on a number of the sustainability topic areas. However there have been no significant changes to the effects and direction of the policy since the January 2012 Preferred Options stage.</p> <p>No need for further appraisal</p>
IF3: Service Accessibility and Infrastructure for Growth	<p>Minor amendments have been made to the policy wording and justification. Overall, the emphasis and direction of the policy remains the same.</p>	<p>There have been no significant changes to the effects and direction of the policy since the January 2012 Preferred Options stage.</p> <p>No need for further appraisal</p>
IF4: Developer Contributions	<p>Minor amendments have been made to the policy wording and justification. Overall, the emphasis and direction of the policy remains the same.</p>	<p>There have been no significant changes to the effects and direction of the policy since the January 2012 Preferred Options stage.</p> <p>No need for further appraisal</p>
EN1: Low Carbon Development and Energy Infrastructure	<p>A new sub-section has been added to the policy wording relating to the potential for wind energy development within West Lancashire.</p>	<p>The addition of a section within the policy relating to the potential for wind energy development in West Lancashire will have a significant impact on</p>

Local Plan Publication Version	Change to Local Plan Policy since Local Plan Preferred Options Stage (January 2012)	SA Implications
EN2: Preserving and Enhancing West Lancashire's Natural Environment	<p>Minor amendments have also been made to the policy wording and justification.</p> <p>More detail has been added in relation to the creation and protection of trees, hedgerows and woodland within the policy. A section relating to protecting the most versatile agricultural land has also been added within the policy.</p> <p>Minor amendments have also been made to the policy wording and justification. Overall, the emphasis and direction of the policy remains the same.</p>	<p>a number of the sustainability topic areas.</p> <p>Policy should be reappraised</p> <p>The addition of a section within the policy relating to the protection and enhancement of areas of woodland value and the most versatile agricultural land will have a minor positive impact on a number of the sustainability topic areas. There have been no significant changes to the effects and direction of the policy since the January 2012 Preferred Options stage.</p> <p>No need for further appraisal</p>
EN3: Provision of Green Infrastructure and Open Recreation Space	<p>There have been a few minor amendments to the policy wording.</p> <p>A number of additions have been made to the justification. These additions relate to:</p> <ul style="list-style-type: none"> • The protection of school playing fields, formal recreational sites and allotments; • The delivery of a linear park; • The delivery of off road cycle/pedestrian route between Ormskirk and Burscough; and • The provision of open space and recreational facilities. 	<p>There have been no significant changes to the effects and direction of the policy since the January 2012 Preferred Options stage.</p> <p>No need for further appraisal</p>
EN4: Preserving and Enhancing West Lancashire's Built Environment	<p>Minor amendments have been made to the policy wording and justification. Overall, the emphasis and direction of the policy remains the same.</p>	<p>There have been no significant changes to the effects and direction of the policy since the January 2012 Preferred Options stage.</p> <p>No need for further appraisal</p>

4 Assessment of the Local Plan against the SA Framework and Consideration of Alternatives

4.1 Introduction

- 4.1.1 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).
- 4.1.2 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.
- 4.1.3 At the start of this assessment, it is useful to assess the Local Plan Publication Version 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 Publication Version and then, secondly, considering which policies in the Local Publication Version (2012) 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.

4.2 Testing the Spatial Vision and Strategic Objectives

- 4.2.1 As a first step in assessing the sustainability of the Local Plan Publication Version, the overarching Spatial Vision and Strategic Objectives that set the tone of the Local Plan are assessed.

The Spatial Vision

- 4.2.2 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.

4.2.3 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

4.2.4 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.

4.2.5 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.

4.3 Assessing the Policy Impacts

4.3.1 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.

4.4 Consideration of Alternatives (Task B2)

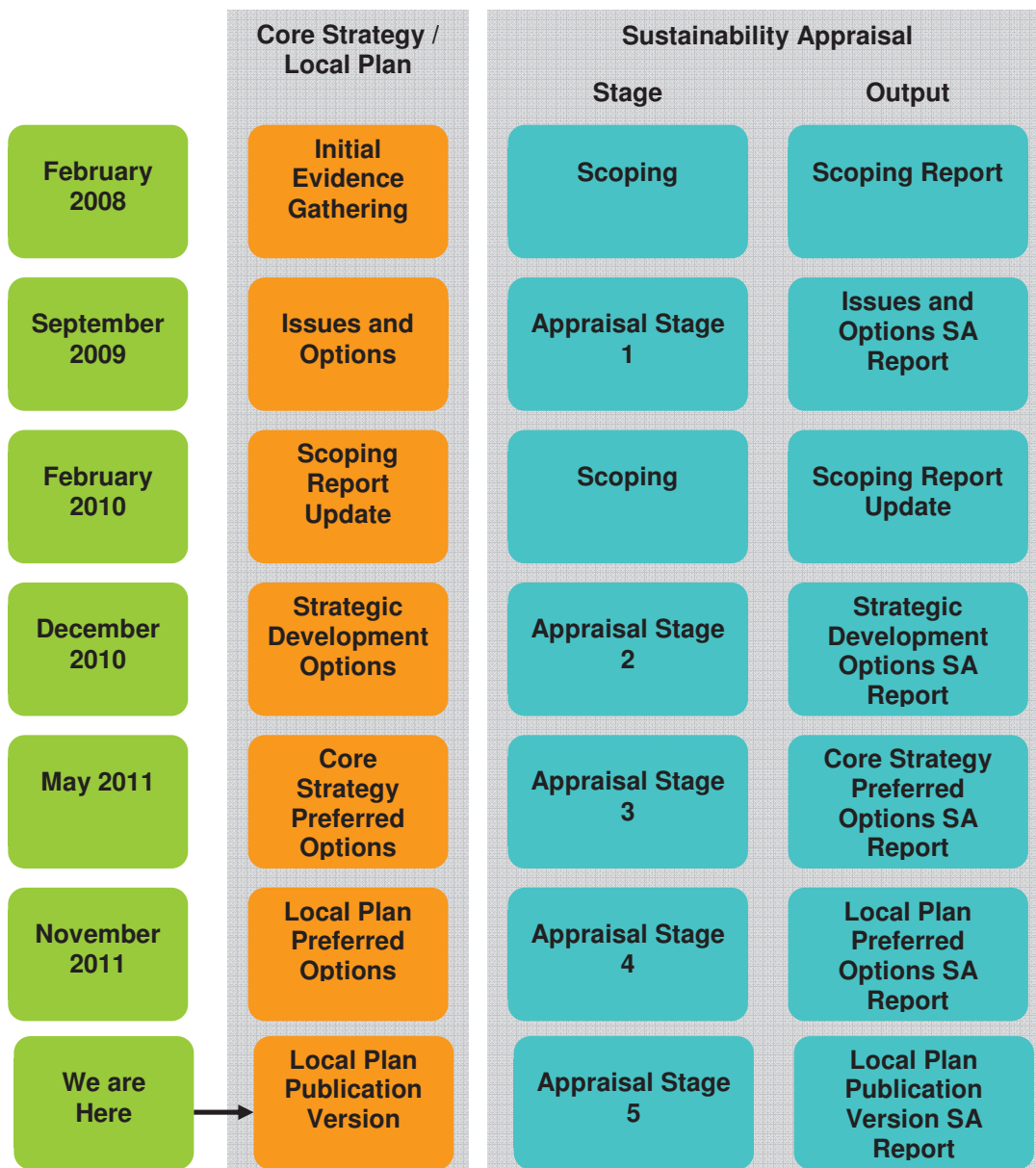
4.4.1 In preparing the Local Plan Preferred Options (2011) the Council considered reasonable alternative approaches to achieving the vision and objectives of the DPD and in particular, alternative strategic spatial options, although alternative thematic and development management policies may also be important.

4.4.2 The Council’s preferred approach – as set out within the Local Plan Publication Version – 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 five 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).

4.4.3 Set out below is an introduction to each of the appraisal stages (i.e. Stages 1-5).

Figure 4.1: The Iterative SA / Plan Making Process



Appraisal Stage 1 – Issues and Options

4.4.4 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.

4.4.5 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

4.4.6 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.

4.4.7 The three strategic development options set out in the Cabinet report were as follows:

Option A – an Ormskirk Strategic Site

4.4.8 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.

- 4.4.9 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

- 4.4.10 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.

- 4.4.11 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

- 4.4.12 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.

- 4.4.13 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.

- 4.4.14 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.

- 4.4.15 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.

- 4.4.16 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

- 4.4.17 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.
- 4.4.18 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.
- 4.4.19 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 (2012)

- 4.4.20 The fourth stage of appraisal involved appraising the policies presented within the Local Plan Preferred Options. Following the preparation of the Core Strategy Preferred Options, 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 (which has now been published).
- 4.4.21 The Local Plan Preferred Option set out a series of strategic policies which identified 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. A series of general development policies that provide general development principles and strategic and general development policies relating to housing, infrastructure and sustaining the Borough's environment and addressing climate change were also set out within the Local Plan Preferred Options.

- 4.4.22 An 'SA of the Core Local Plan Preferred Options' was prepared and published for consultation alongside the plan document. Appendix 6 presents a summary of appraisal findings and recommendations from the SA Report.

Appraisal Stage 5 – Local Plan Publication Version

- 4.4.23 In May 2012, the Council presented URS with a working draft of the Local Plan Publication Version 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.

5 Heritage and Landscape

5.1 Introduction

5.1.1 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.

5.1.2 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.

5.1.3 The Borough of West Lancashire also has a rich and varied heritage. Heritage can be considered to include a number of aspects⁶ 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

5.1.4 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>

⁶ 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

5.2 What is the Policy Context?

5.2.1 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

National Planning Policy Framework (2012)

5.2.2 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and takes immediate effect. Two of the twelve core planning principles set out in the NPPF emphasise the need to conserve the natural and historic environment. In achieving sustainable development, a key theme set out within the NPPF is to conserve and enhance the historic and natural environment. The NPPF sets out the need for local planning authorities to set out a positive strategy in their local plans for the conservation and enjoyment of the historic environment. The NPPF also highlights the need to protect and enhance valued landscapes.

Heritage Protection Review White Paper (2007)

5.2.3 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.

Regional Policy

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 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)

5.2.5 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)

- 5.2.6 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)

- 5.2.7 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)

- 5.2.8 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)

- 5.2.9 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.

5.3 What is the Situation Now?

Heritage⁷

- 5.3.1 There are around 600 buildings on the statutory lists of buildings of architectural or historic interest located within West Lancashire. Figure 5.1 below shows the location of Listed

⁷ This information is taken from the Cultural Heritage and Landscape thematic paper prepared by West Lancashire Borough Council in 2010.

Buildings within the Borough. There are also 12 scheduled monuments⁸ located within West Lancashire that mostly date from the medieval period. These are:

- 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.

5.3.2 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.

5.3.3 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 5.1 below shows the location of the Conservation Areas located within the Borough.

Landscape⁹

5.3.4 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

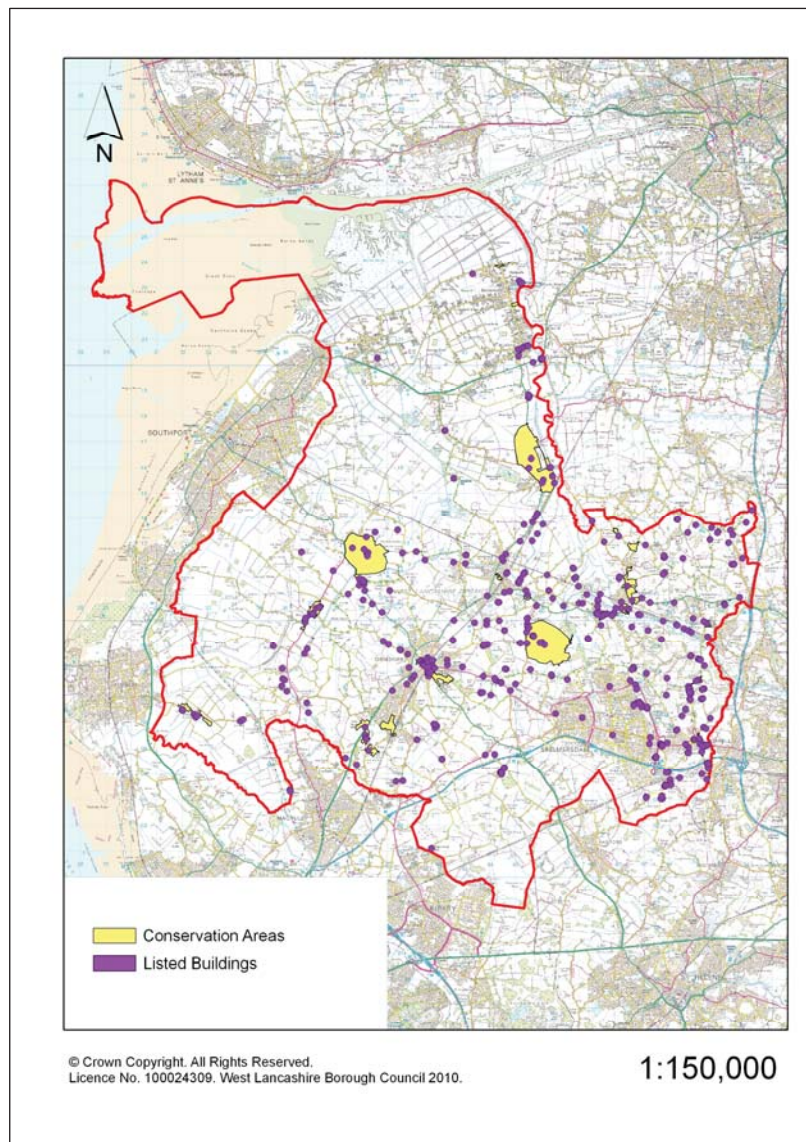
⁸ Scheduled monuments are archaeological sites that are legally recognised as being of national importance. These can range in date from the prehistoric period to the 20th century, can take many different forms including buildings, earthworks or a crop mark in a field. They include ruins above ground as well as remains that lie below ground level.

⁹ This information is taken from the Cultural Heritage and Landscape thematic paper prepared by West Lancashire Borough Council in 2010.

recreation include Beacon Country Park in Up Holland, Mere Sands Wood near Rufford, the Leeds-Liverpool Canal and a network of rural footpaths.

5.3.5 There are a range of landscape types located throughout West Lancashire, including: upland fringes and ridges; settled sandlands; coalfield farmlands; urban; valley meadowlands, settled 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 5.1: Listed Buildings and Conservation Areas within West Lancashire (Source: WLBC 2010)



Effect of existing policies on current situation

- 5.3.6 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.
- 5.3.7 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).

5.4 What will the Situation be without the Plan?

- 5.4.1 The following section sets out the likely future evolution of the heritage and landscape baseline if the West Lancashire Local Plan Publication Version is not adopted.
- 5.4.2 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 until these policies are replaced. However even under the transitional arrangements of the NPPF, such policies will carry little weight if they are inconsistent with the NPPF. Potential new sites that could be identified as having value over the plan period may require additional protection that is not available through the policies in the Replacement 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.
- 5.4.3 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.

5.5 What will the Situation be under the Local Plan Publication Version?

5.5.1 The West Lancashire Local Plan Publication Version 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 Farm, Burscough – A Strategic Development Site	
GN1 – Settlement Boundaries	
GN2 – Safeguarded Land	
GN3 – Criteria for Sustainable Development	
GN4 – Demonstrating Viability	
GN5 – Sequential Tests	
EC1 – The Economy and Employment Land	
EC2 – The Rural Economy	
EC3 – Rural Development Opportunities	
EC4 – Edge Hill University	
RS1 – Residential Development	
RS2 – Affordable and Specialist Housing	
RS3- Provision of Student Accommodation	
RS4 – Provision for Gypsy and Traveller and Travelling Show People	
RS5 – Accommodation for Temporary Agricultural/Horticultural Workers	
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	

G

General Comments

- 5.5.2 Ten policies within the Local Plan Publication Version 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 Publication Version 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 report¹⁰ 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 There are policies within the Local Plan Publication Version which are likely to assist to negate 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 (Criteria for Sustainable 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

- 5.5.4 The Local Plan Publication Version 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)

- 5.5.5 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 just one purpose of Green Belt land. In addition, none of the sites are considered to hold any landscape character value.
- 5.5.6 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

- 5.5.7 A potential risk to local landscape character is new development on Green Belt land. Importantly, 6 out of 7 “Plan B” sites are 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 sites

¹⁰ Please refer to Chapter 12 for a full description of the site appraisals and the consideration of alternative sites.

have been subject to a site specific SA as documented in this report. 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.

- 5.5.8 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 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.
- 5.5.9 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 Local Plan Publication Version. 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

- 5.5.10 In order to mitigate the impacts of new development within the Borough, the Local Plan Publication Version 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 Publication Version 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.
- 5.5.11 Policy GN3 (Criteria for Sustainable 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 significant positive impact on this SA topic area.
- 5.5.12 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 policies EN2 – EN4.
- 5.5.13 To the extent that new development is determined in accordance with measures relating to the presumption in favour of Sustainable Development (as identified in the NPPF) within policy SP1, and not with the other policies in the LDF, the impact on the heritage and landscape topic should be one of a less significant but positive effect. A number of policies in the NPPF (in particular section 9 – Protecting Green Belt Land, section 11 – conserving and enhancing the natural environment and section 12 – conserving and enhancing the historic environment) would positively address the need to conserve places of historical, cultural and landscape value.
- 5.5.14 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).
- 5.5.15 Policy SP3 (Yew Tree Farm, Burscough – A Strategic Development Site) sets out the need to ensure that any development on the Yew Tree Farm site considers its impact on nearby heritage assets and implements appropriate measures to mitigate any negative impacts. This will contribute towards ensuring that heritage assets in the area are protected.
- 5.5.16 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 sets out a series of criteria relating to potential wind energy development within West Lancashire that aims to prevent such impacts through new developments.
- 5.5.17 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.
- 5.5.18 Policy RS5 (Accommodation for Temporary Agricultural/Horticultural Workers) sets out a series of criteria that will need to be satisfied before non permanent accommodation for temporary agricultural/horticultural workers is permitted. One of the criteria is that accommodation should not have any impact on the landscape and should protect that character of the local area. This will contribute towards a less significant positive impact in relation to protecting areas of heritage and landscape value.

5.6 What will the Situation be under the Local Plan Alternative Options?

- 5.6.1 A detailed assessment of the alternative options for each of the policies was set out within the Local Plan Preferred Options Paper SA/SEA Report. Following the introduction of policy RS5 (Accommodation for Temporary Agricultural/Horticultural Workers) within the Publication

Version, an account of the situation under the alternative options for this policy is set out in detail in Appendix 4, and is summarised below:

- In summary, the preferred approach for policy RS5 is more sustainable in relation to heritage and landscape than the alternative options.
- The implementation of either of the alternative options (1: Don't have a policy, 2: **a more relaxed policy than proposed**) could potentially lead to the development of accommodation in inappropriate locations that could have a significant negative impact on areas of heritage and landscape value.

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 in relation to the heritage and landscape theme.

Mitigation of Negative Effects

5.7.2 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.

5.7.3 In terms of mitigating the potential negative impacts that new development could have on heritage assets and key landscape areas, the Local Plan Publication Version 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

5.7.4 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.

5.7.5 There are no further recommendations to enhance the positive effects of the Local Plan Publication Version.

5.8 Monitoring

5.8.1 To monitor the impacts of the Local Plan Publication Version 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.

5.9 Summary of Impacts

KEY

Very Positive	Positive	No Effect	Negative	Very Negative
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Type of Impact	Local Plan Publication Version	Local Plan plus other plans, programmes, etc.
Short / medium term (to about 2027)	<p>Ten Local Plan Publication Version 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 Publication Version 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 Publication Version 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 (Criteria for Sustainable Development) act as overarching policies in relation to this topic</p>	<p>The situation with the implementation of the Local Plan Publication Version alongside other existing plans and programmes will be very positive. The NPPF and the Landscape Strategy for Lancashire have a particularly positive impact on protecting areas of landscape value within West Lancashire. The NPPF also emphasises the need to conserve areas of heritage value.</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>

Type of Impact	Local Plan Publication Version	Local Plan plus other plans, programmes, etc.
	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.	
Long term (beyond 2027)	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 impact the landscape character of West Lancashire	Emerging plans, programmes and strategies recognise the value of proactive management of key features.
Areas likely to be significantly affected	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.	
Permanent vs. Temporary	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.	
Secondary or indirect	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.	

6 Biodiversity

6.1 Introduction

6.1.1 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 ecosystems¹¹.

6.1.2 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.

6.1.3 The following chapter assesses the sustainability of the Local Plan Publication Version in relation to biodiversity.

Identification of the applicable SA Objective

6.1.4 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>

6.2 What is the Policy Context?

6.2.1 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.

¹¹ CBD (no date). *Convention on Biological Diversity* [online] available at: <http://www.cbd.int/> (accessed 3rd September 2010).

National Policy

National Planning Policy Framework (2012)

- 6.2.2 The NPPF was published on 27 March 2012 and takes immediate effect. One of the twelve core planning principles within the NPPF sets out the need for planning to contribute towards conserving and enhancing the natural environment. A key theme of the NPPF is to conserve and enhance the natural environment through minimising the impacts of new development on biodiversity and providing net gains in biodiversity.

Natural Environment and Rural Communities Act 2006

- 6.2.3 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)

- 6.2.4 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)

- 6.2.5 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)

- 6.2.6 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.

6.3 What is the Situation Now?

6.3.1 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 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

6.3.2 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 six SSSIs located within West Lancashire, which are set out in the table below:

Table 6.1: SSSIs located within West Lancashire (Source: WLBC 2010)

SSSI	Area (ha)	Reason for designation	Condition ¹²
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
Downholland Moss	21.79	It is a key reference site for establishing relative sea level changes in north-west England during the period from about 8000 4000 yrs B.P.	Favourable
Wrightington Bar Pasture	1.33	It is important as one of the few remaining species-rich unimproved grasslands in Lancashire and represents the largest flushed example of this community type in the county. This vulnerable habitat is becoming increasingly rare both nationally and in Lancashire due primarily to agricultural intensification.	Unfavourable/No Change

6.3.3 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.

6.3.4 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

¹² 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 3rd September 2010).

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.

- 6.3.5 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.

Habitats

- 6.3.6 The Lancashire Biodiversity Action Plan identifies a range of species that inhabit West Lancashire and need to be protected, 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

- 6.3.7 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.

6.4 What will the Situation be without the Plan?

- 6.4.1 The following section sets out the likely future evolution of the biodiversity baseline if the West Lancashire Local Plan Publication Version is not adopted.
- 6.4.2 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 (until such time as they can no longer be saved). However even under the transitional arrangements of the NPPF, such policies will carry little weight if they are inconsistent with the NPPF. 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 will not provide sufficient protection, especially in light of the predicted impacts of long term climate change.

6.4.3 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.

6.4.4 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.

6.5 What will the Situation be under the Local Plan Publication Version?

6.5.1 The proposed policies in the West Lancashire Local Plan Publication Version 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 Farm, Burscough – A Strategic Development Site	
GN1 – Settlement Boundaries	
GN2 – Safeguarded Land	
GN3 – Criteria for Sustainable Development	
GN4 – Demonstrating Viability	
GN5 – Sequential Tests	
EC1 – The Economy and Employment Land	
EC2 – The Rural Economy	
EC3 – Rural Development Opportunities	

Local Plan Policy Title	Degree of Impact Rating
EC4 – Edge Hill University	Orange
RS1 – Residential Development	Orange
RS2 – Affordable and Specialist Housing	Light Blue
RS3- Provision of Student Accommodation	Light Blue
RS4 – Provision for Gypsy and Traveller and Travelling Show People	Light Blue
RS5 – Accommodation for Temporary Agricultural/Horticultural Workers	Red
IF1 – Maintaining Vibrant Town and Local Centres	Light Blue
IF2 – Enhancing Sustainable Transport Choice	Orange
IF3 – Service Accessibility and Infrastructure for Growth	Light Blue
IF4 – Developer Contributions	Orange
EN1 – Low Carbon Development and Energy Infrastructure	Orange
EN2 – Preserving and Enhancing West Lancashire’s Natural Environment	Red
EN3 – Provision of Green Infrastructure and Open Recreation Space	Red
EN4 – Preserving and Enhancing West Lancashire’s Built Environment	Orange

General Comments

6.5.2 Thirteen of the policies within the West Lancashire Local Plan Publication Version 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 report¹³ 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 any areas of biodiversity value located in the Borough.

6.5.3 Policies SP1 (A Sustainable Development Framework for West Lancashire) and, in particular, EN2 (Preserving and Enhancing West Lancashire’s Natural Environment) and GN3 (Criteria for Sustainable Development) should help to mitigate 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) could have a less significant positive impact on biodiversity assets through a reduction in carbon dioxide emissions. Construction and operation of new transport infrastructure could potentially have a significant negative impact on biodiversity assets, which should be considered when development proposals come forward.

Level of New Development

6.5.4 Policy SP1 (A Sustainable Development Framework for West Lancashire) 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

¹³ Please refer to Chapter 12 for a full description of the site appraisals and the consideration of alternative sites.

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).

- 6.5.5 A potential risk to key areas of biodiversity value within the Borough is the level of development proposed within the Local Plan Publication Version, particularly development proposed on Green Belt land. However, it is recognised that a number of policies provide sufficient measures to enable new development to be delivered at the same time as ensuring that biodiversity is protected where possible.
- 6.5.6 In order to mitigate any potential negative impacts of new development, Policy SP1 aims to ensure that new development is located in appropriate locations to enable valuable biodiversity to be 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 NPPF.

Land for Green Belt release in the Local Plan (2012-2027)

- 6.5.7 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 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 to have any known areas of biodiversity value or protected species present on them that could be adversely affected by new development.
- 6.5.8 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 the planning application stage.
- 6.5.9 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 could have a significant negative impact on sensitive ecosystems in Martin Mere through an increase in carbon emissions.
- 6.5.10 The potential negative impact on the Martin Mere SSSI, SPA and Ramsar site was also identified within the Habitats Regulation Assessment (HRA) and Appropriate Assessment (AA) of the West Lancashire Local Plan Preferred Option.
- 6.5.11 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 a 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

- 6.5.12 Six out of seven “Plan B” sites are located in the Green Belt and the Grove Farm site is also located in the Green Belt. These sites 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. 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 environment will still need to be assessed at the planning application stage.
- 6.5.13 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 indicates that there are no known areas or species of biodiversity value present on them that could be adversely affected by new development.
- 6.5.14 New built development in the Borough is expected to take place within the (revised) settlement boundaries. A number of amendments to the settlement boundaries in the 2006 West Lancashire Replacement Local Plan are put forward in the policies within the Publication Version. 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 will help to ensure that areas of biodiversity value outside the settlement boundaries are protected.

Protection of Biodiversity Assets

- 6.5.15 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 significant positive impact on the Biodiversity topic area.
- 6.5.16 To the extent that new development is determined in accordance with policy SP1 (particularly the section relating to the presumption in favour of sustainable development), and not with the other policies in the LDF, the impact on the biodiversity topic should be one of a less significant positive effect. It is considered that the reference in the policy to “specific policies in the framework which indicate that development should be restricted” alongside the provision in the NPPF which relates to ‘Conserving and enhancing the natural environment’ (section 11) should provide adequate protection for biodiversity in the plan area.
- 6.5.17 Policy GN3 (Criteria for Sustainable 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.

- 6.5.18 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 significant positive impact on protecting and enhancing biodiversity in the Borough.

Transport Provision

- 6.5.19 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. However, the policy highlights the need for rail infrastructure and proposals for the A570 Ormskirk bypass to have regard to biodiversity and provide appropriate mitigation measures as recommended by policy EN2.

Renewable Energy Development

- 6.5.20 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 significant positive impact on biodiversity by reducing carbon dioxide emissions over the longer term. Furthermore, the policy sets out a series of criteria relating to potential wind energy development within West Lancashire that will ensure ecological impacts are minimised (including impacts on migration routes of protected bird species).
- 6.5.21 Policy RS5 (Accommodation for Temporary Agricultural/Horticultural Workers) sets out a series of criteria that will need to be satisfied before non permanent accommodation for temporary agricultural/horticultural workers is permitted. One of the criteria is that accommodation should not have any impact on the wildlife of the local area. This will contribute towards a positive impact of little or no effect in relation to protecting biodiversity.

6.6 What will the Situation be under the Local Plan Alternative Options?

- 6.6.1 A detailed assessment of the alternative options for each of the policies was set out within the Local Plan Preferred Options Paper SA/SEA Report (2011). Following the introduction of policy RS5 (Accommodation for Temporary Agricultural/Horticultural Workers) within the Publication Version, an account of the situation under the alternative options for this policy is set out in detail in Appendix 4, and is summarised below:
- In summary, the preferred approach for policy RS5 is more sustainable in relation to biodiversity than the alternative options.

- The implementation of either of the alternative options (1: Don't have a policy, 2: a **more relaxed policy than proposed**) could potentially lead to the development of accommodation in inappropriate locations that could have a significant negative impact on biodiversity.

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 to improve the sustainability of the policies as they relate to biodiversity.

Mitigation of Negative Effects

6.7.2 The potential negative effects on biodiversity can be summarised as follows:

- New development proposed within the Local Plan Publication Version 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 report¹⁴ 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 significant negative 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.
- 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 less significant negative impact on this woodland habitat through an increase in human activity and disturbance.
- There could potentially be significant 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.

6.7.3 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 Publication Version 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.

Enhancement of Positive Effects

6.7.4 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.

¹⁴ Please refer to Chapter 12 for a full description of the site appraisals and the consideration of alternative sites.

6.8 Monitoring

6.8.1 To monitor the impacts of the Local Plan Publication Version 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;
- Number of planning applications with conditions to ensure works to manage/enhance the condition of SSSI/SAC/SPA/Ramsar features of interest.
- Area of SSSI in adverse condition as a result of development;
- Number of planning applications where protected species are considered;
- Number of planning applications with conditions imposed to ensure working practices and works to protect/enhance protected species;
- Number of planning applications which result in the need for a protected species licence in order to be carried out;
- Number of BAP habitats created/managed as a result of granting planning permission;
- % 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.

6.9 Summary of Impacts

KEY

Very Positive	Positive	No Effect	Negative	Very Negative
Type of Impact	Local Plan Publication Version		Local Plan plus other plans, programmes, etc.	
Short / medium term (to about 2027)	<p>Thirteen of the policies within the West Lancashire Local Plan Publication Version are anticipated to have a significant positive 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 (Criteria for Sustainable Development) should help to mitigate risk. Construction and operation of new transport infrastructure could potentially have a significant negative impact on biodiversity assets, which should be considered when development proposals come forward.</p>		<p>The impact of implementation of the Local Plan Publication Version in the short/medium term alongside other plans and programmes is considered to be positive. The NPPF sets out the need for planning to contribute towards conserving and enhancing the natural environment, which will contribute towards protecting areas of biodiversity value. 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>	
Long term (beyond 2027)	<p>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.</p>		<p>Emerging plans, programmes and strategies recognise the value of proactive management of key features.</p>	
Areas likely to be significantly affected	<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"> • Martin Mere (SSSI, RAMSAR, SPA) due to its proximity to Burscough • Ribble Estuary (SSSI, NNR, RAMSAR, SPA) due to its proximity to Banks • Ravenhead Brickworks (SSSI) due to its proximity to Up Holland and 			

Type of Impact	Local Plan Publication Version	Local Plan plus other plans, programmes, etc.
	Skelmersdale	
Permanent vs. Temporary	There may be instances of habitat loss due to new development that will inevitably result in permanent loss of habitat or species.	
Secondary or indirect	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.	

7 Water and Land Resources

7.1 Introduction

7.1.1 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.

7.1.2 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.

7.1.3 Green Infrastructure¹⁵ 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

7.1.4 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"> • Will the plan / policy reduce the amount of derelict, contaminated, degraded and vacant / underused land? • Will the plan / policy encourage the development of brownfield land in preference to Greenfield? • Will the plan / policy reduce the loss of high quality Agricultural land to development? • Will the plan / policy maintain and enhance soil quality? • Will the plan / policy achieve the efficient use of land via appropriate density of development?
16	To protect and improve the quality of both inland and coastal waters and protect against flood risk	<ul style="list-style-type: none"> • Will the plan / policy reduce or manage flood risk? • Will the plan / policy maintain and enhance ground water quality?

¹⁵ 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"> • Will the plan / policy improve the quality of coastal waters? • Will the plan / policy improve the quality of rivers and inland waters?

7.2 What is the Policy Context?

7.2.1 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

National Planning Policy Framework (2012)

7.2.2 The NPPF was published on 27 March 2012 and takes immediate effect. One of the twelve core planning principles set out within the NPPF is the need to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. A key theme in the NPPF relates to protecting Green Belt land. It highlights the need for local planning authorities to plan positively to enhance the beneficial use of the Green Belt.

Water Resources

Water Act (2003)

7.2.3 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)

7.2.4 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.

Land Resources

Waste Strategy for England (2007)

7.2.5 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)

- 7.2.6 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.

Regional Policy**The North West of England Plan Regional Spatial Strategy to 2021 (2008)**

- 7.2.7 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)**

- 7.2.8 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)**

- 7.2.9 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)

- 7.2.10 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)

- 7.2.11 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.

7.3 What is the Situation Now?

- 7.3.1 This section of the chapter looks at the current baseline of Water and Land Resources within West Lancashire.

Water Resources

- 7.3.2 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.
- 7.3.3 Statistics from 2006 show that rivers within West Lancashire have a significantly lower standard of quality in comparison to the rest of the North West¹⁶. 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%.
- 7.3.4 The Environment Agency website¹⁷ 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.
- 7.3.5 Within West Lancashire, there are a number of areas where sources of groundwater are protected through 'Groundwater Source Protection Zones' (GSPZs)¹⁸. 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 aquifers¹⁹ that need to be protected from contamination or damage.

¹⁶ Information on the water quality of rivers in West Lancashire is provided within the West Lancashire Scoping Report for the LDF (February 2008)

¹⁷ 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.

¹⁸ GSPZs help to monitor the risk of contamination from any activities that might cause pollution in the area.

¹⁹ 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.

Land Resources

- 7.3.6 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 7.1 below shows the area that the Green Belt covers in West Lancashire.
- 7.3.7 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. West Lancashire has a greater proportion of grade 1, 2 and 3 agricultural land than the North West and England averages.
- 7.3.8 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.
- 7.3.9 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.
- 7.3.10 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.

Figure 7.1 Green Belt in West Lancashire (Source: WLBC 2010)



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1:150,000

Table 7.1 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

7.3.11 There are a range of open spaces and green corridors within West Lancashire that contribute to the existing green infrastructure of the Borough. Figure 7.2 on page 84 highlights the existing green infrastructure of the Borough.

Effect of existing policies on current situation

7.3.12 The West Lancashire Replacement Local Plan (2001-2016) contains policies protect 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.

7.4 What will the Situation be without the Plan?

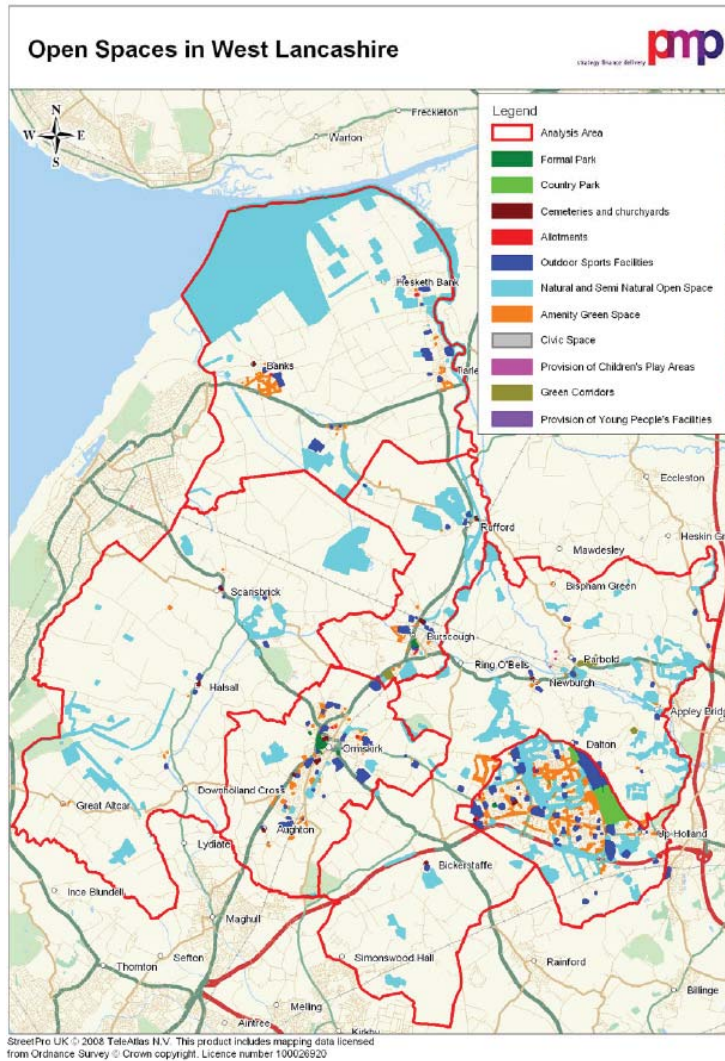
7.4.1 The following section sets out the likely future evolution of the water and land resources baseline if the West Lancashire Local Plan Publication Version were not adopted.

7.4.2 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 (until they can no longer be saved). As highlighted in the previous section, the Replacement Local Plan contains a number of policies to ensure that water and land resources are protected. However even under the transitional arrangements of the NPPF, such policies will carry little weight if they are inconsistent with the NPPF.

7.4.3 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 un-planned and possibly un-sustainable manner, which could include the loss of important land resources such as high grade agricultural land.

7.4.4 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 7.2: Existing Green Infrastructure in West Lancashire (Source: Open Space Study, PMP (WLBC) 2010)



7.5 What will the Situation be under the Local Plan Publication Version?

7.5.1 The West Lancashire Local Plan Publication Version 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	Red
SP2 – Skelmersdale Town Centre – A Strategic Development Site	Orange
SP3 – Yew Tree Farm, Burscough – A Strategic Development Site	Red
GN1 – Settlement Boundaries	Red
GN2 – Safeguarded Land	Red
GN3 – Criteria for Sustainable Development	Orange
GN4 – Demonstrating Viability	Light Blue
GN5 – Sequential Tests	Orange
EC1 – The Economy and Employment Land	Orange
EC2 – The Rural Economy	Orange
EC3 – Rural Development Opportunities	Orange
EC4 – Edge Hill University	Red
RS1 – Residential Development	Orange
RS2 – Affordable and Specialist Housing	Light Blue
RS3- Provision of Student Accommodation	Light Blue
RS4 – Provision for Gypsy and Traveller and Travelling Show People	Light Blue
RS5 – Accommodation for Temporary Agricultural/Horticultural Workers	Red
IF1 – Maintaining Vibrant Town and Local Centres	Light Blue
IF2 – Enhancing Sustainable Transport Choice	Orange
IF3 – Service Accessibility and Infrastructure for Growth	Orange
IF4 – Developer Contributions	Orange
EN1 – Low Carbon Development and Energy Infrastructure	Orange
EN2 – Preserving and Enhancing West Lancashire’s Natural Environment	Red
EN3 – Provision of Green Infrastructure and Open Recreation Space	Red
EN4 – Preserving and Enhancing West Lancashire’s Built Environment	Orange

General comments

- 7.5.2 The implementation of the West Lancashire Local Plan Publication Version 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 significant 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.

- 7.5.3 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

- 7.5.4 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 and 37% of housing development proposed in the Borough 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.
- 7.5.5 An overarching principle set out within a number of West Lancashire Local Plan Publication Version 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 (Rural Development Opportunities). This will have a significant positive impact on ensuring new development is directed towards the most appropriate locations to deliver effective use of land resources.

Land for Green Belt release in the Local Plan (2012-2027)

- 7.5.6 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).
- 7.5.7 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.
- 7.5.8 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

- 7.5.9 Six out of seven “Plan B” sites are located in the Green Belt and the Grove Farm site is also located in the Green Belt. These sites 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.

- 7.5.10 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. It is acknowledged that the potential release of Green Belt in these locations is however necessary to support social and economic objectives for West Lancashire.
- 7.5.11 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. Approximately 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. 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

- 7.5.12 A number of other policies within the Local Plan Publication Version also have impacts on the land resources topic. These impacts are set out below.
- 7.5.13 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 less significant impact on the land resources topic area.
- 7.5.14 Policy SP1 (A Sustainable Development Framework for West Lancashire) emphasises the need for applicants to find solutions that secure development that improves the environmental conditions in an area, which may indirectly help to protect high quality land in West Lancashire over the plan period. The NPPF has removed the national brownfield target for housing development, which could pose a threat to soil and land resources in the longer term. However, this is partly mitigated by the Core Strategy emphasis on the use of previously developed land to meet housing and employment needs.
- 7.5.15 Policy RS5 (Accommodation for Temporary Agricultural/Horticultural Workers) sets out a series of criteria that will need to be satisfied before non permanent accommodation for temporary agricultural/horticultural workers is permitted. The policy states that the development of accommodation will need to comply with Green Belt policy. This will contribute towards protecting the Green Belt in West Lancashire from inappropriate development.
- 7.5.16 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 less significant impact on the land resources topic area.
- 7.5.17 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.
- 7.5.18 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 significant negative impact on land resources within West Lancashire. However, the policy sets out a series of requirements that will need to be met as part of wind energy development. Proposals will be need to consider any potential impacts on land resources (including agricultural land and areas of deep peat). 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.
- 7.5.19 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.
- 7.5.20 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

- 7.5.21 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 Publication Version 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.
- 7.5.22 In terms of the design of development, Policy GN3 (Criteria for Sustainable 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 less significant positive impact on the SA objectives within the land resources topic area.

Green Infrastructure and Geodiversity

- 7.5.23 A number of proposed policies in the Local Plan Publication Version 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. Furthermore, Policy IF2 promotes the development of three linear parks within West Lancashire, which will help to enhance the green infrastructure network.
- 7.5.24 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

- 7.5.25 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.
- 7.5.26 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.

7.6 What will the Situation be under the Local Plan Alternative Options?

- 7.6.1 A detailed assessment of the alternative options for each of the policies was set out within the Local Plan Preferred Options Paper SA/SEA Report (2011). Following the introduction of policy RS5 (Accommodation for Temporary Agricultural/Horticultural Workers) within the Publication Version, an account of the situation under the alternative options for this policy is set out in detail in Appendix 4, and is summarised below:
- In summary, the preferred approach for policy RS5 is more sustainable in relation to water and land resources than the alternative options.
 - The implementation of either of the alternative options (1: Don't have a policy, 2: a **more relaxed policy than proposed**) could potentially lead to the development of accommodation in inappropriate locations that could have a significant negative impact on water and land resources.

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 in relation to water and land resources.

Mitigation of Negative Effects

7.7.2 The potential negative effects on water and land resources can be summarised as follows:

- The implementation of the Local Plan Publication Version 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.

7.7.3 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 adjoining key settlements in the Borough.

7.7.4 Furthermore, an overarching principle set out within the West Lancashire Local Plan Publication Version policies is to prioritise new development where there is brownfield land available.

7.7.5 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 the development.

Enhancement of Positive Effects

7.7.6 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.

7.8 Monitoring

7.8.1 To monitor the impacts of the Local Plan Publication Version 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.

7.9 Summary of Impacts

KEY

Very Positive	Positive	No Effect	Negative	Very Negative
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Type of Impact	Local Plan Publication Version Paper	Local Plan plus other plans, programmes, etc.
Short / medium term (to about 2027)	The implementation of the policies within the Local Plan Publication Version 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	<p>Water</p> <p>The Local Plan Publication Version builds upon the regional and local plans that 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>Land Resources</p>

Type of Impact	Local Plan Publication Version Paper	Local Plan plus other plans, programmes, etc.
	<p>improvements to the transport infrastructure. This could potentially have a significant negative impact on water and land resources within the Borough.</p> <p>However, there are policies within the Local Plan Publication Version that will help to mitigate negative impacts to a certain extent.</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>
Long term (beyond 2027)	<p>Water</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>Land Resources</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>Water</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>Land Resources</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>
Areas likely to be significantly affected	<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>	
Permanent vs. Temporary	<p>As the development of land is considered permanent, both positive and negative effects will be permanent.</p>	
Secondary or indirect	<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 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>	

8 Climatic Factors and Flooding

8.1 Introduction

8.1.1 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.

8.1.2 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.

8.1.3 The impact of the Local Plan Publication Version on the need to minimise energy use and promote its efficient use is considered as part of this chapter also.

8.1.4 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

8.1.5 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"> • Will the plan / policy reduce or manage flood risk? • Will the plan / policy maintain and enhance ground water quality? • Will the plan / policy improve the quality of coastal waters? • Will the plan / policy improve the quality of rivers and inland waters?
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"> • Will the plan / policy minimise the need for energy? • Will the plan / policy maximise the production / proportion of renewable energy? • Will the plan / policy increase energy efficiency (e.g. energy efficiency in buildings, transport

Number	Objective	Locally Distinctive Sub- Criteria
		modes, etc) • Will the plan / policy minimise the use of fossil fuels?

8.2 What is the Policy Context?

8.2.1 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

National Planning Policy Framework (2012)

8.2.2 The NPPF was published on 27 March 2012 and takes immediate effect. One of the twelve core planning principles set out within the NPPF is to “*support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change...*” The NPPF highlights the key role that planning plays in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change. It also highlights that inappropriate development should be avoided in areas at risk of flooding.

Planning and Energy Act (2008)

8.2.3 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)

8.2.4 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.

Regional Policy

North West Sustainable Energy Strategy (2006)

8.2.5 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)

8.2.6 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)

8.2.7 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

8.2.8 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)

8.2.9 The Strategic Flood Risk Assessment for West Lancashire identifies areas at risk of flooding, 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

8.2.10 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.

8.3 What is the Situation Now?

8.3.1 This section of the chapter looks at the current baseline in terms of Climatic Factors and Flooding present within West Lancashire.

Carbon Dioxide Emissions

8.3.2 Table 8.1 shows that West Lancashire has higher per capita CO² 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 8.1: Local and Regional Estimates of Carbon Dioxide Emissions (Source: Lancashire Profile 2010 (DECC 2007))

	CO ² emissions (thousands of tonnes)					Per capita CO ² 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

8.3.3 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

8.3.4 Figure 8.1 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.
- 8.3.5 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.
- 8.3.6 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.
- 8.3.7 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

- 8.3.8 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.
- 8.3.9 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 8.2.

Figure 8.1 Flood risk levels in West Lancashire (Source: WLBC SFRA (Environment Agency) 2010)



Table 8.2 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

- 8.3.10 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 (for as long as these policies are saved). 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.

8.4 What will the Situation be without the Plan?

- 8.4.1 The following section sets out the likely future evolution of the climatic factors and flooding baseline if the West Lancashire Local Plan Publication Version Policies are not adopted. If greenhouse gases, for instance CO², 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 be exacerbated, as new development will not necessarily take place in sustainable locations, leading to an increase in CO² emissions in the Borough.
- 8.4.2 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.
- 8.4.3 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 (for as long as these policies are saved). However even under the transitional arrangements of the NPPF, such policies will carry little weight if they are inconsistent with the NPPF. The potential increase in flood risk as a result of future climate change may lead to new areas becoming susceptible to flood risk.

8.5 What will the Situation be under the Local Plan Publication Version?

8.5.1 The West Lancashire Local Plan Publication Version 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 Farm, Burscough – A Strategic Development Site	
GN1 – Settlement Boundaries	
GN2 – Safeguarded Land	
GN3 – Criteria for Sustainable Development	
GN4 – Demonstrating Viability	
GN5 – Sequential Tests	
EC1 – The Economy and Employment Land	
EC2 – The Rural Economy	
EC3 – Rural Development Opportunities	
EC4 – Edge Hill University	
RS1 – Residential Development	
RS2 – Affordable and Specialist Housing	
RS3- Provision of Student Accommodation	
RS4 – Provision for Gypsy and Traveller and Travelling Show People	
RS5 – Accommodation for Temporary Agricultural/Horticultural Workers	
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

- 8.5.2 Overall, the implementation of the Local Plan Publication Version should have a significant 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 CO₂ emissions), there are policies within the plan to counteract this negative impact to some extent, including to ensure that community facilities and services are in appropriate locations to reduce the need to travel; and through the promotion of sustainable transport methods.
- 8.5.3 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.
- 8.5.4 The Local Plan Publication Version 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 reduce CO₂ emissions over the plan period.

Increase in Population

- 8.5.5 Policy SP1 (A Sustainable Development Framework for West Lancashire) 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 CO₂ emissions over the plan period.
- 8.5.6 There are a number of policies within the Local Plan Publication Version 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 significant 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.
- 8.5.7 The settlement boundaries proposed in the Local Plan Publication Version 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. The implementation of this policy will have a less significant positive impact on the climatic factors topic through reducing the need to travel, which should assist to reduce the carbon emissions generated by new development.
- 8.5.8 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 reduce CO₂ emissions from new development in the Borough.

- 8.5.9 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 less significant impact on reducing CO₂ emissions from new development within Burscough.
- 8.5.10 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 is likely to have a positive impact of little or no effect on the SA objectives within the climatic factors topic area.

Sustainable Travel

- 8.5.11 Measures to deliver sustainable transport solutions alongside new development are identified within a number of policies in the Local Plan Publication Version. Through encouraging people in West Lancashire to utilise sustainable transport solutions (as opposed to the private car), the amount of CO₂ emissions produced will be reduced, which would have a less significant positive impact on the climatic factors and flooding topic area.
- 8.5.12 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 less significant positive impact on the climatic factors topic area.
- 8.5.13 Policy GN3 (Criteria for Sustainable 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 may assist to reduce CO₂ emissions.
- 8.5.14 Policies SP2 (Skelmersdale Town Centre), SP3 and EC4 (Edge Hill University) 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 CO₂ emissions from travel are kept to a minimum in these areas when delivering new development.

Flood Risk

- 8.5.15 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.
- 8.5.16 Policy GN3 emphasises the need to ensure that development does not result in unacceptable flood risk or drainage problems through requiring new development to: be located away from flood zones 2 and 3 where possible; satisfy the sequential and, if necessary, the exceptions tests set out in National Guidance; and incorporate sustainable drainage systems where there is a risk of surface water flooding within or beyond a site. The implementation of this policy will have a significant positive impact on the climatic factors and flooding topic area.
 - 8.5.17 Policy GN5 (Sequential Tests) highlights that proposals at risk from flooding will be required to undergo a sequential test to demonstrate that there are no alternative sites in preferable locations. This will contribute towards ensuring that inappropriate development is avoided in areas at risk of flooding over the plan period.
 - 8.5.18 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 this policy will further contribute towards a significant positive impact on the SA objectives within the climatic factors and flooding topic area.
 - 8.5.19 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 likely positive impact of little or no significance on the climatic factors and flooding topic area.

Energy Efficiency

- 8.5.20 The Local Plan Publication Version 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 1000m², 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 CO₂ emissions released over and beyond the plan period.
- 8.5.21 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 less significant positive impact on the climatic factors and flooding topic area.

8.6 What will the Situation be under the Local Plan Alternative Options?

- 8.6.1 A detailed assessment of the alternative options for each of the policies was set out within the Local Plan Preferred Options Paper SA/SEA Report (2011). An assessment of the alternative options for policy RS5 (Accommodation for Temporary Agricultural/Horticultural Workers) within the Publication Version is not required in this chapter as this policy was judged to have a minimal effect on the climatic factors and flooding topic area.

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 sustainability of the plan in relation to climatic factors and flooding.

Mitigation of Negative Effects

- 8.7.2 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 Publication Version 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 CO₂ emissions emitted over the plan period, which would have a significant negative impact.
- 8.7.3 There are measures included within the plan to mitigate this negative impact to some extent. 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. Policies SP2, SP3, EC4 and IF2 promote the use of sustainable transport methods. This will help to reduce the volume of CO₂ emissions released through private travel.

Enhancement of Positive Effects

- 8.7.4 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 reduce the amount of CO₂ 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 reduce the volume of CO₂ 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 CO₂ emissions are reduced over the plan period.

- Policies GN3 and IF4 identify the importance of delivering new development within the Borough in the context of preventing flood risk.

8.8 Monitoring

8.8.1 To monitor the impacts of the Local Plan Publication Version on climatic factors and flooding, appropriate indicators could be selected from the following list:

- CO₂ 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 CO₂ 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 CO₂ 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).

8.9 Summary of Impacts

KEY

Very Positive	Positive	No Effect	Negative	Very Negative
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Type of Impact	Local Plan Publication Version	Local Plan plus other plans, programmes, etc.
Short / medium term (to about 2027)	Overall, the implementation of the Local Plan Publication Version 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	A number of plans and programmes at all spatial levels in the UK, including the Climate Change Act (2008), and the NPPF will strengthen the impact of the Local Plan and emphasise the

Type of Impact	Local Plan Publication Version	Local Plan plus other plans, programmes, etc.
	<p>amount of traffic travelling to and around the Borough (which will in turn increase CO₂ emissions), there are policy measures within the plan to counteract this negative impact to some extent.</p> <p>The majority of new development proposed within the plan is targeted towards areas that do not suffer from significant flood risk. 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 Publication Version promotes the 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 reduce CO₂ emissions over the plan period, and contribute positively.</p>	<p>importance of this topic area.</p>
Long term (beyond 2027)	<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 significant 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>
Areas likely to be significantly affected	<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. This will increase the carbon emissions in these areas through an increase in population, which will contribute to a negative impact on the wider 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 to protect areas at risk of flooding.</p>	
Permanent vs. Temporary	<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>	
Secondary or indirect	<p>That the effects that new development can have on climatic factors and flooding are essentially secondary or indirect effects, as they operate on the wider climatic system.</p>	

9 Transportation and Air Quality

9.1 Introduction

- 9.1.1 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.
- 9.1.2 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.
- 9.1.3 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.
- 9.1.4 Therefore, it is important to ensure that transport infrastructure is able to safely and efficiently accommodate demand and provide choice of transportation, thereby reducing the impact of congestion on the Borough's roads.
- 9.1.5 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.
- 9.1.6 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.
- 9.1.7 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.
- 9.1.8 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

- 9.1.9 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>

9.2 What is the Policy Context?

9.2.1 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

National Planning Policy Framework (2012)

9.2.2 The NPPF was published on 27 March 2012 and takes immediate effect. One of the twelve core planning principles set out within the NPPF is to *“actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable”*. The NPPF emphasises the need for Local Authorities to work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development. It also highlights that encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.

The Air Quality Standards Regulations (2010)

9.2.3 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)

9.2.4 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.

9.2.5 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 (NO₂); ozone;

particles (PM10); sulphur dioxide (SO2); and polycyclic aromatic hydrocarbons. Performance against these objectives is monitored where people are regularly present and might be exposed to air pollution.

Air Quality and Climate change – A UK Perspective (2007)

- 9.2.6 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.

Regional Policy

The North West of England Plan Regional Spatial Strategy to 2021 (2008)

- 9.2.7 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)

- 9.2.8 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

- 9.2.9 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)

- 9.2.10 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.

9.3 What is the Situation Now?

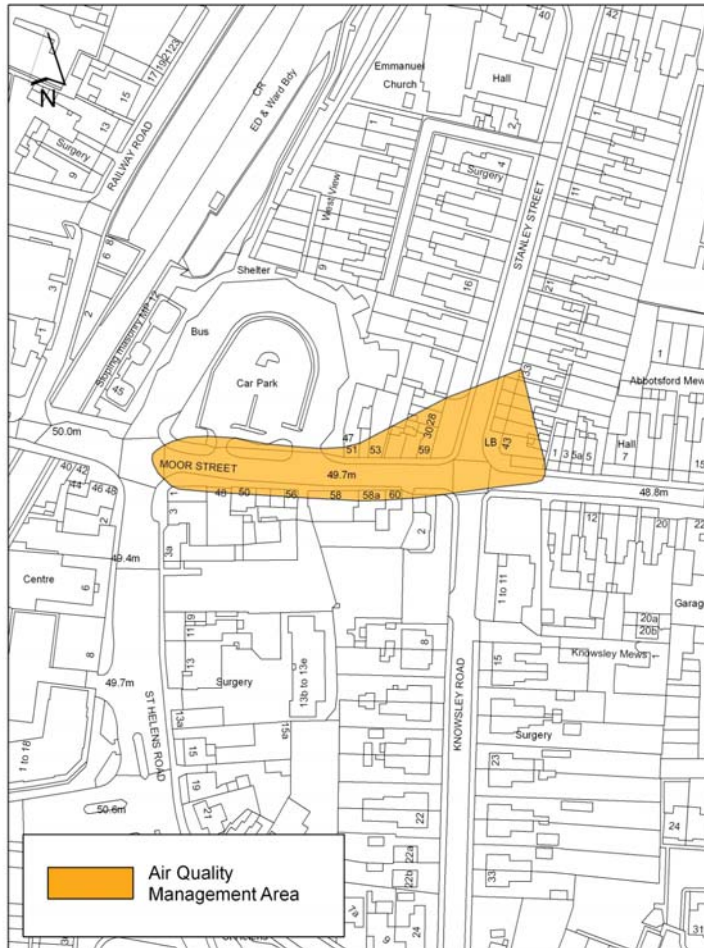
Air Quality

- 9.3.1 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 9.1). This area suffers from congestion and bottle necks from traffic travelling through Ormskirk town centre.

Combined Air Quality

- 9.3.2 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 9.2). 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).

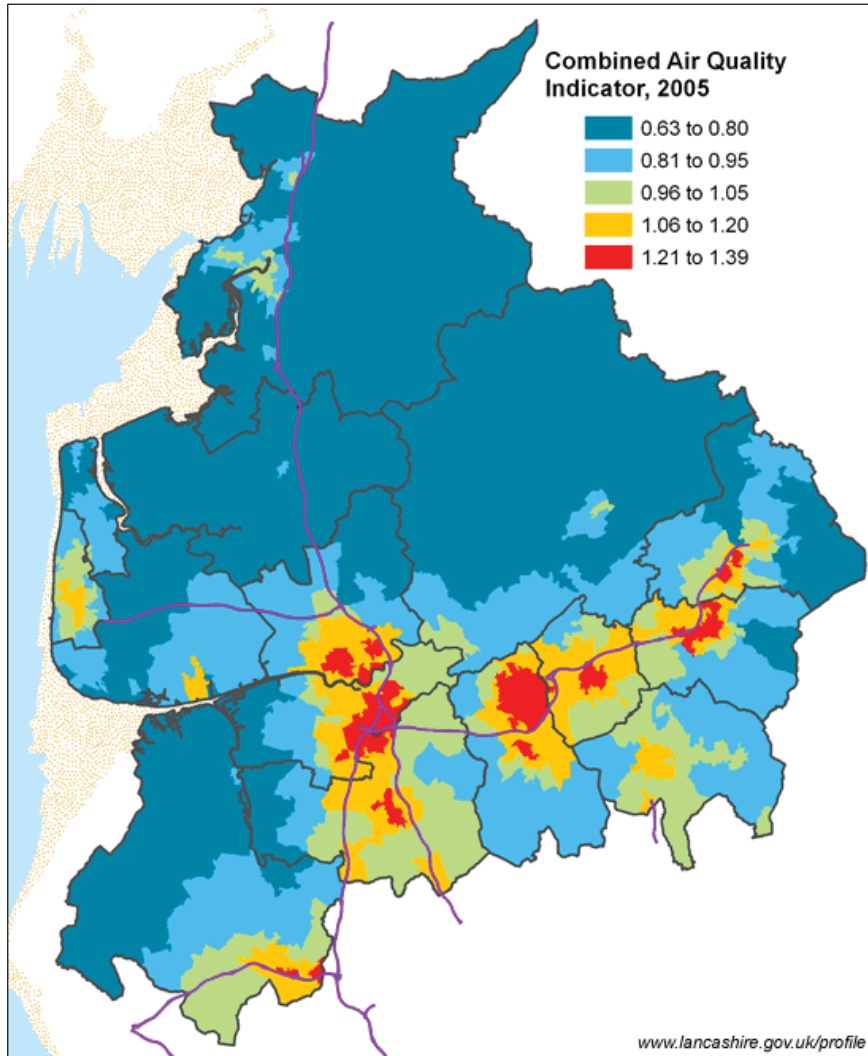
Figure 9.1 AQMA, Moor Street, Ormskirk (Source: WLBC 2010)



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1:1,250

Figure 9.2: Combined Air Quality Indicator Scores, 2005 (Source: Lancashire Profile 2010)



Carbon Dioxide Emissions

9.3.3 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 9.1: Local and Regional Estimates of Carbon Dioxide Emissions, 2007 (Source Lancashire Profile 2010)

	CO ² emissions (thousands of tonnes)					Per capita CO ² 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>

Transportation

9.3.4 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.

9.3.5 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

- 9.3.6 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.

9.4 What will the Situation be without the Plan?

- 9.4.1 The following section sets out the likely future evolution of the Transportation and Air Quality baseline if the West Lancashire Local Plan Public Version 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.
- 9.4.2 Ultimately, the most significant drawback going forward without any new planning policy on sustainable transport is that the saved Local Replacement Plan will soon be out of date (the transitional arrangements of the NPPF allow just twelve months for local authorities to get their plans up to date). This will make it difficult to deliver sustainable transport initiatives through the planning system and could be 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.
- 9.4.3 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.
- 9.4.4 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.
- 9.4.5 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.
- 9.4.6 The car will remain the most popular method of transport, with levels of variation across the Borough.
- 9.4.7 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.

9.5 What will the Situation be under the Local Plan Publication Version?

9.5.1 The Local Plan Publication Version 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 Farm, Burscough – A Strategic Development Site	
GN1 – Settlement Boundaries	
GN2 – Safeguarded Land	
GN3 – Criteria for Sustainable Development	
GN4 – Demonstrating Viability	
GN5 – Sequential Tests	
EC1 – The Economy and Employment Land	
EC2 – The Rural Economy	
EC3 – Rural Development Opportunities	
EC4 – Edge Hill University	
RS1 – Residential Development	
RS2 – Affordable and Specialist Housing	
RS3- Provision of Student Accommodation	
RS4 – Provision for Gypsy and Traveller and Travelling Show People	
RS5 – Accommodation for Temporary Agricultural/Horticultural Workers	
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	

9.5.2 The following discussion is an assessment of the likely impacts of the Local Plan Publication Version on transportation and air quality.

General Comments

- 9.5.3 Generally, the Local Plan Publication Version has a positive impact on air quality, mainly via indirect impacts. Some of the policies set out 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 Publication Version also promotes renewable energy schemes as part of a low carbon economy, which is likely to have a positive impact on air quality.
- 9.5.4 A number of the policies within the Local Plan Publication Version 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.
- 9.5.5 The overall effect of the Local Plan Publication Version on transportation sustainability is positive.

Location of New Development

- 9.5.6 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.
- 9.5.7 The settlement boundaries proposed in the Local Plan Publication Version 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 significant positive impact on this topic area through reducing the need to travel, which will subsequently lead to a reduction in carbon emissions.
- 9.5.8 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 reduce CO₂ emissions in the Borough.
- 9.5.9 The overarching policy for delivering sustainable transport provision 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.
- 9.5.10 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 significant 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 an indirect positive impact on the local economy by improving the attractiveness of the two towns to new economic development.
- 9.5.11 The policies within the Local Plan Publication Version that identify proposals for the strategic development sites all incorporate measures that will ensure a significant positive impact on the transportation sustainability topic. Policy SP2 (Skelmersdale Town Centre – A Strategic Development Site) 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. 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.
- 9.5.12 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 less significant positive impact on this topic area through encouraging new development that is accessible by public transport.
- 9.5.13 Policy GN3 (Criteria for Sustainable Development) also incorporates measures that will have a significant 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

- 9.5.14 Policy IF2 and Appendix F of the Local Plan Publication Version 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.
- 9.5.15 Outlining standards for cycle parking provision through Policy IF2 will ensure that new development provides appropriate provision for cyclists, this will help to encourage cycling and will have a less significant positive impact on reducing congestion in the Borough and will also have an in-direct positive impact on health in the Borough.
- 9.5.16 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

- 9.5.17 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.
- 9.5.18 The implementation of these schemes would have a significant 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.
- 9.5.19 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.
- 9.5.20 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.
- 9.5.21 Policy SP3 (Yew Tree Farm, Burscough – A Strategic Development Site) sets out how a linear park / cycle route across the site to link in with a wider Ormskirk to Burscough linear park / cycle route will be delivered as part of new development on the site. This will encourage walking and cycling between Ormskirk and Burscough and will contribute towards a positive impact on the air quality and transportation topic area.

Delivering Development and its affect on Transportation and Air Quality

- 9.5.22 It should be noted that growth within the Borough proposed in the Local Plan Publication Version 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 negative impacts on air quality.
- 9.5.23 To the extent that new development is determined in accordance with the presumption in favour of sustainable development within Policy SP1 (A Sustainable Development Framework for West Lancashire), and not with the other policies in the LDF, the impact on the air quality and transportation topic area of implementing this policy should a less significant positive effect. A number of policies in the NPPF (in particular section 4 – Promoting sustainable transport) would positively address the local sub-criteria for SA objectives 11 and 17.
- 9.5.24 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 significant positive impact on air quality in the Borough.
- 9.5.25 The Local Plan Publication Version (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 CO₂ emissions over the plan period, which would have a less significant positive impact on air quality.
- 9.5.26 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.
- 9.5.27 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.

9.6 What will the Situation be under the Local Plan Alternative Options?

- 9.6.1 A detailed assessment of the alternative options for each of the policies was set out within the Local Plan Preferred Options Paper SA/SEA Report (2011). An assessment of the alternative options for policy RS5 (Accommodation for Temporary Agricultural/Horticultural Workers) within the Publication Version is not required in this chapter as this policy was judged to have a minimal impact on the transportation and air quality topic area.

9.7 Recommendations for Mitigation and/or Enhancement

- 9.7.1 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

- 9.7.2 The potential negative effects on air quality and transportation are as follows:
- The increase in development and population growth could potentially have a significant negative effect on air quality.
- 9.7.3 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 CO₂ emissions released through private vehicle movements.
- 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.
- 9.7.4 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

- 9.7.5 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 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.

9.8 Monitoring

- 9.8.1 To monitor the impacts of the Local Plan Publication Version 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.

9.9 Summary of Impacts

KEY

Very Positive	Positive	No Effect	Negative	Very Negative
Type of Impact	Local Plan Publication Version		Local Plan plus other plans, programmes, etc.	
Short / medium term (to about 2027)	Generally, the Local Plan Publication Version 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 significant positive impact on air quality. Policy IF2 is the overarching policy in		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 Publication Version are consistent with proposals set out within the LTP. Overall, the plans and activities dealing with air quality issues, along with the	

Type of Impact	Local Plan Publication Version	Local Plan plus other plans, programmes, etc.
	<p>terms of setting out the transport schemes that are going to be delivered over the plan period. The delivery of these will help to improve sustainable transport choice over the plan period. The Local Plan Publication Version also emphasises the need for new development to be accessible, which will contribute towards a significant positive impact on this topic area.</p>	<p>Local Plan, should ensure that sustainability in terms of air quality is not negatively affected.</p>
<p>Long term (beyond 2027)</p>	<p>In the long term, the effects of the Local Plan Publication Version 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>	<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.</p>
<p>Areas likely to be significantly affected</p>	<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>Permanent vs. Temporary</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. 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 and town centres.</p>	
<p>Secondary or indirect</p>	<p>There is potential for the adverse effects of climate change to affect transportation</p>	

Type of Impact	Local Plan Publication Version	Local Plan plus other plans, programmes, etc.
	<p>indirectly in the long-term, through disruption caused by extreme weather events.</p> <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>	

10 Social Equality and Community Services

10.1 Introduction

- 10.1.1 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. A priority of the Council and its partners is to ensure that people living in West Lancashire enjoy a good quality of life.
- 10.1.2 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.
- 10.1.3 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.
- 10.1.4 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.
- 10.1.5 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

- 10.1.6 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	Will the plan / policy meet the employment needs of all local people? Will the plan / policy encourage business start-up, especially from under represented groups? 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? Will the plan / policy reduce poverty in those areas and communities most affected?
5	To deliver urban renaissance	Will the plan / policy improve economic, environmental and social conditions in deprived urban areas and for deprived groups? Will the plan / policy improve the quality of the

		<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>

10.2 What is the Policy Context?

10.2.1 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

- 10.2.2 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.

National Planning Policy Framework (2012)

- 10.2.3 The NPPF was published on 27 March 2012 and takes immediate effect. A core planning principle set out within the NPPF is the need to “take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs”. A key theme of the NPPF is promoting healthy communities. It highlights the need for planning policies and decisions to deliver the social, recreational and cultural facilities that communities need.

Sustainable Communities: People, Places and Prosperity (2005)

- 10.2.4 Sustainable Communities: People, Places and Prosperity (2005) promotes prosperity for all, through promotion of good governance, empowering communities and tackling disadvantage.

Regional Policy

- 10.2.5 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)

- 10.2.6 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)

- 10.2.7 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.
- 10.2.8 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)

10.2.9 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

10.2.10 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)

10.2.11 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.

10.3 What is the Situation Now?

10.3.1 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 Deprivation²⁰ is the English Indices of Deprivation 2007 (IMD 2007).

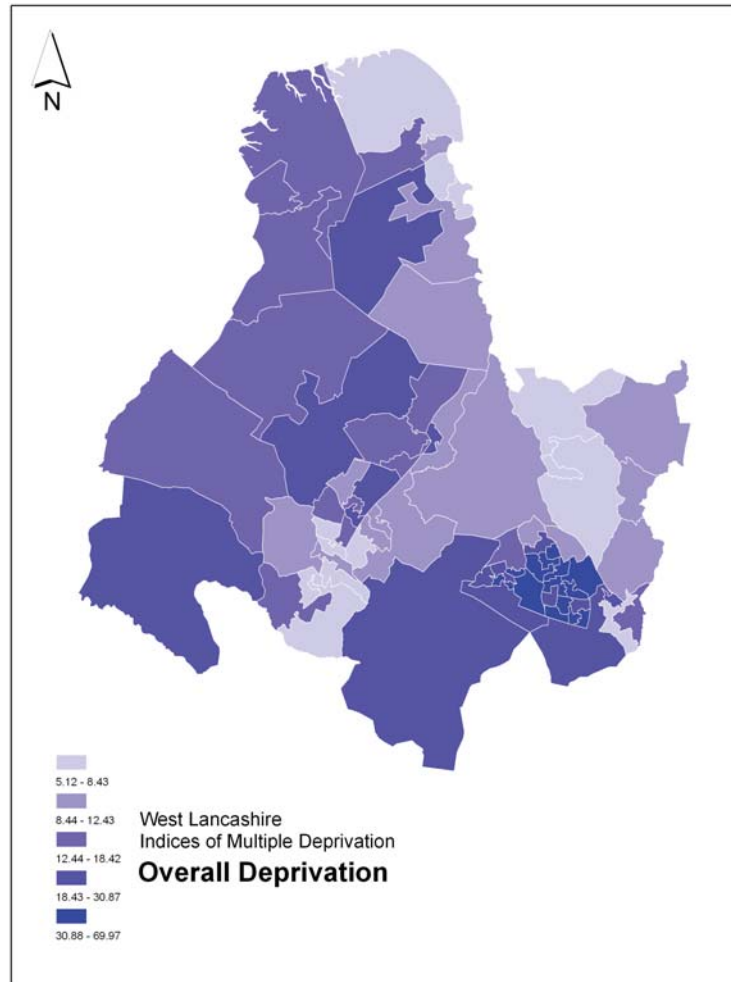
10.3.2 West Lancashire's 2010 IMD average score gave it a national rank order of 136th most-deprived Borough out of 326 in England. However, as illustrated in Figure 9.1 varying levels of deprivation can be found within the Borough. In 2007 all six LSOAs ranked amongst the 10% most deprived nationally in terms of multiple deprivation are in Skelmersdale wards - one in Birch Green, two in Digmaor, one in Moorside and two in Tanhouse. One of these LSOAs in Digmaor ward is ranked 244th i.e. amongst the 1% most deprived nationally. Hesketh Bank, Aughton and Parbold are amongst the least deprived areas.

10.3.3 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 Digmaor, 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.

²⁰ 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 10.1: Overall Deprivation in West Lancashire (Source: West Lancashire Population and Social Inclusion Topic Paper 2010)



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1:150,000

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) would continue to provide the planning framework for social equality and community services until they can no longer be saved.
- 10.4.2 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.
- 10.4.3 The saved Local Plan polices will soon out of date and inconsistent with the NPPF. The needs of the Borough are likely to change in the future, beyond the scope of those planned for in the 2001 Local 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 population forecasts.
- 10.4.4 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.
- 10.4.5 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.
- 10.4.6 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.
- 10.4.7 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.
- 10.4.8 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 Publication Versions 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.
- 10.4.9 Without the Local Plan there may also be less emphasis in addressing spatial disparities in the Borough. For instance, the Local Plan Publication Version targets 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.
- 10.4.10 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.

10.5 What will the Situation be under the Local Plan Publication Version?

10.5.1 The Local Plan Publication Version 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	
	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 Farm, Burscough – A Strategic Development Site	
GN1 – Settlement Boundaries	
GN2 – Safeguarded Land	
GN3 – Criteria for Sustainable Development	
GN4 – Demonstrating Viability	
GN5 – Sequential Tests	
EC1 – The Economy and Employment Land	
EC2 – The Rural Economy	
EC3 – Rural Development Opportunities	
EC4 – Edge Hill University	
RS1 – Residential Development	
RS2 – Affordable and Specialist Housing	
RS3- Provision of Student Accommodation	
RS4 – Provision for Gypsy and Traveller and Travelling Show People	
RS5 – Accommodation for Temporary Agricultural/Horticultural Workers	
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	

- 10.5.2 The following discussion is an assessment of how the Local Plan Publication Version policies identified are likely to have an impact on the sustainability of social equality and community services.

General Comments

- 10.5.3 There are a number of policies in the Local Plan Publication Version that are expected to have a positive cumulative impact on social equality and community services.
- 10.5.4 A number of Publication Version 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 Publication Version 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.
- 10.5.5 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

- 10.5.6 Several policies in the Local Plan Publication Version 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.
- 10.5.7 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.
- 10.5.8 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 significant positive impact on access to services and facilities within the Borough.
- 10.5.9 Policy EC3 (Rural Development Opportunities) 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 but less significant impact on social equality and community services in the Borough.
- 10.5.10 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.
- 10.5.11 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.
- 10.5.12 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.
- 10.5.13 The co-location of new public facilities and services and the creation of ‘community hubs’ through the implementation of Policy IF3 will have a significant positive impact on accessibility to services and in the long term will contribute towards reducing social exclusion in the Borough.
- 10.5.14 Policy GN3 (Criteria for Sustainable 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 positive but less significant impact on social inclusion objectives for the Borough.

Retail

- 10.5.15 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 will help 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.
- 10.5.16 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 to protect and support the viability of town centres across the Borough.
- 10.5.17 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.
- 10.5.18 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 significant positive impact on increasing accessibility to services and facilities in the Borough.
- 10.5.19 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

- 10.5.20 Policy SP2 seeks to deliver improved accessibility to parks and open space in and around Skelmersdale town centre; this will have a positive impact of less significance 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.

- 10.5.21 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 significant positive impact on the quality of life for local residents through helping to reduce the fear of crime and reducing opportunities for crime.
- 10.5.22 Local Plan Policy SP3 (Yew Tree Farm, Burscough - A Strategic Development Site), supports the construction of local convenience shops and a new youth and community centre, this will help to promote social inclusion.
- 10.5.23 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 (of less significance) on the health of the Borough, as it is likely to help promote active lifestyles.
- 10.5.24 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.
- 10.5.25 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 (of less significance) on health and well-being in the Borough.
- 10.5.26 To the extent that new development is determined in accordance with the presumption in favour of sustainable development within Policy SP1 (A Sustainable Development Framework for West Lancashire), and not with the other policies in the Local Plan, the impact on the Social Equality and Community Services topic area of implementing this policy should be one of a less significant positive effect. A number of policies in the NPPF (in particular section 8 – Promoting healthy communities) would positively address this topic area.

Green Infrastructure

- 10.5.27 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 of less significance on increasing accessibility to the green infrastructure network. Likewise the implementation of Policy SP3 will provide for the delivery of a new town park for Burscough, which will help increase accessibility to green infrastructure in the Borough.

- 10.5.28 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 should have a positive impact on the health and well-being of local people.

Housing

- 10.5.29 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.
- 10.5.30 The delivery of specific housing for particular groups in the Borough through policies RS1 and RS2 (including affordable housing) is likely to have a significant 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.
- 10.5.31 Policy RS1 also states that development proposals for accommodation designed specifically for the elderly will be encouraged within settlements, provided that they are accessible by public transport or close to community facilities. Policy RS5 (Accommodation for temporary agricultural/horticultural workers) aims to ensure that sufficient accommodation is provided for temporary workers within West Lancashire. The implementation of both these policies will contribute towards ensuring suitable housing choice is available to all members of the community.
- 10.5.32 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 (of less significance) on quality of life for residents within Ormskirk and Aughton.

Education and Skills

- 10.5.33 Policy SP3 (Yew Tree Farm, Burscough – A Strategic Development Site) supports improvements to education provision in Burscough through the creation of a new primary school, which will benefit children through offering a better quality learning environment, 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.
- 10.5.34 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 significant 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.

10.6 What will the Situation be under the Local Plan Alternative Options?

10.6.1 A detailed assessment of the alternative options for each of the policies was set out within the Local Plan Preferred Options Paper SA/SEA Report (2011). Following the introduction of policy RS5 (Accommodation for Temporary Agricultural/Horticultural Workers) within the Publication Version, an account of the situation under the alternative options for this policy is set out in detail in Appendix 4, and is summarised below:

- In summary, the preferred approach for policy RS5 is more sustainable in relation to social equality and community services than the alternative options.
- The implementation of either of the alternative options (1: Don't have a policy, 2: a **more relaxed policy than proposed**) could potentially lead to a deficit in accommodation for temporary workers within West Lancashire.

10.7 Recommendations for Mitigation and/or Enhancement

10.7.1 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.

10.7.2 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.

10.8 Monitoring

10.8.1 To monitor the impacts of the Local Plan Publication Version 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.

10.9 Summary of Impacts

KEY

Very Positive	Positive	No Effect	Negative	Very Negative
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Type of Impact	Local Plan Publication Version	Local Plan plus other plans, programmes, etc.
Short / medium term (to about 2027)	The Local Plan Publication Version 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 significant positive impact on social equality and community services in the Borough.	<p>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.</p> <p>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.</p>
Long term (beyond 2027)	<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 facilities.</p> <p>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.</p>	<p>National Health Service activities will continue to be important in supporting health improvements.</p> <p>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.</p>

<p>Areas likely to be significantly affected</p>	<p>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.</p>	
<p>Permanent vs. Temporary</p>	<p>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>	
<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. 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. 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. 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>	

11 Local Economy and Employment

11.1 Introduction

11.1.1 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.

11.1.2 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.

11.1.3 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.

11.1.4 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

11.1.5 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? 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? Will the plan / policy provide higher skilled jobs? Will the plan / policy increase the levels of participation and attainment in education? 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? Will the plan / policy help develop the Borough's knowledge base? Will the plan / policy attract new businesses to the Borough? Will the plan / policy promote growth in the key sectors of the Borough's economy? 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? Will the plan / policy improve the quality of the built and historic environment? Will the plan / policy improve the quantity and quality of open space? Will the plan / policy improve the vitality and viability of Town Centres? Will the plan / policy deliver Sustainable Communities? 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>

11.2 What is the Policy Context?

11.2.1 There are a number of planning 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

National Planning Policy Framework (2012)

11.2.2 The NPPF was published on 27 March 2012 and takes immediate effect. A core planning principle set out within the NPPF is to “proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs”. Two key themes set out in the NPPF are to ensure the vitality of town centres and to support a prosperous rural economy. In order to achieve economic growth, the NPPF highlights that Local Planning Authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

Regional Policy

The North West of England Plan Regional Spatial Strategy to 2021 (2008)

11.2.3 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.

11.2.4 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)

11.2.5 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.

11.2.6 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

11.2.7 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

11.2.8 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

- 11.2.9 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.
- 11.2.10 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.

11.3 What is the Situation Now?

- 11.3.1 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 Digmaor, 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.

11.4 What will the Situation be without the Plan?

- 11.4.1 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 (although the saved policies of the Local Plan have a very limited life, in light of the transitional arrangements of the NPPF).
- 11.4.2 In the short term existing unfavourable economic trends would be likely to continue, including employment deprivation and low job density.
- 11.4.3 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.
- 11.4.4 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.
- 11.4.5 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 provide an integrated approach to creating and maintaining sustainable neighbourhoods.
- 11.4.6 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.

11.4.7 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.

11.5 What will the Situation be under the Local Plan Publication Version?

11.5.1 The Local Plan Publication Version 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 Farm, Burscough – A Strategic Development Site	
GN1 – Settlement Boundaries	
GN2 – Safeguarded Land	
GN3 – Criteria for Sustainable Development	
GN4 – Demonstrating Viability	
GN5 – Sequential Tests	
EC1 – The Economy and Employment Land	
EC2 – The Rural Economy	
EC3 –Rural Development Opportunities	
EC4 – Edge Hill University	
RS1 – Residential Development	
RS2 – Affordable and Specialist Housing	
RS3- Provision of Student Accommodation	
RS4 – Provision for Gypsy and Traveller and Travelling Show People	
RS5 – Accommodation for Temporary Agricultural/Horticultural Workers	
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	

Local Plan Policy Title	Degree of Impact Rating
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 Publication Version policies identified are likely to have an impact on the sustainability of the local economy and employment.

General Comments

11.5.3 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.

11.5.4 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.

11.5.5 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.

11.5.6 The Local Plan will have a significant 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.

11.5.7 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 potential 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

11.5.8 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.

- 11.5.9 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.
- 11.5.10 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.
- 11.5.11 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.
- 11.5.12 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
- 11.5.13 Policy GN1 (Settlement Boundaries) permits small scale rural employment (up to 1000 sqm²) 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.
- 11.5.14 Policy GN2 (Safeguarded Land) protects a number of sites for development beyond the plan period (2027), this will have a significant 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.

- 11.5.15 It is considered that the safeguarding 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 significant 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.
- 11.5.16 Policy GN4 (Demonstrating Viability) is likely to have a significant 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.
- 11.5.17 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.
- 11.5.18 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 in reasonable proximity to economically deprived areas in Ormskirk and Skelmersdale.
- 11.5.19 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.
- 11.5.20 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.

- 11.5.21 The promotion of ‘green’ construction and technology sectors in the Borough through Policy EC1 should help the transition to a low carbon economy.

- 11.5.22 To the extent that new development is determined in accordance with the presumption in favour of sustainable development within Policy SP1 (A Sustainable Development Framework for West Lancashire), and not with the other policies in the Local Plan, the impact on the local economy and employment topic area of implementing this policy should be one of significant positive effect. The NPPF places very strong emphasis on securing economic growth (in particular section 1 – Building a strong, competitive economy, section 2 – ensuring the vitality of town centres and section 3 – supporting a prosperous rural economy) and the positive implementation of these policies would have a major beneficial impact on SA objectives 1, 3, 4, 5, 6 and 7.

Local Skills and Education

- 11.5.23 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.

- 11.5.24 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

- 11.5.25 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.

- 11.5.26 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

- 11.5.27 Given that the Borough is predominately rural in nature, the rural economy is an important consideration for the Local Plan.

- 11.5.28 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.
- 11.5.29 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. Policy EC2 also highlights that the Council will support the roll out of high speed broadband in order to support economic recovery and growth within West Lancashire. This will encourage the development of rural enterprise and diversification within the Borough.
- 11.5.30 The allocation of rural economic development through Policy EC2 at Greaves Hall, Banks will have a significant 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.
- 11.5.31 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.
- 11.5.32 The promotion of tourism through Policy EN4 is also likely to help diversify the rural economy.
- 11.5.33 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 moderate beneficial 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.
- 11.5.34 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.
- 11.5.35 Policy EC3 (Rural Development Opportunities) 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.
- 11.5.36 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 the NPPF Policy EC3 is considered reasonably flexible and sustainable and should help support rural and wider economic growth in the Borough.

Housing

- 11.5.37 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.
- 11.5.38 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.
- 11.5.39 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.
- 11.5.40 The implementation of Policy RS5 (Accommodation for temporary agricultural/horticultural workers) will help to ensure that sufficient accommodation is provided for temporary workers within the area. This will support the businesses located within West Lancashire that rely on temporary workers and help to develop the rural economy within the Borough.

Transport

- 11.5.41 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.
- 11.5.42 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

- 11.5.43 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.
- 11.5.44 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.
- 11.5.45 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 potential adverse impacts on local landscapes (visual) and local biodiversity and the potential loss of green infrastructure.
- 11.5.46 The implementation of Policy SP3 (Yew Tree Farm, Burscough – A 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 are unlikely at this site.
- 11.5.47 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.
- 11.5.48 Approximately 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. 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.
- 11.5.49 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 stimulate 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.
- 11.5.50 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.

- 11.5.51 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.
- 11.5.52 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.
- 11.5.53 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.
- 11.5.54 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

- 11.5.55 Positive effects in relation to the growth of the tourism industry have been identified in relation to policies, EC2, EN2, EN3 and EN4.
- 11.5.56 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 significant positive impact on local economy and employment and would help to attract inward investment and could potentially lead to subsequent spin-off multiplier effects.
- 11.5.57 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.
- 11.5.58 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.

- 11.5.59 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

- 11.5.60 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.
- 11.5.61 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.
- 11.5.62 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.
- 11.5.63 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.

11.6 What will the Situation be under the Local Plan Alternative Options?

- 11.6.1 A detailed assessment of the alternative options for each of the policies was set out within the Local Plan Preferred Options Paper SA/SEA Report (2011). Following the introduction of policy RS5 (Accommodation for Temporary Agricultural/Horticultural Workers) within the Publication Version, an account of the situation under the alternative options for this policy is set out in detail in Appendix 4, and is summarised below:
- In summary, the preferred approach for policy RS5 is more sustainable in relation to the local economy and employment than the alternative options.
 - The implementation of either of the alternative options (1: Don't have a policy, 2: a more relaxed policy than proposed) could potentially lead to a deficit in accommodation for temporary workers within West Lancashire. This could potentially have a detrimental impact on the development of the rural economy within the Borough.

11.7 Recommendations for Mitigation and/or Enhancement

11.7.1 Overall, the Publication Version policies 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.

11.7.2 Increasing skill levels of the local workforce and encouraging investment in the Borough, should enable economic growth and investment.

11.8 Monitoring

11.8.1 To monitor the impacts of the Local Plan Publication Version 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.

11.9 Summary of Impacts

KEY

Very Positive	Positive	No Effect	Negative	Very Negative
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Type of Impact	Local Plan Publication Version	Local Plan plus other plans, programmes, etc.
Short / medium term (to about 2027)	The Local Plan Publication Version strives to meet the sustainability objectives identified in the SA framework for the local economy and employment. Overall the policies proposed should have a significant 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.
Long term (beyond 2027)	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	The long term outlook is positive with all strategies aligned towards similar outcomes.

	<p>growth have much more permanent effects, such as good infrastructure.</p> <p>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.</p>	
<p>Areas likely to be significantly affected</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>Permanent vs. Temporary</p>	<p>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> <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>	
<p>Secondary or indirect</p>	<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>	

12 Housing

12.1 Introduction

- 12.1.1 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.
- 12.1.2 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.
- 12.1.3 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.
- 12.1.4 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.
- 12.1.5 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

- 12.1.6 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>

12.2 What is the Policy Context?

12.2.1 There are a number of planning documents relating to housing, ranging from Government white papers to local strategies. Key messages from these documents are discussed below.

National Planning Policy Framework (2012)

12.2.2 The NPPF was published on 27 March 2012 and takes immediate effect. A key theme set out within the NPPF is the need to deliver a wide choice of high quality homes. It highlights the need for Local Planning Authorities to widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

Green Paper “Homes for the Future: More Affordable and More Sustainable” (2007)

12.2.3 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.

Regional Policy

The North West of England Plan Regional Spatial Strategy (RSS) (2008)

12.2.4 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.

12.2.5 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.

12.2.6 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)

12.2.7 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

12.2.8 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

12.2.9 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

12.2.10 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

12.2.11 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.

12.3 What is the Situation Now?

12.3.1 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.

12.4 What will the Situation be without the Plan?

12.4.1 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.

- 12.4.2 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.
- 12.4.3 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.
- 12.4.4 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.
- 12.4.5 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.
- 12.4.6 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.
- 12.4.7 The population of the Borough in 2010 was estimated at 110,300 ONS Mid Year Estimates 2009. This has risen by just under 2% since 2001 when the population was 108,378 Census 2001. 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. There is therefore a need to allocate sufficient sites to accommodate this future population growth.
- 12.4.8 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.
- 12.4.9 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.
- 12.4.10 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 is likely to lead to a more joined-up approach to tackling deprivation than the existing planning policy framework.

- 12.4.11 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.
- 12.4.12 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.
- 12.4.13 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.
- 12.4.14 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.

12.5 What will the Situation be under the Local Plan Publication Version?

- 12.5.1 The Local Plan Publication Version 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 Farm, Burscough – A Strategic Development Site	
GN1 – Settlement Boundaries	
GN2 – Safeguarded Land	
GN3 – Criteria for Sustainable Development	
GN4 – Demonstrating Viability	
GN5 – Sequential Tests	

Local Plan Policy Title	Degree of Impact Rating
EC1 – The Economy and Employment Land	Orange
EC2 – The Rural Economy	Orange
EC3 –Rural Development Opportunities	Red
EC4 – Edge Hill University	Red
RS1 – Residential Development	Red
RS2 – Affordable and Specialist Housing	Red
RS3- Provision of Student Accommodation	Red
RS4 – Provision for Gypsy and Traveller and Travelling Show People	Red
RS5 – Accommodation for Temporary Agricultural/Horticultural Workers	Red
IF1 – Maintaining Vibrant Town and Local Centres	Orange
IF2 – Enhancing Sustainable Transport Choice	Orange
IF3 – Service Accessibility and Infrastructure for Growth	Orange
IF4 – Developer Contributions	Red
EN1 – Low Carbon Development and Energy Infrastructure	Orange
EN2 – Preserving and Enhancing West Lancashire’s Natural Environment	Orange
EN3 – Provision of Green Infrastructure and Open Recreation Space	Orange
EN4 – Preserving and Enhancing West Lancashire’s Built Environment	Orange

12.5.2 The following discussion is an assessment of how the Local Plan Publication Version policies identified are likely to have an impact on housing.

General Comments

12.5.3 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.

12.5.4 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.

12.5.5 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.

12.5.6 The development of new homes is likely to have a significant positive effect on meeting local housing needs and a less significant positive effect 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.

- 12.5.7 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.
- 12.5.8 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.
- 12.5.9 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).
- 12.5.10 To the extent that new development is determined in accordance with the presumption in favour of sustainable development within Policy SP1 (A Sustainable Development Framework for West Lancashire), and not with the other policies in the Local Plan, the impact on the housing topic area of implementing this policy should be one of a significant positive effect. The NPPF places very strong emphasis on delivering a wide choice of high quality homes (in particular section 6 – Delivering a wide choice of high quality homes) and the positive implementation of these policies would have a significant positive impact on SA objective 9.
- 12.5.11 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

- 12.5.12 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.
- 12.5.13 Policy RS1 (Residential Development) and Policy SP1, 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 significant positive impact on SA Objective 9, helping to provide for an appropriate mix of housing in the Borough.
- 12.5.14 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 at least 250 dwellings. This approach is considered to be sustainable given the shortage of available land within the built-up areas in the Borough.
- 12.5.15 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.

- 12.5.16 Local Plan Policy SP2 seeks to deliver 2400 new dwellings in Skelmersdale over the plan period. This is likely to have a significant 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.
- 12.5.17 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.
- 12.5.18 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

- 12.5.19 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.
- 12.5.20 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. .
- 12.5.21 Local Plan Policy RS4 (Provision for Gypsies & Traveller 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

- 12.5.22 Policies EC4 and RS3 (Provision of Student Accommodation) 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 significant 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.

- 12.5.23 The location of new student accommodation within the University campus may have a less significant positive impact on congestion and air pollution within the Borough by shortening or eliminating car journeys, particularly in Ormskirk.
- 12.5.24 It is considered that the implementation of Policy RS3 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

- 12.5.25 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.
- 12.5.26 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.
- 12.5.27 Policy RS1 highlights that within small rural villages, housing developments of more than four dwellings will be allowed as long as they are at least 50% affordable. The preferred options policy stated that only 100% affordable housing schemes would be permitted; the publication version policy represents a more viable solution for the development of housing within small rural villages over the plan period.
- 12.5.28 Policy RS1 also states that development proposals for accommodation designed specifically for the elderly will be encouraged within settlements, provided that they are accessible by public transport or close to community facilities. Policy RS5 (Accommodation for temporary agricultural/horticultural workers) aims to ensure that sufficient accommodation is provided for temporary workers within West Lancashire. The implementation of both these policies will contribute towards ensuring adequate housing choice is available to all members of the community.
- 12.5.29 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.
- 12.5.30 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.
- 12.5.31 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

- 12.5.32 The provision of 4650 new homes over the plan period will have a significant positive impact on SA Objective 9 by increasing the number of houses available across the Borough.
- 12.5.33 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.
- 12.5.34 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.
- 12.5.35 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

- 12.5.36 Increased housing densities will result in an increase in waste production and disposal; this could have less significant but 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.

12.6 What will the Situation be under the Local Plan Alternative Options?

- 12.6.1 A detailed assessment of the alternative options for each of the policies was set out within the Local Plan Preferred Options Paper SA/SEA Report (2011). Following the introduction of policy RS5 (Accommodation for Temporary Agricultural/Horticultural Workers) within the Publication Version, an account of the situation under the alternative options for this policy is set out in detail in Appendix 4, and is summarised below:
- In summary, the preferred approach for policy RS5 is more sustainable in relation to the local economy and employment than the alternative options.
 - The implementation of either of the alternative options (1: Don't have a policy, 2: **a more relaxed policy than proposed**) could potentially lead to a deficit in suitable accommodation for temporary workers within West Lancashire.

12.7 Recommendations for Mitigation and/or Enhancement

12.7.1 Overall, the Local Plan Publication Version is envisaged to have a positive impact on housing. There are no recommendations for mitigation or enhancement.

12.8 Monitoring

12.8.1 To monitor the impacts of the Local Plan Publication Version 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 unfit²¹;
- 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.

²¹ Unfit housing is housing that fails to meet a national minimum standard defined initially in the Housing Act 1985.

12.9 Summary of Impacts

KEY

Very Positive	Positive	No Effect	Negative	Very Negative
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Type of Impact	Local Plan Publication Version	Local Plan plus other plans, programmes, etc.
Short / medium term (to about 2027)	<p>The Local Plan Publication Version strives to meet the sustainability objectives identified in the SA framework for housing. Overall the policies proposed should have a significant 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, especially the NPPF, will strengthen the positive impacts of the Local Plan on this topic area.</p>
Long term (beyond 2027)	<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>
Areas likely to be significantly affected	<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>	
Permanent vs. Temporary	<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>	
Secondary or indirect	<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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13 Site Appraisals and Consideration of Alternative Sites

13.1 Background

- 13.1.1 Given the need to amend Green Belt boundaries in the Borough to ensure the delivery of the necessary residential and employment development and to demonstrate flexibility in delivery of 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.
- 13.1.2 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.
- 13.1.3 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).
- 13.1.4 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 the Green Belt.
 - Site / Area Appraisals – in this SA Report, a detailed appraisal has been taken 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). The appraisal incorporates an assessment of the sustainability and suitability of locating specific development types on each site.
- 13.1.5 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

13.1.6 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 greatest potential for delivery and the greatest 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.

13.1.7 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).

13.1.8 In light of the above, a number of potential "Plan B" sites were appraised alongside a number of housing allocations and rural development sites allocated in the Local Plan as part of the SA/SEA of the Local Plan Preferred Options Paper (2011). These sites are:

Nine 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

One Rural Employment Site

- Safeguarded land at Greaves Hall, Banks

Four Rural Development Opportunities

- Greaves Hall Hospital, Banks
- Appley Bridge East Quarry
- Alty's Brickwork's, Hesketh Bank
- Tarleton Mill, Tarleton

Four Housing Allocations

- Grove Farm, Ormskirk
- Land at Firwood Road, Lathom / Skelmersdale
- Whalleys / Cobbs Clough Road, Skelmersdale
- Chequer Lane, Up Holland

- 13.1.9 The SA of these sites is included in Appendix 7. 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 in this SA report and the SA Framework). The guidance for undertaking the appraisals is also provided in Appendix 6.
- 13.1.10 An amendment to the site boundary for Grove Farm, Ormskirk has been made since the Preferred Options paper was published, which has led to an increase in the site area. The extension to the site area will enable a linear park / cycle route to be created between Ormskirk and Burscough. The pro forma for this site has been updated in Appendix 7 to take account of these changes.

13.2 Site Appraisal SA Findings Summary

Limited Availability of Non-Green Belt Alternatives

- 13.2.1 The limited availability of non-Green Belt land within the Borough leaves few 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.
- 13.2.2 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 were located in the Green Belt were 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.
- 13.2.3 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

- 13.2.4 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

- 13.2.5 The Parr's Lane site was considered 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 good potential for residential development.
- 13.2.6 The site appraisal found that the key sustainability concern related to the development of the Parr's Lane site is the potential loss of graded agricultural land (Grades 2 and 3). 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 graded agricultural land in this instance, would represent exceptional circumstances. The site is considered appropriate as a "Plan B" residential site.
- 13.2.7 For the Parr's Lane and Ruff Lane sites which are located on a principal sandstone aquifer 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.
- 13.2.8 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 safeguarding 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.
- 13.2.9 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 help to ensure that new development is sensitive to the biodiversity value of nearby sites and to 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.
- 13.2.10 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 at the planning application stage.

Unsuitable Alternative "Plan B" Sites

- 13.2.11 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.

- 13.2.12 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.
- 13.2.13 The Green Belt Study found that the Alty’s Farm site as still fulfilling purpose three 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.
- 13.2.14 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

- 13.2.15 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.
- 13.2.16 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
- 13.2.17 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.
- 13.2.18 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

- 13.2.19 The SA found the following four sites as suitable for housing allocation:

- Grove Farm, Ormskirk
- Land at Firswood Road, Lathom / Skelmersdale
- Whalleys / Cobbs Clough Road, Skelmersdale
- Chequer Lane, Up Holland

- 13.2.20 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.
- 13.2.21 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 provide accessible job opportunities for new residents.
- 13.2.22 Development of the Firswood Road site in Lathom will have a significant 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.
- 13.2.23 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.
- 13.2.24 **Please refer to the individual site pro formas in Appendix 7 for more detailed information in relation to the SA of each of the sites.**

14 Conclusion

14.1 Introduction

14.1.1 This section sets out a series of conclusions for the SA of the Local Plan Publication Version. Conclusions are tabled for each topic area, followed by a final summary section, which draws out the key conclusions, or findings, of the appraisal.

14.2 Topic Area Conclusions

14.2.1 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 Publication Versions; 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 Publication Version
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.	Ten Local Plan Publication Version 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 Publication Version 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 during the plan period is unlikely to have a

		<p>significant negative impact on the landscape character of the Borough.</p> <p>There are policies within the Local Plan Publication Version 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 (Criteria for Sustainable 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"> • None 		
SA Topic	Biodiversity	
SA Objectives	15. To protect and enhance biodiversity	
Current Status	Likely situation without the plan	Situation under the Local Plan Publication Version
<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>Thirteen of the policies within the West Lancashire Local Plan Publication Version 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 (Criteria for Sustainable Development) should help to mitigate such risks. Construction and operation of new transport infrastructure could potentially have a significant negative impact on biodiversity assets, which should be considered when development proposals come</p>

	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"> • Martin Mere (SSSI, Ramsar, SPA) due to its close proximity to Burscough • Ribble Estuary (SSSI, NNR, Ramsar, SPA) due to its close proximity to Banks • Ravenhead Brickworks (SSSI) due to its close proximity to Up Holland and Skelmersdale 	
<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> <p>None</p>	

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 Local Plan Publication Version Paper
Within West Lancashire there are several water systems including the River Ribble, River Tawd, River	There is a requirement for the borough to deliver 4,500 new dwellings and 87 ha of land for	The implementation of the policies within the Local Plan Publication Version would have

<p>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 West²². 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>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>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 significant negative impact on water and land resources within the Borough.</p> <p>However, there are policies within the Local Plan Publication Version that will help to mitigate negative impacts to a certain extent.</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</p>		

²² Information on the water quality of rivers in West Lancashire is provided within the West Lancashire Scoping Report for the LDF (February 2008)

<p>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> <p><i>Water</i> – 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.</p> <p><i>Land Resources</i> – 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.</p>
<p>Summary of Recommended Mitigation / Enhancement for Water and Land Resources:</p> <ul style="list-style-type: none"> • 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 Publication Version
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.	If greenhouse gases, for instance CO ₂ , 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	Overall, the implementation of the Local Plan Publication Version will have a significant 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 ₂ emissions), there are policy measures within the

<p>Within West Lancashire there is great potential for wind energy and some capacity for biomass energy.</p>	<p>would potentially lead to increases in CO² 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>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 Publication Version 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 reduce CO₂ 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>		
<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 Local Plan.</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 Local Plan 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>		

Summary of Recommended Mitigation / Enhancement for Climatic Factors and Flooding:

- None

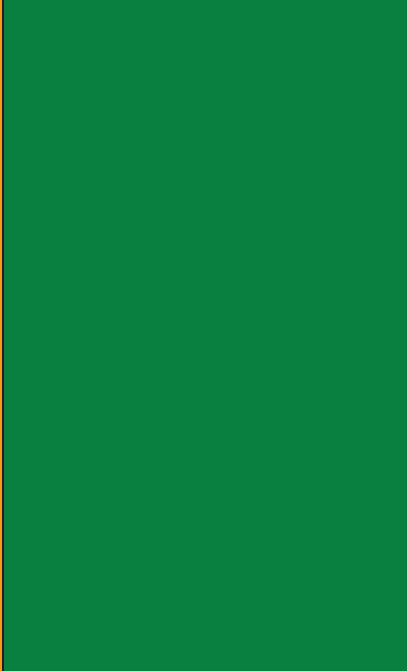
SA Topic	Transportation and Air Quality		
SA Objectives	16. To reduce the need to travel, improve the choice and use of sustainable transport modes 17. To protect and improve noise air quality		
Current Status	Likely situation without the plan	Situation under the Local Plan Publication Version	
<p>The 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 system on the A570.</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 health.</p>	<p>Generally, the Local Plan Publication Version 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 significant positive impact on air quality. Policy EN1 promotes the development of renewable energy schemes, which may assist to reduce 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 these will help to improve sustainable transport choice over the plan period. The Local Plan Publication Version also emphasises the need for new development to be accessible, which will contribute towards a significant positive impact on this topic area.</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, 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 new development being focused in the Borough's main centres.</p> <p>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.</p>	

Summary of Recommended Mitigation / Enhancement for Transportation and Air Quality:

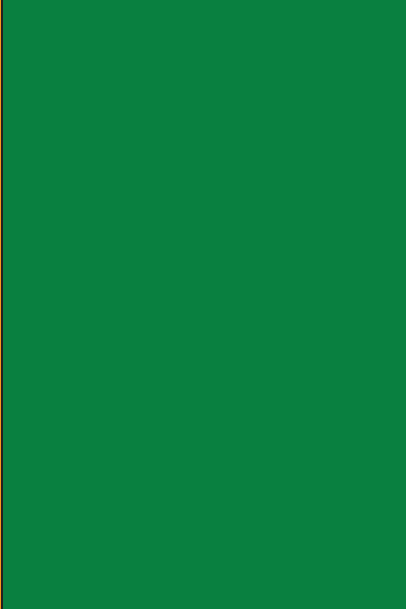
- None

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 Publication Version 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 Digmaor 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. 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>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 polices 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 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 Local Plan Publication Version 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 significant positive impact on social equality and community services in the Borough.</p>	

<p>There is a variation in educational attainment within the Borough.</p> <p>There is an ageing population in the Borough.</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>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>		
<p>Short, Medium and Long-term effects and Temporary / Permanent effects on Social Equality and Community Services:</p> <p>Facilities to improve health may be permanent but improving health is dependent on lifestyle choices in some cases and hence subject to change.</p> <p>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.</p> <p>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.</p> <p>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>		

<p>Spatial Effects on Social Equality and Community Services:</p> <p>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.</p>
<p>Cumulative Effects on Social Equality and Community Services:</p> <p>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.</p>
<p>Summary of Recommended Mitigation / Enhancement for Social Equality and Community Services:</p> <ul style="list-style-type: none"> 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.

SA Topic	Local Economy and Employment		
SA Objectives	<ol style="list-style-type: none"> To reduce the disparities in economic performance within the Borough To develop and maintain a healthy labour market To encourage sustainable economic growth To deliver urban renaissance To deliver rural renaissance To develop and market West Lancashire's image 		
Current Status	Likely situation without the plan	Situation under the Local Plan Publication Versions 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 Dignum, 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</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</p>	<p>The Local Plan Publication Version strives to meet the sustainability objectives identified in the SA framework for the local economy and employment. Overall the policies proposed should have a significant positive impact on the local economy and employment in the Borough.</p>	

<p>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>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>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 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.</p> <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 permanent impact.</p>		
<p>Spatial Effects on Local Economy and Employment:</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</p>		

key services centres within the Borough.
<p>Cumulative Effects on Local Economy and Employment:</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>Summary of Recommended Mitigation / Enhancement for Local Economy and Employment:</p> <ul style="list-style-type: none"> 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 Publication Version	
<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 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</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 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</p>	<p>The Local Plan Publication Version strives to meet the sustainability objectives identified in the SA framework for housing. Overall the policies proposed should have a significant 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>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>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>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> <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>		
<p>Cumulative Effects on Housing:</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 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.</p>		
<p>Summary of Recommended Mitigation / Enhancement for Housing:</p> <ul style="list-style-type: none"> • 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. 		

14.3 Cumulative and Synergistic Effects

- 14.3.1 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 5 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.
- 14.3.2 Table 13.1 on page 181 sets out the performance of the policies in the Local Plan Publication Version together, in relation to each of the SA topics. The policies have varying impacts on the different SA topics explored within this SA.
- 14.3.3 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.
- 14.3.4 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.
- 14.3.5 The table in Appendix 5 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 Publication Version Paper.
- 14.3.6 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 local plans. 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 local plans 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 Publication Version.
- 14.3.7 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.
- 14.3.8 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 Joint Minerals and Waste Local Plan has a positive impact on ensuring that minerals and waste development is located in the most sustainable locations.
- 14.3.9 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 Publication Version have on the SA topics. In particular, the Climate Change Strategy has a very positive impact on the climatic factors and flooding SA topic.
- 14.3.10 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.

- 14.3.11 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 Publication Version, the economic strategy has a positive impact on improving the local economy.

Table 14.1 – 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	RS5	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																									

14.4 Monitoring

- 14.4.1 Sections 8 in Chapters 4-11 suggest a range of appropriate indicators for monitoring the significant environmental effects of policies within the Local Plan Publication Version. 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.
- 14.4.2 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)).
- 14.4.3 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.
- 14.4.4 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.

14.5 General Conclusions

- 14.5.1 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.
- 14.5.2 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.
- 14.5.3 Approximately 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. 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.

- 14.5.4 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

- 14.5.5 The Local Plan Publication Version 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.
- 14.5.6 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

- 14.5.7 A potential risk to key areas of biodiversity value within the Borough is the level of development proposed within the Local Plan Publication Version, particularly development proposed on Green Belt land. However it is recognised that a number of policies provide measures for ensuring that new development can be delivered alongside biodiversity protection objectives. Six out of seven "Plan B" sites are located in the Green Belt and the Grove Farm site is also located in the Green Belt. These sites have been subject to a site specific SA in this report. 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 environment will still need to be assessed at the planning application stage.
- 14.5.8 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.
- 14.5.9 A potential risk to local landscape character is new development on Green Belt land. However as indicated above, the key sites have been subject to a site specific SA in this report. 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 the planning application stage.

Land and Water Resources

- 14.5.10 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/or seek to deliver a high quality green infrastructure network across the Borough, to mitigate the loss of Green Belt and Greenfield land.
- 14.5.11 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.
- 14.5.12 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

- 14.5.13 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.
- 14.5.14 One of the main thrusts of the Local Plan Publication Version 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.
- 14.5.15 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.
- 14.5.16 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.

- 14.5.17 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.
- 14.5.18 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.
- 14.5.19 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 Publication Version is envisaged to have a positive impact on housing within the Borough.
- 14.5.20 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.
- 14.5.21 The Local Plan Publication Version 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.
- 14.5.22 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

- 14.5.23 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 private vehicle movements. 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.
- 14.5.24 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 (although less significant) impact on air quality and climate change mitigation in the Borough.
- 14.5.25 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.
- 14.5.26 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.

- 14.5.27 Overall, it is considered that the implementation of the Local Plan Publication Version policies will achieve sustainable and sensitive growth in West Lancashire.

15 Next Steps

- 15.1.1 This SA Report will be published alongside the Local Plan Publication Version to seek feedback on the way forward for 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.
- 15.1.2 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.
- 15.1.3 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
- 15.1.4 **The consultation period will start in August 2012 and run for 8 weeks**

16 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 (CO₂)

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 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.

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.

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 Publication Version 2012-27

Appendices

June 2012



Prepared for

West Lancashire Borough Council

Revision Schedule

SEA/SA of the Local Plan Publication Version - Appendices June 2012

Rev	Date	Details	Prepared by	Reviewed by	Approved by
01	1st June 2012	First Draft	Sam Rosillo Planner	Anita Longworth Principal Planner	Alan Houghton Head of Planning and Regeneration North West
02	7th June 2012	Final Report	Sam Rosillo Planner	Anita Longworth Principal Planner	Alan Houghton Head of Planning and Regeneration North West

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Appendix 1 – Procedural Review of Local Plan Publication Version SEA/SA Report

This table is taken from the recent PAS SA guidance document¹. 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 Publication Version ...	Commentary
Scoping Report	
Describe the emerging plan and summarise the Scoping Report?	Yes – see Chapter 1 Section 1.3 and Section 1.4 of the this report, which respectively describe the basic content of the Local Plan Publication Draft 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 of the this report 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
Test the Local Plan Objectives Against the SA Framework (Stage B1)	
Describe findings of stage b1 of the SA process?	Yes – see Chapter 4 and “ What is the situation now?” in chapters 5-12
Test the compatibility of the plan objectives with the SA objectives?	Yes – see Chapter 4, which assesses the Local Plan Publication Version Vision and Strategic Objectives against the SA objectives, demonstrating compatibility.
Develop the Options (Stage B2)	
Include reasonable options/alternatives in line with stage b2 of the SA process?	Yes – see Appendix 4 of the Local Plan Preferred Options SA/SEA report (2011) and Appendix 4 of this report, 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 of the Local Plan Preferred Options SA/SEA report and this report.

¹ Planning Advisory Service (PAS) and Scott Wilson, (2007), Local Development Frameworks: Guidance on Sustainability Appraisal

Does the Local Plan Publication Version ...	Commentary
Document the reasonable alternatives taking into account the objectives of the plan?	<p>Yes – see Appendix 4 of the Local Plan Preferred Options SA/SEA report (2011) and Appendix 4 of this report. Also, see the Local Plan Preferred Options Paper (2012) 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 of the Local Plan Preferred Options SA/SEA report and this report.</p> <p>Appendix 6 of this report and Chapter 12 of the main report 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 of the Local Plan Preferred Options SA/SEA report (2011) and Appendix 4 of this report, which outlines the sustainability factors leading to the choosing of the preferred option, as well as the Local Plan Preferred Options Paper (2012) itself, which outlines the broad reasons for discarding alternatives not chosen to be taken forward.</p> <p>This is summarised in Chapters 4-11: Section 6 of the Local Plan Preferred Options SA/SEA report (2011) and Chapters 5-12, Section 6 of this report.</p> <p>Appendix 6 of this report and Chapter 12 of this report 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>
<p>Prediction, Evaluation and Mitigation of the Effects and Maximisation of Benefits Associated with the Options and Preferred Options (Stage B3 – B5)</p>	
Describe the findings of Stage b3–b5 of the SA process?	Yes – see Chapters 5 – 12: Section 3 and Chapter 14 of this report
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	Yes – see Appendix 3 and Chapters 5– 12: Section 5 of this report, which assesses which policies are likely to have a significant affect on particular sustainability issues, and provides a discussion of the positive and

Does the Local Plan Publication Version ...	Commentary
architectural and archaeological heritage, landscape and the interrelationship between the above factors?	<p>negative impacts of these policies in combination.</p> <p>Appendix 6 and Chapter 12 of this report 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 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?	<p>Yes – see Chapters 5 – 12: Section 5 of this report.</p> <p>Cumulative and Synergistic Effects – see Chapter 14 of this report.</p>
Quantify predictions and evaluations of significance where possible, taking care to avoid false precision?	<p>Yes – This is demonstrated throughout the SA report.</p>
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?	<p>Yes – see Chapters 5 – 12: Section 3 of the main report, 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.</p>
Highlight where a number of small, less significant effects may act in a cumulative or synergistic fashion to result in a significant effect?	<p>Yes – see Chapter 14: Section 3 of this report.</p>
Compare options against sustainability criteria and each other and possibly a business-as-usual option?	<p>Yes – Chapters 5 – 12: Section 5 of this report provides a lengthy discussion of impacts of preferred policy options on the relevant sustainability topic area.</p> <p>Appendix 4 of the Local Plan Preferred Options SA/SEA Report (2011) and Appendix 4 of this report compares options against each other in an assessment of the alternative policy approaches considered.</p> <p>Chapters 5 – 12: Section 4 of this report describes the business-as-usual option (i.e. the situation without the plan).</p>
Consider and document ways of mitigating significant adverse effects and maximising beneficial effects?	<p>Yes – see Chapters 5 – 12: Section 7 of this report, which 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 policy options.</p>

Does the Local Plan Publication Version ...	Commentary
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. Section 2.3 of this report details any difficulties that were encountered.
Propose Measures to Monitor the Significant Effects of the Local Plan (Stage B6)	
Document stage b6 of the SA guidance?	Yes – see Chapters 5-12: Section 8 of this
Include a description of the measures envisaged concerning monitoring?	Yes – see Chapters 5-12: Section 8 of this report
Other	
Contain a non-technical summary that is written in a way most likely to engage prospective readers?	See Non-Technical Summary
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 15 of this report, 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								
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	Criteria for Sustainable Development								
GN4	Demonstrating Viability								
GN5	Sequential Tests								
EC1	The Economy and Employment Land								
EC2	The Rural Economy								
EC3	Rural Development Opportunities								
EC4	Edge Hill University								
RS1	Residential Development								
RS2	Affordable and Specialist Housing								
RS3	Provision of Student Accommodation								
RS4	Provision for Gypsy and Traveller and Travelling Show People								
RS5	Accommodation for Temporary Agricultural/Horticultural Workers								
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

A detailed assessment of the alternative options for each of the policies was set out within the Local Plan Preferred Options Paper SA/SEA report (2011). Following the introduction of policy RS5 (Accommodation for Temporary Agricultural/Horticultural Workers) within the Publication Version, an account of the situation under the alternative options for this policy is set out in detail below, and is summarised 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
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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.

Policy RS5 – Accommodation for Temporary Agricultural/Horticultural Workers

SA Topic	Policy RS5 – Accommodation for Temporary Agricultural/Horticultural Workers	Option 1: Don't have a policy on this issue	Option 2: Have a more relaxed policy than that in existence (and proposed)
Heritage and Landscape	Policy RS5 sets out a series of criteria that will need to be satisfied before non permanent accommodation for temporary agricultural/horticultural workers is permitted. One of the criteria is that accommodation should not have any impact on the landscape and should protect the character of the local area. This will contribute towards a positive impact in relation to protecting areas of heritage and landscape value.	The implementation of this alternative could potentially lead to the development of accommodation in inappropriate locations that could have a negative impact on areas of heritage and landscape value.	The implementation of this alternative could potentially lead to the development of accommodation in inappropriate locations that could have a negative impact on areas of heritage and landscape value.
Biodiversity	Policy RS5 sets out a series of criteria that will need to be satisfied before non permanent accommodation for temporary agricultural/horticultural workers is permitted. One of the criteria is that accommodation should not have any impact on the wildlife of the local area. This will contribute towards a	The implementation of this alternative could potentially lead to the development of accommodation in inappropriate locations that could have a negative impact on areas of biodiversity value.	The implementation of this alternative could potentially lead to the development of accommodation in inappropriate locations that could have a negative impact on areas of biodiversity value.

SA Topic	Policy RS5 – Accommodation for Temporary Agricultural/Horticultural Workers	Option 1: Don't have a policy on this issue	Option 2: Have a more relaxed policy than that in existence (and proposed)
	positive impact in relation to protecting areas of biodiversity value.		
Water and Land Resources	Policy RS5 sets out a series of criteria that will need to be satisfied before non permanent accommodation for temporary agricultural/horticultural workers is permitted. The policy states that the development of accommodation will need to comply with Green Belt policy. This will contribute towards protecting the Green Belt in West Lancashire from inappropriate development.	The implementation of this alternative could potentially lead to the development of accommodation in inappropriate locations that could have a negative impact on key water and land resources.	The implementation of this alternative could potentially lead to the development of accommodation in inappropriate locations that could have a negative impact on key water and land resources.
Social Equality and Community Services	Policy RS5 aims to ensure that sufficient accommodation is provided for temporary workers within West Lancashire. The implementation of this policy will contribute towards ensuring housing is made available to all members of the community throughout West Lancashire.	The implementation of this alternative could potentially lead to a deficit in accommodation for temporary workers within West Lancashire.	The implementation of this alternative could potentially lead to a deficit in accommodation for temporary workers within West Lancashire.

SA Topic	Policy RS5 – Accommodation for Temporary Agricultural/Horticultural Workers	Option 1: Don't have a policy on this issue	Option 2: Have a more relaxed policy than that in existence (and proposed)
Local Economy and Employment	The implementation of Policy RS5 will help to ensure that sufficient accommodation is provided for temporary workers within the area. This will support the businesses located within West Lancashire that rely on temporary workers and help to develop the rural economy within the Borough.	The implementation of this alternative could potentially lead to a deficit in accommodation for temporary workers within West Lancashire. This could potentially have a detrimental impact on the development of the rural economy within the Borough.	The implementation of this alternative could potentially lead to a deficit in accommodation for temporary workers within West Lancashire. This could potentially have a detrimental impact on the development of the rural economy within the Borough.
Housing	Policy RS5 aims to ensure that sufficient accommodation is provided for temporary workers within West Lancashire. The implementation of both these policies will contribute towards ensuring housing is made available to all members of the community throughout West Lancashire.	The implementation of this alternative could potentially lead to a deficit in accommodation for temporary workers within West Lancashire. This would have a negative impact on the housing topic area.	The implementation of this alternative could potentially lead to a deficit in accommodation for temporary workers within West Lancashire. This would have a negative impact on the housing topic area.
<p>Summary</p> <p>In summary, the preferred approach for policy RS5 is more sustainable than the alternative options in relation to all of the topic areas. The implementation of either of the alternative options (1: Don't have a policy, 2: a more relaxed policy than proposed) could potentially lead to a deficit in accommodation for temporary workers within West Lancashire and may lead to development in inappropriate</p>			

SA Topic	Policy RS5 – Accommodation for Temporary Agricultural/Horticultural Workers	Option 1: Don't have a policy on this issue	Option 2: Have a more relaxed policy than that in existence (and proposed)
locations throughout the Borough.			

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Appendix 5 - Cumulative effects of existing and emerging sub-regional planning policy

Topic Area	Situation under the Local Plan Publication Version	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 Publication Version 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 impacts on	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 have a positive	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 Local Plan Publication Version	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	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		impact.	
Biodiversity	The impact of the Local Plan Publication Version 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 Local Plan Publication Version	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>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 implementation</p>	<p>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.</p> <p>Overall, local planning policy will help to protect and enhance key biodiversity sites</p>	<p>be subject to an environmental appraisal in order to assess potential impacts on biodiversity.</p> <p>This will contribute to ensuring transport schemes do not have a detrimental impact on biodiversity sites in the borough.</p>	<p>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</p>	<p>need to identify what the impacts of climate change on biodiversity will be in Lancashire and support the uptake of potential adaption measures.</p> <p>This will help to address any issues in relation to biodiversity protection that arise as a result of</p>	<p>biodiversity objectives as part of managing the North West shoreline.</p>	<p>limits, which includes respecting the environment, resources and biodiversity within Lancashire.</p> <p>This will help to ensure that biodiversity considerations are part of any economic development in Lancashire.</p>

Topic Area	Situation under the Local Plan Publication Version	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)
	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.	surrounding West Lancashire.		Lancashire.	Climate Change.		
Water and Land Resources	The main issue in relation to the sustainability theme is that, although brownfield land is prioritised for	The planning policies for the various neighbouring local authorities all identify the need to	The proposed schemes in the LTP3 for West Lancashire are unlikely to have a significant	The JLMW addresses the need to deliver waste and minerals development in Lancashire.	An objective of the strategy aims to minimise waste within the Lancashire and increase	The implementation of this plan will have a positive impact on safeguarding water and land resources	No specific measures are identified within the strategy for ensuring sustainable use of land resources.

Topic Area	Situation under the Local Plan Publication Version	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)
	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	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.	impact on water and land resources in the Borough.	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 land resources in	recycling. This will contribute to ensuring waste is managed sustainably throughout Lancashire.	located close to the coastal areas of West Lancashire.	

Topic Area	Situation under the Local Plan Publication Version	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>infrastructure. This could potentially have a negative impact on key water and land resources within the Borough.</p> <p>However, there are measures contained within the Local Plan Publication Version policies that will help to mitigate negative</p>			West Lancashire.			

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Topic Area	Situation under the Local Plan Publication Version	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)
	impacts to a certain extent.						
Climatic Factors and Flooding	Overall, the implementation of the Local Plan Publication Version would have a positive impact on the climatic factors and flooding sustainability topic. Although the growth in population and economy would lead to an increase in the amount of	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 climatic factors in	The Transport schemes proposed within the Lancashire LTP3 are all likely to ensure a positive impact on tackling climate change through improving sustainable transport choice in the	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 also identifies the need to ensure that	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 Local Plan Publication Version	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)
	traffic travelling to and around the Borough (which would in turn increase CO ² emissions), there are sufficient measures within the plan to counteract this negative impact.	West Lancashire. The need to guard against flood risk is also considered by neighbouring authorities in their planning policy.	Borough.	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 Quality	Generally, the Local Plan Publication Version has a positive impact on the	The Local Plan documents prepared by neighbouring authorities all	The Transport schemes proposed within the Lancashire LTP3 are all	The JLMW aims to reduce the transport impacts caused by	The strategy promotes the development of a sustainable transport, the	No specific measures are identified within the plan that will have an impact on this	The need to provide an effective transport network within Lancashire is highlighted as

Topic Area	Situation under the Local Plan Publication Version	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)
	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 to have a positive impact on air quality.	highlight the need to deliver sustainable transport provisions. This will ensure a positive impact on delivering sustainable transport throughout the areas surrounding the Borough and will contribute to the positive impact on	likely to ensure that more sustainable modes of transport are promoted within the Borough.	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 ensure that natural resources (including air)	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.	topic area.	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 Local Plan Publication Version	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)
	The delivery of new transport schemes throughout West Lancashire will help to deliver sustainable transport choice over the plan period.	transportation in West Lancashire. Transport schemes identified in Sefton (Thornton to Switch Island road), St Helens (Parkside SFRI) and Liverpool (Liverpool John Lennon Airport) will all contribute to a positive impact on transportation		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 Lancashire.			

Topic Area	Situation under the Local Plan Publication Version	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)
		in surrounding areas.					
Social Equality and Community Services	The Local Plan Publication Version 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	The Local Plan documents prepared by neighbouring authorities all identify improvements to community provisions. This will contribute to the positive impact on social equality and delivering community services in	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 impact in West Lancashire in relation to improving	The JLMW aims to locate waste sites sustainably to ensure that they will not have a detrimental impact on community health. This will contribute to the positive impact on social equality in	Measures included to combat climate change in the strategy will have an indirect positive impact on improving community health within West Lancashire.	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 communities located in these areas.	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 Local Plan Publication Version	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)
	equality and community services in the Borough.	West Lancashire.	accessibility to key services.	West Lancashire.			
Local Economy and Employment	The Local Plan Publication Version 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	The Local Plan documents prepared by neighbouring authorities all identify improvements to local economy and employment opportunities. This will contribute to the positive impact caused	Improvements throughout Lancashire and in West Lancashire promoted within the LTP3 will contribute to ensuring that employment opportunities are accessible by sustainable methods of transport.	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 contribution to climate change, through energy and resource	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 positive impact on the local economy within the borough.

Topic Area	Situation under the Local Plan Publication Version	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)
	positive impact on the local economy and employment in the Borough.	on the local economy and employment topic by the preferred options.			efficiency actions. This will contribute to having a positive impact on the economy in West Lancashire.		
Housing	The Local Plan Publication Version strives to meet the sustainability objectives identified in the SA framework on the topic of housing.	The Local Plan documents for neighbouring authorities set out the need to deliver sufficient housing numbers	Improvements to transport provisions throughout Lancashire and in West Lancashire will contribute to ensuring that housing is	No specific measures are identified within the JLMW that will improve access to housing in Lancashire.	No specific measures are identified within the strategy that will improve access to housing in Lancashire.	Measures identified within the plan will contribute towards protecting housing in the north of the Borough from the effects of	No specific measures are identified within the strategy that will improve access to housing in Lancashire.

Topic Area	Situation under the Local Plan Publication Version	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>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</p>	<p>within their locality. In combination with the preferred options, housing choice will be delivered in West Lancashire and the surrounding areas.</p>	<p>accessible by sustainable methods of transport.</p>			<p>flooding.</p>	

Topic Area	Situation under the Local Plan Publication Version	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)
	communities.						

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Appendix 6 – Summary of Appraisals Stages 1 to 4

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 Option²

	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

² 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
Short / medium term (to 2026)	<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>
Long term (beyond 2026)	<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>
Areas likely to be significantly affected	<p>Ormskirk most likely to be significantly affected, to a lesser extent Burscough and Skelmersdale</p>
Permanent vs. Temporary	<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>
Secondary	<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>
Impacts in association with other plans and programmes	<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
<p>Short / medium term (to 2026)</p>	<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>
<p>Long term (beyond 2026)</p>	<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>
<p>Areas likely to be significantly affected</p>	<p>Burscough will be most significantly affected, to a lesser extent Skelmersdale and Ormskirk</p>
<p>Permanent vs. Temporary</p>	<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>
<p>Secondary</p>	<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.
Impacts in association with other plans and programmes	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
<p>Short / medium term (to 2026)</p>	<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>
<p>Long term (beyond 2026)</p>	<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>
<p>Areas likely to be significantly affected</p>	<p>Burscough, Skelmersdale and Ormskirk will be significantly affected.</p>
<p>Permanent vs. Temporary</p>	<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>
<p>Secondary</p>	<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
Impacts in association with other plans and programmes	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	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 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 West³. 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>

³ 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 CO₂, 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 CO₂ 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 CO₂ 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.	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. 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	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. The positive effects seen in the short / medium term should continue in the long term,

<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	<ol style="list-style-type: none"> 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 Digmaor, 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>		

<p>developed land will help to encourage urban renaissance and is likely to have a permanent impact.</p>
<p>Spatial Effects on Local Economy and Employment:</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>Cumulative Effects on Local Economy and Employment:</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>Summary of Recommended Mitigation / Enhancement for Local Economy and Employment:</p> <ul style="list-style-type: none"> 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.

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>		

<p>have a permanent impact.</p>
<p>Spatial Effects on Housing:</p> <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>
<p>Cumulative Effects on Housing:</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 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.</p>
<p>Summary of Recommended Mitigation / Enhancement for Housing:</p> <ul style="list-style-type: none"> • 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.

Summary of Outcomes of Appraisal Stage 4 (Local Plan Preferred Options Paper– November 2011)

Introduction

This summary presents the findings and recommendations from the SA of the Local Plan 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 Local Plan 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 set out 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	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	

<p>levels; saltmarshes; and estuaries/Firths.</p>		<p>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>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</p>		

managed accordingly.		
Summary of Recommended Mitigation / Enhancement for Heritage and Landscape:		
<ul style="list-style-type: none"> • None 		
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 report⁴ 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</p>

⁴ Please refer to Chapter 12 for a full description of the site appraisals and the consideration of alternative sites.

		<p>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>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"> • Martin Mere (SSSI, Ramsar, SPA) due to its close proximity to Burscough • Ribble Estuary (SSSI, NNR, Ramsar, SPA) due to its close proximity to Banks • Ravenhead Brickworks (SSSI) due to its close proximity to Up Holland and Skelmersdale 		
<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"> • 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.

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 West⁵. 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>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</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>

⁵ Information on the water quality of rivers in West Lancashire is provided within the West Lancashire Scoping Report for the LDF (February 2008)

<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>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> <p><i>Water</i> – 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.</p> <p><i>Land Resources</i> – 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.</p>		
<p>Summary of Recommended Mitigation / Enhancement for Water and Land Resources:</p> <ul style="list-style-type: none"> • 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 CO₂, 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 CO₂ 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 CO₂ 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 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 CO₂ 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>	
<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 Local Plan.</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 Local Plan 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> <ul style="list-style-type: none"> • 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
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	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	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

<p>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 system on the A570.</p>	<p>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 health.</p>	<p>the plan period will lead to an increase in the amount of traffic travelling to and around the Borough (which will in turn increase CO₂ 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 CO₂ 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</p>		

<p>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, 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 new development being focused in the Borough's main centres.</p> <p>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.</p>
<p>Summary of Recommended Mitigation / Enhancement for Transportation and Air Quality:</p> <ul style="list-style-type: none"> • 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 Digmaor 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. 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>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 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</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 facilities.</p>

	<p>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>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>		
<p>Short, Medium and Long-term effects and Temporary / Permanent effects on Social Equality and Community Services:</p> <p>Facilities to improve health may be permanent but improving health is dependent on lifestyle choices in some cases and hence subject to change.</p> <p>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.</p> <p>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.</p> <p>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>		
<p>Spatial Effects on Social Equality and Community Services:</p> <p>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.</p>		
<p>Cumulative Effects on Social Equality and Community Services:</p> <p>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.</p>		

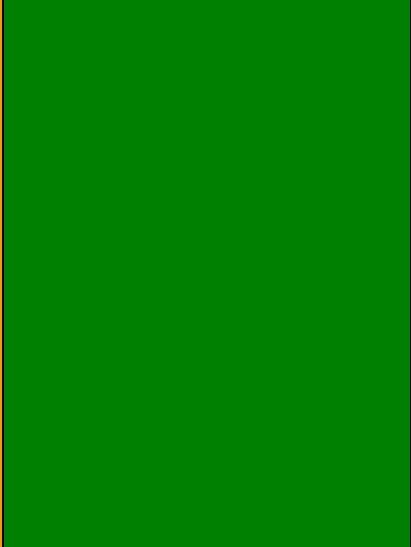
<p>Summary of Recommended Mitigation / Enhancement for Social Equality and Community Services:</p> <ul style="list-style-type: none"> The implementation of the Local Plan is not expected to have any negative impacts on social equality and community services. The potential for negative impacts will be 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	<ol style="list-style-type: none"> To reduce the disparities in economic performance within the Borough To develop and maintain a healthy labour market To encourage sustainable economic growth To deliver urban renaissance To deliver rural renaissance 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 Digmaor, 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</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</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</p>

<p>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>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>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> <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 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.</p> <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 permanent impact.</p>		
<p>Spatial Effects on Local Economy and Employment:</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>Cumulative Effects on Local Economy and Employment:</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>Summary of Recommended Mitigation / Enhancement for Local Economy and Employment:</p> <ul style="list-style-type: none"> 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
<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 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 required</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 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</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>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>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>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> <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>		
<p>Cumulative Effects on Housing:</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 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.</p>		
<p>Summary of Recommended Mitigation / Enhancement for Housing:</p> <ul style="list-style-type: none"> • 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. 		

Appendix 7 – 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	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?	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)?	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?	Neutral (permanent) - 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?	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.
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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?	Negative (Permanent) - 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. 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?	Positive (Permanent) - 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?	Negative (Permanent)- 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?

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 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.

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?

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 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.

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?

Very Positive (Permanent)- 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.

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 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?	Positive (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?	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?	Neutral- (Permanent) 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?	Yes- Negative. 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?	Yes- Positive. 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?	Yes- Positive. 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

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)?	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.

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 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

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?	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?	Negative (Permanent) - 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.
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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?	Positive (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
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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?	Negative (Permanent) - 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?	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 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?	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 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?	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)	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?	Positive (Permanent) 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?	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?	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 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.
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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?	Yes- Negative. 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?	Yes- Positive. 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?	Yes- Positive. 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 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?

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.
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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)** - 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
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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? **Positive (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
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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-Martin Mere Landscape History Area of County Importance is located approx 300m to the north west of the site.
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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 (BUR.19)
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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? **Negative (Permanent)**- 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.

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

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?

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

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?

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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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?

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 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- 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?	Positive (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?	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?	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 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 environmental quality or character of the area?	Yes- Negative. 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</u> or <u>inclusion</u> in nearby communities?	Yes- Positive. 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?	Yes- Positive. 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.
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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) - 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?	The site is not located in an area of flood risk, but the southern portion of the site is susceptible to surface water flooding.
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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?	Neutral (Permanent) - 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.
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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- Landscape History Area of County Importance is located directly north of the site.
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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. 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).
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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. 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.
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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?	Negative (Permanent) - 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.
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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)?	Development of the site would create increased traffic, which may create problems for St Thomas the Martyr CofE primary
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54	Is the site within 30 minutes public transport journey of a Primary School?	Yes
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55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes
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56	Is the site within 60 minutes public transport journey of a Further Education Institution?	Yes
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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
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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 with in or adjacent to an existing Air Quality Management Area (AQMA)?	No
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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.

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?

Positive (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?	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.
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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.)?	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.
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75	Is the site within 800m of an existing or proposed Cycle Route?	No
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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?	No
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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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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	<p>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?</p>	<p>Yes- Negative. 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.</p>
81	<p>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?</p>	<p>Yes- Positive. 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.</p>
82	<p>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?</p>	<p>Yes- Positive. 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.</p>

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.
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) - 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 runs through 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?	Positive (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)?	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?	Positive (Permanent) - Site has no heritage or landscape constraints.

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.
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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?**
Positive (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?	Site is on junction of Benthams Way and Moss Road which should be able to accommodate an increase in traffic levels.
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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.)?	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.
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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?	No, nearest station is a 24 minute walk away at Birkdale.
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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?	No
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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?**
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 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?	Yes- Negative. The development of this site for residential development would involve the loss of Grade 1 agricultural land.
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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?	Yes- Positive. 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.
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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?	Yes- Positive. 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.
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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?	Neutral (Permanent) - 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?	Positive (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?	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?	Positive (Permanent) - 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
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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?

Positive (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. 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.
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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.)?	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.
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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?	No, nearest station is a 24 minute walk away at Birkdale.
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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?	No
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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?

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 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?	No- Positive. 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.
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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?	Yes- Positive. 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.
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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?	Yes- Positive. 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.
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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's 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

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.

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

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?	Neutral (Permanent) - 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?	Positive (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?	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?	Positive (Permanent) - 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

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?

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

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?

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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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?

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
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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?	Positive (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.
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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.
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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.)?	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.
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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?	No, nearest station is a 20 minute walk away at Hillside.
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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?	No
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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?	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 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.
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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?	No- Positive. The site has no environmental constraints and the sensitive redevelopment of the site is likely to improve the local environment.
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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?	Yes- Positive. 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.
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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?	Yes- Positive. 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.
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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

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 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.

Should the site be taken forward for consideration in the Local Plan?

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.

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?	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?

Negative (Permanent) - 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.

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?

Negative (Permanent) - 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?

Positive (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?

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?

Negative (Permanent) - 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

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?

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 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.

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 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.

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 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?	Positive (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?	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 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?	Yes- Negative. 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?	Yes- Positive. 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?	Yes- Positive. 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 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.

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?	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)?	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.

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?	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

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?	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).
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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?	Negative (Permanent) - 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?	Yes. The north east of the site is located within flood zones 2 and 3. The site is adjacent to a brook.
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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?	Negative (Permanent) - 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.
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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-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.
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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. 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)
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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- 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.
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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?	Negative (Permanent) - 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.
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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
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54	Is the site within 30 minutes public transport journey of a Primary School?	Yes. Ormskirk C of E Primary School
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55	Is the site within 40 minutes public transport journey of a Secondary School?	Yes. Ormskirk School.
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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

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?

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 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.

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 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.

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 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?	Positive (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?	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?	Negative- (Permanent) 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?	Yes- Negative. 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?	Yes- Positive. 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?	Yes- Positive. 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?	Yes - 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?

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
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?

Negative (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.

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?

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 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 - 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?

Negative (permanent) - The site is located within the floodplain. Therefore, development on the site would lead to an increase in new development within the floodplain.

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?

Positive (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?

Positive (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.
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66	Is the site within 40 minute public transport journey of an employment area?	Yes
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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?	Positive (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.
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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?	Positive (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.
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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)	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.
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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?	Negative (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.
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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 Greaves Hall Ave, which should have the capacity to 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.)?	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
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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?	No
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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?	Nearby
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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?	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. However, any potential adverse impact on the school,leisure centre and residential areas would need to be mitigated through traffic calming measures or control.
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Cumulative Impacts

80	<p>Possibly - Neutral</p> <p>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.</p>
81	<p>Yes- Positive. 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.</p>
82	<p>Yes- Positive. 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.</p>

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

29 **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?	Neutral (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?	Positive (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?	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 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?

Negative (permanent) - The site is located within the floodplain. Therefore, development on the site would lead to an increase in new development within the floodplain.

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?

Positive (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?

Positive (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.
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66	Is the site within 40 minute public transport journey of an employment area?	Yes
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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?	Positive (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.
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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?	Positive (permanent) - New development on this key rural development site will have a positive impact on delivering new housing in the 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?	Negative (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.
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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 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.
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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.)?	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
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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?	No
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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?	Nearby
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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?	Neutral (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.
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Cumulative Impacts

80	<p>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?</p>	<p>Possibly - Neutral 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.</p>
81	<p>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?</p>	<p>Yes- Positive. 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.</p>
82	<p>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?</p>	<p>Yes- Positive. 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.</p>

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? **Positive** (permanent)- Developing within low flood risk areas will reduce the likelihood of flooding from climate change provided mitigation is carried out.

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? **Positive** (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?

Positive (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.

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.
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66	Is the site within 40 minute public transport journey of an employment area?	Yes
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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?

Positive (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.

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?

Positive (permanent) - New development on the site will deliver new housing. This 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.
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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?

Neutral (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?	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.
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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.)?	No, Appley Bridge has rural industries there already and development would be unlikely to have greater, significant impacts on that existing.
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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?	Nearby
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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.

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?	<p>Possibly Neutral</p> <p>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.</p>
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?	<p>Yes Positive</p> <p>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.</p>
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?	<p>Yes Positive</p> <p>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.</p>

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.
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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)?	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?	Negative (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?	Positive (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?

Positive (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.

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?

Positive (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.

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?

Positive (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?

Neutral (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?

79

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

<p>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?</p>	<p>Possibly Neutral 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.</p>
<p>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?</p>	<p>Yes Positive 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.</p>
<p>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?</p>	<p>Yes Positive 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.</p>

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? **Negative** (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 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? **Positive** (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 and landscape assets 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 - 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? **Positive** (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. Development on the site may have an impact on the nearby secondary school.

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?	Positive (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?	Positive (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?	Negative (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?	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 <u>environmental quality or character</u> of the area?	<p>Yes Negative</p> <p>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.</p>
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?	<p>Yes Positive</p> <p>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.</p>
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?	<p>Yes Positive</p> <p>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.</p>

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)	14ha
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 Re - Appraisal:	23/05/2012
15	Site Appraised by	Sam Rosillo (Approved by Anita Longworth)

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?	Neutral (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?	Negative (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?	Neutral (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? **Positive** (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?	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? **Neutral** (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.

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? **Very Positive** (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.

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?	Positive (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?	Very Positive (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.

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?	Neutral (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.

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?	Negative (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. However, a linear park/cycle route is proposed towards the north east of the site, which will provide a link between Ormskirk and Burscough and promote cycling and walking between the two settlements.

Cumulative Impacts

80	<p>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?</p>	<p>Possibly Neutral 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.</p>
81	<p>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?</p>	<p>Yes Very Positive 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.</p>
82	<p>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?</p>	<p>Yes Positive The site is located within Ormskirk Settlement Boundary. Therefore, employment opportunities available within Ormskirk will be accessible to people inhabiting potential new housing development.</p>

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.

A linear park/cycle route is proposed towards the north east of the site, which will provide a link between Ormskirk and Burscough and promote cycling and walking between the two settlements.

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
29	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

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 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.

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) - 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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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
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?	Positive (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?	Positive (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?

Very Positive (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.

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?

Positive (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
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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?

Very Positive (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?

Negative (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?

79

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

<p>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 of the area?</u></p>	<p>Possibly Neutral 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.</p>
<p>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 in nearby communities?</u></p>	<p>Yes Very Positive 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.</p>
<p>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 of the area?</u></p>	<p>Yes Positive 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.</p>

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 sites 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? **Positive (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?	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? **Positive (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.**

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?

Very Positive (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.

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?

Positive (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
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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?

Very Positive (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?

Neutral (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?

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.

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?	Possibly Neutral 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?	Yes Very Positive 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?	Yes Positive 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 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? **Positive (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?	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? **Positive (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.

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? **Very Positive (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.

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?	Positive (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?	Very Positive (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
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?	Neutral (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.

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.
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?	Yes
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?	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 accommodate increased levels of traffic.

Cumulative Impacts

80	<p>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?</p> <p>Possibly Neutral 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.</p>
81	<p>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?</p> <p>Yes Very Positive 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.</p>
82	<p>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?</p> <p>Yes Positive The site is located within Skelmersdale Settlement Boundary. Therefore, employment opportunities available within Skelmersdale will be accessible to people inhabiting potential new housing development.</p>

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.

URS



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	Lyndsey Regan Planner Sam Rosillo Planner	Anita Longworth Principal Planner	Anita Longworth 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 land¹ 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

¹ ‘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.



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West Lancashire Borough Council
Local Plan Publication version

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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 Sites¹ 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 Habitat Regulations 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 Plan, on the Natura 2000 network and Ramsar Sites (herein collectively referred to as ‘European sites’).
- 1.1.3 The Local Plan will supersede the current Unitary Development Plan. The current Unitary Development Plan was adopted in 2001 and is saved until the Local Plan comes into effect. The Council’s aim is to adopt the Local Plan in 2012.
- 1.1.4 A combined HRA Screening and AA Report of the Local Plan Preferred Options was produced in 2011. Earlier HRA work associated with the Issues and Options (September 2009) is reported

¹ Wetlands of International Importance designated under the Ramsar Convention 1979

elsewhere². The current report updates the Preferred Options HRA report to account for changes made to draft policies for the Publication stage. This essentially consists of a new HRA screening assessment of the Publication version Local Plan. The Publication version Local Plan policies are documented in Appendix 2. The opportunity is also taken in this report to make amendments in line with comments made by Natural England in correspondence received 16/02/12, in particular with regard to clarifying the situation regarding Public Water Supply.

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.

1.2.2 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 Publication Local Plan Policies, providing a summary description of each policy.

1.2.3 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, RS1)
- 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)

² West Lancashire Borough Council (2009) Local Development Framework Habitat Regulations Assessment for the Local Plan Options (September 2009)

- 1.2.4 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 residents³. 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%.
- 1.2.5 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.

³ 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. 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 guidance⁴ 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.

⁴ CLG (2006) Planning for the Protection of European sites, Consultation Paper

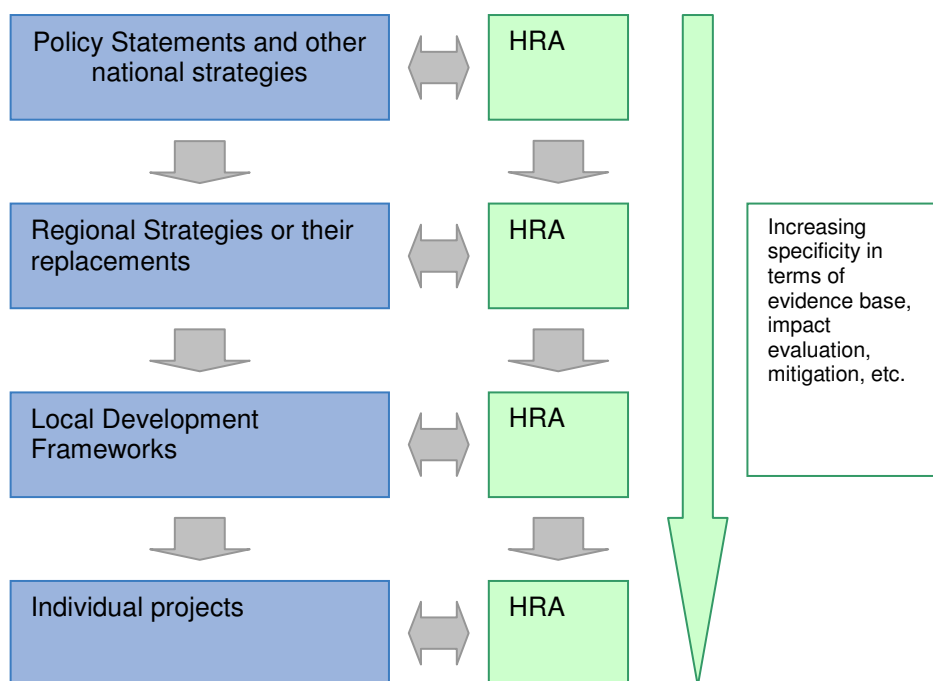


Figure 1: Tiering in HRA of Land Use Plans

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 2006⁵. 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.

⁵ CLG (2006) Planning for the Protection of European sites, Consultation Paper

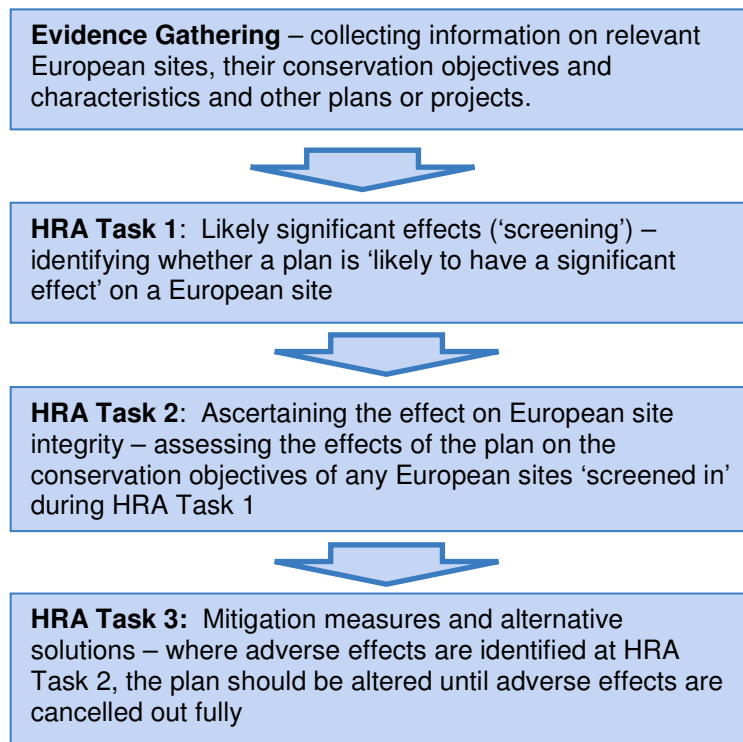


Figure 2: Four-Stage Approach to Habitat Regulations Assessment

2.4 Task One: 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 not to lead to likely significant effects upon European sites, usually because there is no mechanism or pathway for an adverse interaction with European sites.

2.4.3 An HRA Screening exercise was undertaken for the Preferred Options Local Plan. This identified that at that stage the Plan could not be 'screened out'. An Appropriate Assessment was subsequently undertaken and recommendations made for amendments to Plan policy. This current report presents a fresh HRA Screening exercise for the Publication version of the Local Plan, in response to changes to Local Plan policy/wording including that introduced to address recommendations made in the Preferred Options HRA.

2.5 Consultation with Statutory Bodies

2.5.1 In accordance with best practice, URS/Scott Wilson has engaged in several stages of consultation with statutory bodies. Natural England's comments on the Preferred Options HRA report were used to produce this Publication stage HRA report).

2.6 Physical scope of the HRA

2.6.1 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
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)

European site	Reason for inclusion
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.

2.6.2 No other pathways to other European sites have been identified.

2.6.3 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

2.6.4 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.

2.7 The 'in combination' scope

2.7.1 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 Study⁶
- 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)
- Lancashire Climate Change Strategy (2009-2010)
- Lancashire Economic Strategy
- Ribble Coast and Wetlands Regional Park (2020)⁷

2.7.2 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 2014⁸. 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.

2.7.3 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.

⁶ Arup (2010) Liverpool City Regional Renewable Energy Study, completed on behalf of MEAS

⁷ http://www.ribblecoastandwetlands.com/aboutus_vision

⁸ <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 Lancashire⁹

<i>Local Authority</i>	<i>Annual housing average</i>	<i>Total housing from 2003-2021</i>
South West Lancashire		
West Lancashire	300	5,4000
Sefton	500	9,000
Greater Preston		
Chorley	714	7,500
Preston	507	9,120
South Ribble	417	7,500
Central East Lancashire		
Blackburn and Darwen	489	8,800
Hyndburn	189	3,400
Ribble Valley	161	2,900
Fylde Peninsula		
Wyre	206	3,700
Blackpool	444	8,000
Fylde	306	5,500
Northern Manchester		
Wigan	978	17,900
Merseyside		
St Helens	570	10,260
Liverpool	1950	35,100

2.7.4 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

⁹ 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.

- 2.7.5 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.610).

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 CLG¹¹. 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.

¹⁰ 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>

¹¹ *Pers comms* Helen Rafferty West Lancashire Borough Council (20th 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)¹² 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)¹³ conducted experimental off-track trampling in 18 closed forest, dwarf scrub and meadow and grassland communities (each trampled 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)¹⁴ 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)¹⁵ 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.

¹² 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

¹³ 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

¹⁴ 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.

¹⁵ 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, Barnard¹⁶ 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 deposition¹⁷, 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 feeding¹⁸. 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 birds¹⁹. 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.

¹⁶ 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

¹⁷ UK Air Pollution Information System. www.apis.ac.uk

¹⁸ Riddington, R. *et al.* 1996. The impact of disturbance on the behaviour and energy budgets of Brent geese. *Bird Study* 43:269-279

¹⁹ 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 al²⁰ 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 al²¹ 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 & Warrington²² 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 al²³ 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^{24 25}.

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

²⁰ 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

²¹ 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

²² 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

²³ 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

²⁴ Footprint Ecology. 2010. Recreational Disturbance to Birds on the Humber Estuary

²⁵ 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/death²⁶.

- 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 roads²⁷.
- 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 geese²⁸, curlew and hen harriers²⁹.
- 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 populations³⁰. 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"³¹. 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.

²⁶ Riley, J. 2003. Review of Recreational Disturbance Research on Selected Wildlife in Scotland. Scottish Natural Heritage.

²⁷ 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

²⁸ Langston, R.H.W & Pullan, J.D. (2003). Effects of Wind Farms on Birds: Nature and Environment No. 139. Council of Europe.

²⁹ Madders, M. & Whitfield, D.P. 2006. Upland raptors and the assessment of wind farm impacts. *Ibis* 148 (Suppl. 1), 43-56.

³⁰ Kaseloo, P. A. and K. O. Tyson. 2004. Synthesis of Noise Effects on Wildlife Populations. FHWA Report.

³¹ 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. ¹ Tydeman (1978), ² Keller (1989), ³ Van der Meer (1985), ⁴ Wolff et al (1982), ⁵ Blankestijn et al (1986).³²

Species	Type of disturbance		
	Rowing boats/kayak	Sailing boats	Walking
Little grebe		60 – 100 ¹	
Great crested grebe	50 – 100 ²	20 – 400 ¹	
Mute swan		3 – 30 ¹	
Teal		0 – 400 ¹	
Mallard		10 – 100 ¹	
Shoveler		200 – 400 ¹	
Pochard		60 – 400 ¹	
Tufted duck		60 – 400 ¹	
Goldeneye		100 – 400 ¹	
Smew		0 – 400 ¹	
Moorhen		100 – 400 ¹	
Coot		5 – 50 ¹	
Curlew			211 ³ ; 339 ⁴ ; 213 ⁵
Shelduck			148 ³ ; 250 ⁴
Grey plover			124 ³
Ringed plover			121 ³
Bar-tailed godwit			107 ³ ; 219 ⁴
Brent goose			105 ³

³² 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. *Seizoensverbreding 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 ³ ; 136 ⁴ ; 82 ⁵
Dunlin			71 ³ ; 163 ²

3.3 Atmospheric pollution

3.3.1 The main pollutants of concern for European sites are oxides of nitrogen (NO_x), ammonia (NH₃) and sulphur dioxide (SO₂). NO_x can have a directly toxic effect upon vegetation. In addition, greater NO_x 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 ₂ , NO _x 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 ₃)	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 ₂ and NO _x emissions to produce fine ammonium (NH ₄ ⁺)- 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 ₃ is rapidly deposited, some of the most acute problems of NH ₃ deposition are for small relict nature reserves located in intensive agricultural landscapes.
Nitrogen oxides NO _x	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 ₃), nitrogen dioxide (NO ₂) and nitric acid (HNO ₃)) can lead to both soil and freshwater acidification. In addition, NO _x 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 _x and NH ₃ 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 ₃)	A secondary pollutant generated by photochemical reactions from NO _x 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 ₃ 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 ₂	Main sources of SO ₂ emissions are electricity generation, industry and domestic fuel combustion. May also arise from shipping and increased atmospheric concentrations in busy ports. Total SO ₂ emissions have decreased substantially in the UK since the 1980s.	Wet and dry deposition of SO ₂ 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 SO₂ or NH₃ emissions will be associated with Local Development Frameworks. NO_x 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_x (92%) will be made by the associated road traffic. Other sources, although relevant, are of minor importance (8%) in comparison³³. Emissions of NO_x 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_x concentration (critical threshold) for the protection of vegetation is 30 µgm⁻³; the threshold for sulphur dioxide is 20 µgm⁻³. In addition,

³³ 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'³⁴ of atmospheric nitrogen deposition (that is, NO_x combined with ammonia NH₃).

3.3.5 The National Expert Group on Transboundary Air Pollution (2001)³⁵ 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 SO₂ 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 SO₂.
- 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^{36 37} 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*"³⁸.

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.

³⁴ The critical load is the rate of deposition beyond which research indicates that adverse effects can reasonably be expected to occur

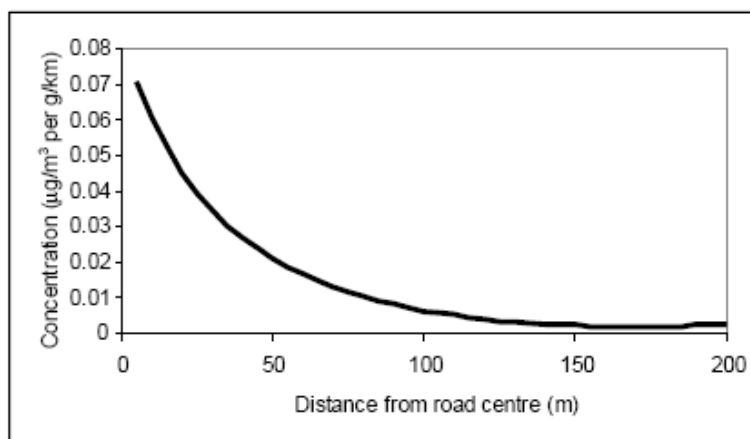
³⁵ National Expert Group on Transboundary Air Pollution (2001) Transboundary Air Pollution: Acidification, Eutrophication and Ground-Level Ozone in the UK.

³⁶ 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.

³⁷ 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.

³⁸ 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’³⁹ 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.

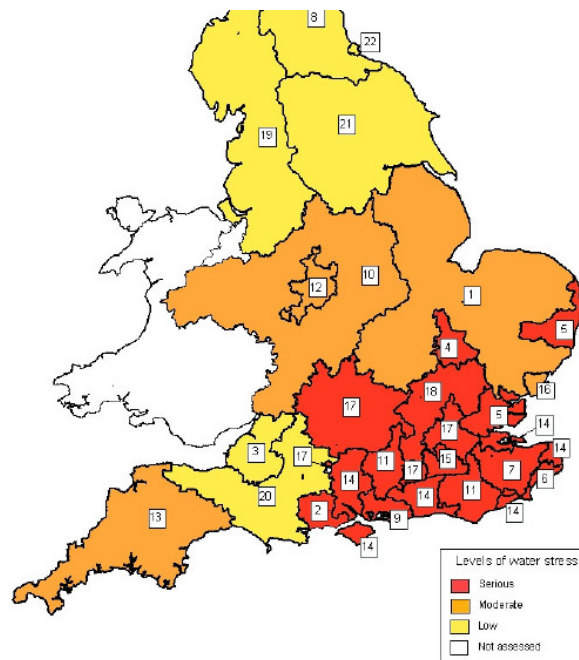
3.3.10 In the light of this and our own knowledge and experience, it is considered reasonable to conclude that it must be the responsibility of higher-tier plans to set a policy framework for addressing the cumulative diffuse pan-authority air quality impacts, partly because such impacts stem from the 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).

³⁹ 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).⁴⁰



- 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 Council⁴¹ and reference to the United Utilities Water Resources Management Plan (2009)⁴² 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

⁴⁰ Figure adapted from Environment Agency. 2007. Identifying Areas of Water Stress. <http://publications.environment-agency.gov.uk/pdf/GEHO0107BLUT-e-e.pdf>

⁴¹ Pers comms Helen Rafferty, West Lancashire Borough Council 20th August 2010

⁴² <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 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 became 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;
- Hoscar WwTW near Parbold discharges to the River Douglas;
- Hill House WWTW at Great Altcar discharges to the River Alt⁴³.

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:

⁴³ Pers comms Helen Rafferty, West Lancashire Borough Council 20th 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 projects¹⁶.
- 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 Lancashire⁴⁴ 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 available⁴⁵. 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 months⁴⁶.

¹⁶ Defra. 2005. Coastal Squeeze – Implications for Flood Management.

<http://www.defra.gov.uk/enviro/fcd/policy/csqueeze.pdf>

⁴⁴ Pers Comms Steve White (West Lancashire County Bird Recorder), 1st February 2011 swhite@lancswt.org.uk 0151 9203769

⁴⁵ <http://www.wwt.org.uk/research/monitoring/species/pinkfoot.asp>

⁴⁶ <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 Lancashire⁴⁷. 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 2700⁴⁸.

⁴⁷ 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.

⁴⁸ 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, including potential reactivation of the Southport boreholes;
- 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 Direct Disturbance of Qualifying Bird Species/ Excessive Recreational Pressure

4.6.1 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 programmes⁴⁹. Martin Mere has received numerous visitor awards including recent Lancashire and Blackpool Tourism Awards 2010/11 for the Best Visitor Experience award: Swan Spectacular⁵⁰ and Gold Green Tourism Business Scheme 2010⁵¹. Martin Mere reserve is also cited in papers as a wildlife tourist industry exemplar within the UK⁵². Consultation with the Head of Reserves Management at the Wildfowl and Wetland Trust (who manage the site)⁵³ 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.

4.6.2 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 HRA54) 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.

⁴⁹ http://www.wwt.org.uk/old_files/uploads/martin-mere.pdf

⁵⁰ <http://www.wwt.org.uk/visit-us/martin-mere/news/wwt-martin-mere-gets-highly-commended-in-tourism-awards>

⁵¹ <http://www.wwt.org.uk/visit-us/martin-mere/news/its-gold-for-wwt-martin-mere>

⁵² http://www.ukeconet.co.uk/images/stories/research/tourism/EuroMed_2008_Marseille.pdf

⁵³ *Pers Comms*, Emma Hutchinson, 10th February 2011

⁵⁴ URS/Scott Wilson (2010) HRA of St Helens Local Plan

- 4.6.3 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.
- 4.6.4 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. EN2 specifically states that *'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 or where conflict arises'*. It is therefore considered that his policy provides an adequate policy framework to enable us to conclude there would be no likely significant effects on Martin Mere SPA/Ramsar.

4.7 Bird Strike

- 4.7.1 The Local Plan promotes renewable energy development (Policy EN1). Should this include wind turbine construction, a pathway could exist for the construction of onshore turbines to disrupt flight paths and displace qualifying bird species. The Liverpool City Regional Renewable Energy Options⁵⁵ 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). However, the Council has confirmed that there are no specific proposals for wind energy in the district at this current time. Moreover, 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'*. It also states that *'Wind energy ... developers are required to provide evidence to support their proposals considering the following: ... ecological impact including migration routes of protected bird species'* and adds that the impact must be addressed satisfactorily. 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 in likely significant effects on the interest features of Martin Mere SPA/Ramsar.

4.8 Loss of Supporting Habitat

- 4.8.1 There is 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.
- 4.8.2 Releases of land under the following policies have the potential to result in loss of supporting habitat for these species:

⁵⁵ Arup (2001) Liverpool City Regional Renewable Energy Options Stage 2 (Drawing Title CHP/DH & Wind Priority Zones, Final Issue) (date 27/5/2010)

- SP3 Yew Tree Farm, Burscough
- GN2 Safeguarded Land
- 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.

4.8.3 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. It should be noted that only a broad indication of risk can be identified at this stage. The RSPB map was produced as a guide for on-shore windfarm developments; the spatial scale of the land identified as 'bird sensitive' is appropriate to such a high-level purpose. Not all of the land within the identified 'bird sensitive' blocks actually functions as supporting habitat.

4.8.4 Appendix 8 also 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.

4.8.5 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.

4.8.6 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.

- 4.8.7 In meeting the needs of gypsies, travellers and travelling showpeople (Policy RS4), there is a theoretical pathway for the potential effects on qualifying bird species through loss of supporting habitat within areas identified as sensitive for wintering birds.
- 4.8.8 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.
- 4.8.9 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.
- 4.8.10 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.
- 4.8.11 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.
- 4.8.12 In order to address this, the Council has incorporated the following supporting text into the Local Plan: *'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. In particular, the HRA of the Local Plan identifies a series of sites (in Appendix 8 of that document) where the potential of the site to supporting important habitat for birds associated with Martin Mere SPA cannot be ruled out at this stage. For those sites (and any others which may support suitable habitat) the applicant should submit an Ornithology Report containing sufficient information to demonstrate that consideration has been given to the potential for effects on SPA birds and, if necessary, that suitable mitigation measures will be*

implemented to address this to the satisfaction of the Council and ensure no adverse effect on site integrity. The report could, depending on the site, be a confirmation that no suitable habitat is in fact present and therefore no loss of supporting habitat would result'.

- 4.8.13 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 concluded that, bearing in mind the wording of policy EN2, the Local Plan contains an appropriate policy framework to avoid development resulting in loss of supporting habitat for Martin Mere SPA/Ramsar and thus a likely significant effect on the interest features of the site.

4.9 Deterioration in Water Quality

- 4.9.1 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.

- 4.9.2 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.

- 4.9.3 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.

- 4.9.4 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 and thus achieve no likely significant effect on the SPA/Ramsar.

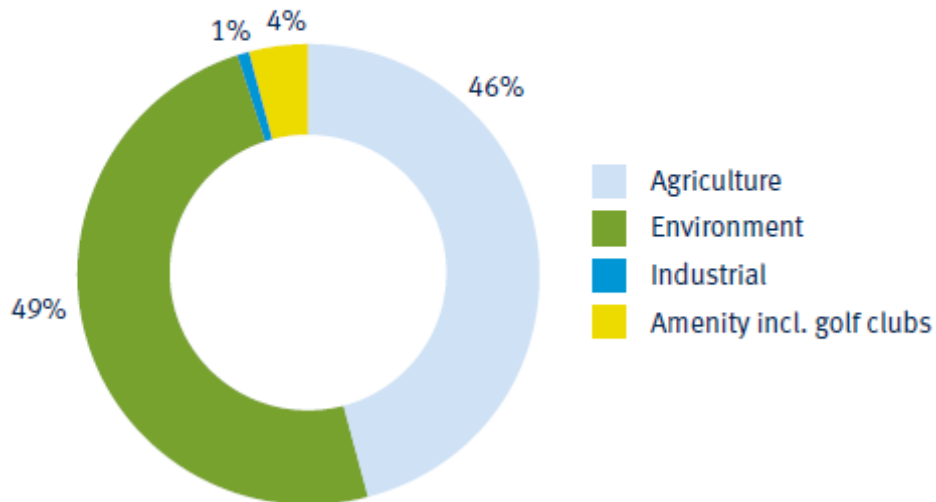
4.10 Water Abstraction

- 4.10.1 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.

4.10.2 Martin Mere is associated with the Crossens CAMS area and is situated within 'Level Dependent Management Unit 2: Sluice' (LDMU 2)⁵⁶. LDMU 2 contains The Sluice watercourse and is 34.22km² in area. The Sluice unit is served by the Crossens pumping station located at Banks. This serves the entire area of 131km² by draining the three main channels the Sluice, Three Pools and The Back Drain. All other drains feed into these three and they can be controlled independently or by means of a penstock operated together. This allows great flexibility in terms of operational management. The Sluice is therefore a main carrier. This unit has a "high" sensitivity to abstraction. There are forty-nine surface water licences in this unit. The largest use of water is non-consumptive as it is used to pump water around Martin Mere Wildlife Reserve. The largest consumptive use of water in this unit is for spray irrigation.

4.10.3 Figure 3 below shows that the overwhelming majority of abstractions in this entire CAMS area are associated with agricultural irrigation or 'environment' (mainly supporting the water levels in Martin Mere itself). A negligible amount is used for industry (1%) and nothing for the Public Water Supply.

Figure 3 Percentage of quantities licensed for abstraction for different uses in the Crossens CAMS area



4.10.4 The United Utilities Water Resource Management Plan (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, without additional measures introduced by the Water Company. The Water Resource Management Plan then sets out the measures they will introduce to address this shortfall:

- 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;

⁵⁶ Environment Agency. 2007. Crossens Catchment Abstraction Management Strategy

- 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;
- 4.10.5 United Utilities also sets out their supply/resource enhancement plans as part of their economic programme to maintain adequate supply-demand balances:
- 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, which will include reactivating the Southport boreholes; and
- 1.1.2 The result will be a final supply-demand balance of 0 MI/day by 2024/25. Collectively, these strategies will ensure that no deficit is experienced and have been accepted as appropriate and deliverable by the Environment Agency and The Regulator (Ofwat).
- 4.10.6 The previous Appropriate Assessment undertaken for the Preferred Options Local Plan identified that the upgrade of the Southport boreholes could potentially, due to the proximity of Southport (approximately 5km) and a possible theoretical hydraulic connection to Southport along the Sluice, result in secondary effects on Martin Mere. It was concluded however that primarily due to the safeguards provided in the EA abstraction licensing process, an adverse effect on the integrity of Martin Mere (assuming there is a hydrological connection) would be prevented in actuality since the EA would not consent damaging levels of abstraction. Natural England asked for this to be investigated further in their consultation response received in February 2012, particularly since reliance solely on the EA licensing regime would not account for a situation in which the Agency had no alternative but to licence damaging levels of abstraction.
- 4.10.7 Further investigation has therefore been undertaken into a) whether the Southport boreholes are already factored into the Environment Agency's Review of Consents process and b) how essential these boreholes are to the United Utilities WRMP and how likely it is that these boreholes would require reactivation during the period covered by the Local Plan (and during which housing set out in the Local Plan would be delivered and occupied). This has confirmed two key facts:
- Although the existing Southport boreholes are not currently used, they do have valid abstraction licences. Therefore they will have already been included within the Environment Agency's Review of Consents process (the EA always assume use of full licensed abstraction volumes in their RoC process irrespective of actual current output, as any abstractor is free to decide to abstract their full licenced volumes at any point) and therefore their impact on European sites will have been deemed to be acceptable; and
 - The United Utilities Water Resource Management Plan and its supporting Strategic Environmental Assessment makes it clear that the reactivation of the Southport boreholes (and installation of any new boreholes in the same area) would only be required to provide additional resources after 2030, which is beyond the end of the

West Lancashire Local Plan period. In other words, United Utilities does not expect to need to reactivate the boreholes during the Local Plan period and it is only expected population increases after 2030 that would render the new resources necessary.

- 4.10.8 Therefore, it is possible to confirm that there is a negligible risk posed to Martin Mere SPA by the need to provide public water supply for the Core Strategy development even considered in combination with all other expected development/population increases within the Integrated Resource Zone, even if there was a hydrological link between the SPA and the Southport boreholes.

- 1.1.3 United Utilities state in the WRMP that they are expecting further sustainability reductions in the future as a result of the European Union Water Framework Directive. However, in accordance with the regulatory guidance, these have not been included in the WRMP because the outcome is too uncertain at present. This situation will obviously have to be kept under review by local authorities as well as the Water Company.

- 1.1.4 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. The Council has thus confirmed that United Utilities have agreed that the housing proposed for West Lancashire can be met by their existing Water Resource Management Plan. The Council has also incorporated into Policy EN1 the requirement that they will require 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*'.

- 4.10.9 Given the low risk that can now be confirmed to be posed to Martin Mere SPA, it can be concluded that the Local Plan will not lead to likely significant effects on Martin Mere SPA/Ramsar through this pathway.

4.11 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	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"

Plan or project	How could it interact with the Local Plan
Liverpool City Region Renewable Energy Options	While the impacts are different from those of the Local Plan, they could operate cumulatively to cause a significant adverse disturbance impact. Interaction with Policy EN1
4.11.1	Given the measures already incorporated into the Local Plan it is concluded that it will not contribute to any 'in combination' effect.
4.12	Conclusion
4.12.1	It can be concluded that the Local Plan will not lead to likely significant effects on this European site.

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 foreshore⁵⁷;
- 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)⁵⁸;
- 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;

⁵⁷ 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 15th June 2009).

⁵⁸ (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 Direct Disturbance of Qualifying Bird Species/ Excessive Recreational Pressure

- 5.6.1 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. 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.
- 5.6.2 Visitor demographics, access, recreational facilities and management of the site is described in the Ribble Estuary NNR Management Plan⁵⁹ and associated documents^{60 61 62}. While 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'.
- 5.6.3 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.
- 5.6.4 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. 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).

⁵⁹ Graham Skelcher Ribble Estuary NNR Management Plan February 2010 Final Draft

⁶⁰ English Nature (2006) The Ribble Estuary NNR interpretation plan. English Nature unpublished report.

⁶¹ Gee M (2003) Ribble Estuary National Nature Reserve management plan. English Nature unpublished report.

⁶² 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

- 5.6.5 Policy EN2 seeks to support the Ribble Coast and Wetlands as a Regional Park⁶³, 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 Park⁶⁴ 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 and 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.
- 5.6.6 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. 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. For the Preferred Options HRA it was 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’. This has now been inserted into Policy EN2.
- 5.6.7 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.
- 5.6.8 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).

⁶³ http://www.ribblecoastandwetlands.com/files/uploads/pdfs/Ribble_Coast_and_Wetlands_Prospectus%5B1%5D.pdf

⁶⁴

- 5.6.9 As such, it was recommended in the Preferred Options HRA 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.
- 5.6.10 For example, the Liverpool Core Strategy covers this issue with the following supporting text: *'The Habitat Regulations Assessment (HRA) (2010 and updated 2011) work on the Core Strategy has indicated that the scale and distribution of growth that the City is seeking to achieve is likely to have a number of negative effects on protected habitat sites both within and beyond the City, in terms of disturbance, atmospheric pollution, water resources, water quality, coastal squeeze and loss of supporting habitat. A number of Strategic Policies in the Core Strategy have been amended in light of these findings to avoid negative impacts on these sites, and the Council will, where appropriate, work in partnership with other districts and relevant bodies, to avoid and manage cumulative and in combination impacts of development on these sites'*.
- 5.6.11 West Lancashire Council have proposed incorporating the following supporting text into the Local Plan: *'The Habitat Regulations Assessment (HRA) has indicated that the scale and distribution of growth and development that the Local Plan is seeking to achieve in the Borough is likely to have a number of negative effects on protected habitat sites both within and outside the Borough. These effects include disturbance to certain bird species and loss of supporting habitat either directly or as a result of excessive recreational pressures. A number of policies in the Local Plan have been amended in light of these findings to avoid negative impacts on protected habitat sites, and the Council will, where appropriate, work in partnership with other local authorities and relevant bodies to avoid and manage cumulative and in combination impacts of development on these sites'*.

5.7 Bird strike

- 5.7.1 The Local Plan promotes renewable energy development (Policy EN1). Should this include wind turbine construction, a pathway could exist for the construction of onshore turbines to disrupt flight paths and displace qualifying bird species. The Liverpool City Regional Renewable Energy Options⁶⁵ identifies two wind development priority zone within West Lancashire. These are indicated in the the Wind Priority Zones Figure (Appendix 5). However, the Council has confirmed that there are no specific proposals for wind energy in the district at this current time. Moreover, 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'*. It also states that *'Wind energy ... developers are required to provide evidence to support their proposals considering the following: ... ecological impact including migration routes of protected bird species'* and adds that the impact must be addressed satisfactorily. 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 in likely significant effects on the interest features of the Ribble & Alt Estuaries SPA/Ramsar.

⁶⁵ Arup (2001) Liverpool City Regional Renewable Energy Options Stage 2 (Drawing Title CHP/DH & Wind Priority Zones, Final Issue) (date 27/5/2010)

5.8 Loss of Supporting Habitat and Coastal Squeeze

- 5.8.1 There is 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.
- 5.8.2 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
- 5.8.3 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.
- 5.8.4 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 of the Ribble and Alt Estuaries SPA/Ramsar if it were not otherwise controlled. However Policy GN3 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'*.
- 5.8.5 Most importantly policy EN2 also states that *'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'*. It is clear therefore that the Council do not intend development to be located in the coastal zone.
- 5.8.6 For this reason it is considered that the Local Plan will not lead to likely significant effects on Ribble & Alt Estuaries SPA/Ramsar site.

5.9 Deterioration in Water Quality

- 5.9.1 The development (housing and employment) delivery policies within the Local Plan have the potential to result in a deterioration of water quality of Ribble and Alt Estuaries SPA/ Ramsar site.
- 5.9.2 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.
- 5.9.3 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.
- 5.9.4 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. In the Martin Mere chapter wording in Policy IF3 has already been identified which requires development to be phased in line with delivery of water treatment infrastructure. This would also cover Ribble & Alt Estuaries SPA/Ramsar site. No further amendments are therefore recommended to address this issue.

5.10 Water Abstraction

- 5.10.1 A rise in population within the borough would place a greater pressure on water abstraction. 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. 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
- 5.10.2 The Sefton Coast Partnership Background Information for Working Group: Water Resources Document (2006)⁶⁶ 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)

⁶⁶ <http://www.seftoncoast.org.uk/pdf/natconsultwater.pdf>

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).

- 5.10.3 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. Abstraction is currently overwhelmingly for non-Public Water Supply activities. Although the licensed amounts are more than 60,000 m³ 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.
- 5.10.4 The United Utilities Water Resource Management Plan (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. With regard to future developments in order to meet the anticipated 8 MI/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 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;
- 5.10.5 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, which will include reactivating the Southport boreholes; and
 - The result will be a final supply-demand balance of 0 MI/day by 2024/25.
- 5.10.6 The previous HRA undertaken for the Preferred Options Local Plan identified that the upgrade of the Southport boreholes could potentially, due to the proximity of Southport (approximately 5km) and a possible theoretical hydraulic connection to Southport along the Sluice, result in

secondary effects on Ribble & Alt Estuaries SPA/Ramsar site. It was concluded however that primarily due to the safeguards provided in the EA abstraction licensing process, an adverse effect on the integrity of the SPA/Ramsar site (assuming there is a hydrological connection) would be prevented in actuality since the EA would not consent damaging levels of abstraction. Natural England asked for this to be investigated further in their consultation response received in February 2012, particularly since reliance solely on the EA licensing regime would not account for a situation in which the Agency had no alternative but to licence damaging levels of abstraction.

5.10.7 Further investigation has therefore been undertaken into a) whether the Southport boreholes are already factored into the Environment Agency's Review of Consents process and b) how essential these boreholes are to the United Utilities WRMP and how likely it is that these boreholes would require reactivation during the period covered by the Local Plan (and during which housing set out in the Local Plan would be delivered and occupied). This has confirmed two key facts:

- Although the existing Southport boreholes are not currently used, they do have valid abstraction licences. Therefore they will have already been included within the Environment Agency's Review of Consents process as necessary (the EA always assume use of full licensed abstraction volumes in their RoC process irrespective of actual current output, as any abstractor is free to decide to abstract their full licenced volumes) and therefore their impact on European sites will have been deemed to be acceptable; and
- The United Utilities Water Resource Management Plan makes it clear that the reactivation of the Southport boreholes (and installation of any new boreholes in the same area) would only be required to provide additional resources after 2030, which is beyond the end of the West Lancashire Local Plan period. In other words, United Utilities does not expect to need to reactivate the boreholes during the Local Plan period and it is only expected population increases after 2030 that would render the new resources necessary.

5.10.8 Therefore, it is possible to confirm that there is a negligible risk posed to Ribble & Alt Estuaries SPA/Ramsar site by the need to provide public water supply for the Core Strategy development even considered in combination with all other expected development/population increases within the Integrated Resource Zone, even if there was a hydrological link between the SPA/Ramsar site and the Southport boreholes.

1.1.5 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. The Council has thus confirmed that United Utilities have agreed that the housing proposed for West Lancashire can be met by their existing Water Resource Management Plan. The Council has also incorporated into Policy EN1 the requirement that they will require 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'*.

5.10.9 It can therefore be concluded that the Local Plan will not lead to likely significant effects on Ribble & Alt Estuaries SPA/Ramsar through this pathway.

5.11 Other Projects and Plans

5.11.1 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 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 (www.apis.ac.uk) 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 & 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

5.11.2 Given the measures already incorporated into the Local Plan it is concluded that it will not contribute to any 'in combination' effect.

5.12 Conclusion

5.12.1 It can be concluded that the Local Plan will not lead to likely significant effects on this European 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 600m², 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 Recreational Trampling

6.6.1 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.

6.6.2 A recent study on the recreational users of Sefton's Natural Coast⁶⁷ 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.

6.6.3 Policy EN3 seeks to support the Ribble Coast and Wetlands as a Regional Park⁶⁸, 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

⁶⁷ England's North West Research Service for Economic Development and Tourism (May 2009) Sefton's Natural Coast Local Users of the Coast (Version 2)

⁶⁸ http://www.ribblecoastandwetlands.com/files/uploads/pdfs/Ribble_Coast_and_Wetlands_Prospectus%5B1%5D.pdf

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. The additional supporting text proposed for inclusion by the Council given in Chapter 5 (with respect to Ribble and Alt Estuaries SPA/Ramsar) for collaborative working with other authorities with regard to access management of coastal recreation also provides West Lancashire with a mechanism whereby the borough can contribute towards avoiding and mitigating potentially damaging effects from the rise in recreational activities. 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.

6.6.4 Given the text now incorporated into the Local Plan it is considered that likely significant effects on the Sefton Coast SAC will not occur.

6.7 Water Abstraction

6.7.1 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.

6.7.2 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 affected⁶⁹. 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 which qualifying features of the Sefton Coast SAC habitats and species depend has been described in Chapter 5 (Ribble and Alt Estuaries SPA/Ramsar).

6.7.3 Further investigation has therefore been undertaken into a) whether the Southport boreholes are already factored into the Environment Agency's Review of Consents process and b) how essential these boreholes are to the United Utilities Water Resource Management Plan and how likely it is that these boreholes would require reactivation during the period covered by the Local Plan (and during which housing set out in the Local Plan would be delivered and occupied). This has confirmed two key facts:

- Although the existing Southport boreholes are not currently used, they do have valid abstraction licences. Therefore they will have already been included within the Environment Agency's Review of Consents process as necessary (the EA always assume use of full licensed abstraction volumes in their RoC process irrespective of actual current output, as any abstractor is free to decide to abstract their full licenced volumes) and therefore their impact on European sites will have been deemed to be acceptable; and
- The United Utilities Water Resource Management Plan makes it clear that the reactivation of the Southport boreholes (and installation of any new boreholes in the same area) would

⁶⁹ <http://www.seftoncoast.org.uk/pdf/natconsultwater.pdf>

only be required to provide additional resources after 2030, which is beyond the end of the West Lancashire Local Plan period. In other words, United Utilities does not expect to need to reactivate the boreholes during the Local Plan period and it is only expected population increases after 2030 that would render the new resources necessary.

6.7.4 Therefore, it is possible to confirm that there is a negligible risk posed to the SAC by the need to provide public water supply for the Core Strategy development even considered in combination with all other expected development/population increases within the Integrated Resource Zone, even if there was a hydrological link between the SAC and the Southport boreholes.

1.1.6 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. The Council has thus confirmed that United Utilities have agreed that the housing proposed for West Lancashire can be met by their existing Water Resource Management Plan. The Council has also incorporated into Policy EN1 the requirement that they will require 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'*.

6.7.5 It can therefore be concluded that the Local Plan will not lead to likely significant effects on Sefton Coast SAC through this pathway.

6.8 Likely Significant Effects of other Projects and Plans

6.8.1 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 (www.apis.ac.uk) 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 & 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	Interaction with Policy EN1 with regards to location of CHP plant locations

Plan or project	How could it interact with the Local Plan
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Energy Options	
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

6.8.2 Given the measures already incorporated into the Local Plan it is concluded that it will not contribute to any ‘in combination’ effect.

6.9 Conclusion

6.9.1 It can be concluded that the Local Plan will not lead to likely significant effects on this European site.

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 Site⁷⁰.

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*.

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.

⁷⁰ 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

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)⁷¹.

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.

⁷¹ 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

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.

7.6 Recreational Pressure

7.6.1 There is 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).

7.6.2 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.

7.6.3 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.

7.6.4 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.

7.6.5 The additional supporting text proposed for inclusion by the Council given in Chapter 5 (with respect to Ribble and Alt Estuaries SPA/Ramsar) for collaborative working with other authorities with regard to access management of coastal recreation also provides West Lancashire with a mechanism whereby the borough can contribute towards avoiding and mitigating potentially damaging effects from the rise in recreational activities. This includes adverse effects on Mersey Narrows & North Wirral Foreshore. 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.

7.6.6 Given the text now incorporated into the Local Plan it is considered that likely significant effects on the Mersey Narrows and North Wirral Foreshore will not occur.

7.7 Bird strike

7.7.1 The Local Plan promotes renewable energy development (Policy EN1). Should this include wind turbine construction, a pathway could exist for the construction of onshore turbines to disrupt flight paths and displace qualifying bird species. The Liverpool City Regional Renewable Energy Options⁷² identifies two wind development priority zone within West Lancashire. These are indicated in the the Wind Priority Zones Figure (Appendix 5). However, the Council has confirmed that there are no specific proposals for wind energy in the district at this current time. Moreover, 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’*. It also states that *‘Wind energy ... developers are required to provide evidence to support their proposals considering the following: ... ecological impact including migration routes of protected bird species’* and adds that the impact must be addressed satisfactorily. 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 in likely significant effects on the interest features of the Mersey Narrows & North Wirral Foreshore.

7.8 Likely Significant Effects of other Projects and Plans

7.8.1 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	Development elsewhere within Merseyside (particularly Wirral) will result in increased

⁷² Arup (2001) Liverpool City Regional Renewable Energy Options Stage 2 (Drawing Title CHP/DH & Wind Priority Zones, Final Issue) (date 27/5/2010)

Plan or project	Could it interact with the Local Plan
<p>Merseyside Authorities, particularly 11,500 new dwellings in Wirral (including Birkenhead which lies immediately adjacent to the European site)</p> <p>Port expansion</p>	<p>recreational activity within the pSPA/pRamsar.</p> <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 & MDS Transmodal – Mersey Partnership: Superport economic trends study (June 2009), & the NW Ports: Economic trends & 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>
<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</p>	<p>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.</p>
<p>Liverpool City Region Renewable Energy Options</p>	<p>Interaction with Policy EN1 with regards to location of wind turbine/CHP plant locations.</p>
<p>7.8.2</p>	<p>Given the measures already incorporated into the Local Plan it is concluded that it will not contribute to any ‘in combination’ effect.</p>
<p>7.9</p>	<p>Conclusion</p>
<p>7.9.1</p>	<p>It can be concluded that the Local Plan will not lead to likely significant effects on this European site.</p>

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*'⁷³

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.

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

⁷³ 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>

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 overwintering 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 Deterioration in Water Quality

8.6.1 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.

8.6.2 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.

8.6.3 The Natural England Draft Conservation Objectives and Advice on Operation⁷⁴ provide more detail on the risk that the pollutants pose to the qualifying features of interest at the Liverpool Bay SPA.

8.6.4 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

⁷⁴Natural 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

considered highly sensitive to its physical loss and smothering and any adverse impact on benthic communities.

- 8.6.5 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.
- 8.6.6 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.
- 8.6.7 In the Martin Mere chapter wording in Policy IF3 has already been identified which requires development to be phased in line with delivery of water treatment infrastructure. This would also cover Liverpool Bay SPA. No further amendments are therefore recommended to address this issue.

8.7 Recreational Pressure

- 8.7.1 Recreational disturbance arising from fishing, boating, visual impacts and noise is highlighted as a pressure on the qualifying features of Liverpool Bay SPA⁷⁵. 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.
- 8.7.2 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

⁷⁵ 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

may result in an increase in visitor numbers. (e.g. Merseyside Core Strategies and LDFs tourism management plans).

8.7.3 in the measures identified in Chapter 5 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 would also serve to mitigate recreational pressures on Liverpool Bay SPA.

8.7.4 The above measures would enable West Lancashire Council to be confident that the Local Plan contains an adequate policy framework to ensure no likely significant effects on Liverpool Bay SPA.

8.8 Bird strike

8.8.1 The Local Plan promotes renewable energy development (Policy EN1). Should this include wind turbine construction, a pathway could exist for the construction of onshore turbines to disrupt flight paths and displace qualifying bird species. The Liverpool City Regional Renewable Energy Options⁷⁶ identifies two wind development priority zone within West Lancashire. These are indicated in the the Wind Priority Zones Figure (Appendix 5). However, the Council has confirmed that there are no specific proposals for wind energy in the district at this current time. Moreover, 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'*. It also states that *'Wind energy ... developers are required to provide evidence to support their proposals considering the following: ... ecological impact including migration routes of protected bird species'* and adds that the impact must be addressed satisfactorily. 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 in likely significant effects on the interest features of the Liverpool Bay SPA.

8.9 Likely Significant Effects of other Projects and Plans

8.9.1 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 Frameworks for Merseyside, particularly the delivery of 31,100 at Liverpool itself.	Development elsewhere within Merseyside (particularly Liverpool) will also result in increased recreational activity within the Bay.
Port expansion. Birkenhead and Bootle have potential for significant development, including port facilities. This	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 of aircraft low overflight.

⁷⁶ Arup (2001) Liverpool City Regional Renewable Energy Options Stage 2 (Drawing Title CHP/DH & Wind Priority Zones, Final Issue) (date 27/5/2010)

Plan or project	How could it interact with the Local Plan
<p>may lead to increased water pollution both through construction and from shipping.</p> <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</p> <p>Gwynt y Mor offshore windfarm and other windfarms in the Bay</p>	<p>Disturbance caused by shipping entering the mouth of the Mersey already has the potential to affect detrimentally Liverpool Bay SPA.</p> <p>While these impacts are different from those of the Local Plan there could be a significant cumulative effect</p> <p>As with development in Merseyside, these could operate cumulatively with the recreational pressure that would result from the Local Plan.</p> <p>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 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 Diver⁷⁷.</p>
<p>Liverpool City Region Renewable Energy Options</p>	<p>Interaction with Policy EN1 with regards to location of wind turbine/CHP plant locations</p>

8.9.2 Given the measures already incorporated into the Local Plan it is concluded that it will not contribute to any 'in combination' effect.

8.10 Conclusion

8.10.1 It can be concluded that the Local Plan will not lead to likely significant effects on this European site.

⁷⁷<http://64.233.183.104/search?q=cache:VWmJ9hZm71sJ:www.lancashire.gov.uk/council/meetings/displayFile.asp%3FFFTYPE%3DD%26FILEID%3D2370+Lancashire+offshore+wind+turbine+Cleveleys+Blackpool+2003&hl=en&ct=clnk&cd=1&client=firefox-a>

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)⁷⁸.

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

⁷⁸ 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 United Utilities Water Resource Management Plan (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.

9.6.2 However, increased abstraction from the Dee or any other European sites beyond the current licensed volumes is not part of United Utilities' intended future supply strategy⁷⁹, which depends on a mixture of demand management and increased abstraction from groundwater as follows:

- 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 MI/d by 2014/15 (increasing later on to 12 MI/d), through a base service water efficiency programme;
- 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.

⁷⁹ 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.

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 2034/35⁸⁰.

9.7 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 no likely significant effects will occur on the Dee Estuary SAC, SPA or Ramsar site. 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.

⁸⁰ 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 *Ranunculion 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 United Utilities Water Resource Management Plan (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 strategy⁸¹, which rather depends on a mixture of demand management and increased abstraction from groundwater as follows:

- 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;
- 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.

⁸¹ 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.

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 2034/3582.

10.5 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) likely significant effects on the River Dee and Bala Lake SAC Site will not occur. 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.

⁸² 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 United Utilities Water Resource Management Plan (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.

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.

11.5 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) no likely significant effects will occur.

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.5000km² 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

⁸³ 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

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 pollution⁸⁴. 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

⁸⁴ 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 (accessed 15th 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'*⁸⁵;

⁸⁵ 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 (accessed 15th 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 Renewable Energy

- 12.8.1 The discussion of policy EN1 as it relates to renewable energy in Chapter 4 (Martin Mere) is also applicable to Mersey Estuary SPA/Ramsar.

- 12.8.2 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 study⁸⁶ 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.

12.9 Conclusion

- 12.9.1 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 ensure likely significant effects will not occur on the Mersey Estuary SPA/Ramsar.

⁸⁶ 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 through 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 blacked 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 Renewable Energy

13.8.1 The discussion of policy EN1 as it relates to renewable energy in Chapter 4 (Martin Mere) is also applicable to Mersey Estuary SPA/Ramsar.

13.8.2 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 study⁸⁷ 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.

13.9 Conclusion

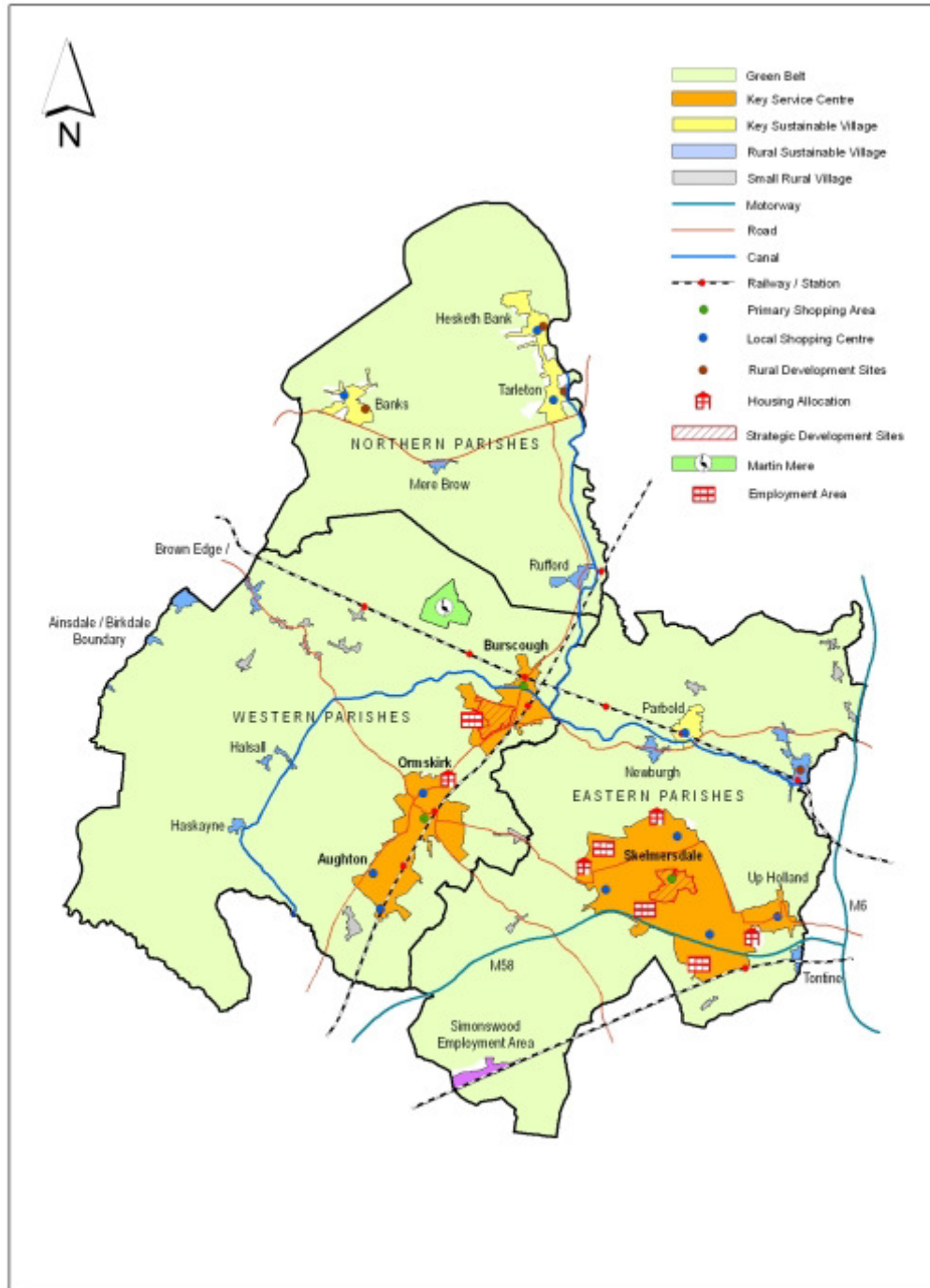
13.9.1 The strong wording in policies EN1 and EN, as discussed in Chapter 4 with respect to Martin Mere SPA/Ramsar, enables West Lancashire Council to be confident that the Local Plan contains an adequate policy framework to ensure likely significant effects will not occur on the Morecambe Bay SPA/ Ramsar.

⁸⁷ Arup (2010) Liverpool City Regional Renewable Energy Study, completed on behalf of MEAS

14 Conclusion of Appropriate Assessment

- 1.1.7 It is considered that the Publication version of the Local Plan has a sufficient policy framework in place to ensure that adverse effects on the integrity of European sites can be adequately mitigated or avoided.

Appendix 1: Local Plan Key Diagram



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Appendix 2: Local Plan Publication Policies

Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
<p>Policy SP1 A Sustainable Development Framework for West Lancashire</p>	<p>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <ul style="list-style-type: none"> • Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or • Specific policies in that Framework indicate that development should be restricted. <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>

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)													
	<table border="1" data-bbox="533 384 1503 831"> <thead> <tr> <th data-bbox="533 384 875 440">Hierarchy</th> <th data-bbox="875 384 1503 440">Settlements</th> </tr> </thead> <tbody> <tr> <td data-bbox="533 440 875 491">Regional Town</td> <td data-bbox="875 440 1503 491">Skelmersdale with Up Holland</td> </tr> <tr> <td data-bbox="533 491 875 544">Key Service Centre</td> <td data-bbox="875 491 1503 544">Ormskirk with Aughton; Burscough</td> </tr> <tr> <td data-bbox="533 544 875 596">Key Sustainable Village</td> <td data-bbox="875 544 1503 596">Tarleton with Hesketh Bank; Parbold; Banks</td> </tr> <tr> <td data-bbox="533 596 875 711">Rural Sustainable Village</td> <td data-bbox="875 596 1503 711">Rufford; Newburgh; Appley Bridge; Brown Edge/Pool Hey; Birkdale/Ainsdale Boundary; Mere Brow; Halsall; Haskayne; Tontine</td> </tr> <tr> <td data-bbox="533 711 875 831">Small Rural Village</td> <td data-bbox="875 711 1503 831">Scarisbrick/Bescar; Shirdley Hill; Holt Green; Stanley Gate; Westhead; Hilldale; Mossy Lea; Hunger Hill; Wrightington Bar; Crawford</td> </tr> </tbody> </table> <p data-bbox="517 852 1912 975">The Regional Town and the three Key Service Centres of the Borough will take the vast majority of new development. Spatially and economically, Skelmersdale with Up Holland 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> <p data-bbox="517 995 1883 1086">Development in rural settlements will be focussed on the Key and Rural Sustainable Villages. Development in Small Rural Villages will only be permitted where it involves a like-for-like redevelopment of an existing property, the appropriate re-use of an existing building or infill development.</p> <p data-bbox="517 1107 1912 1198">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 data-bbox="517 1219 1935 1366">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 encompass land previously included within the Green Belt that is released by this Local Plan (2012-2027). This includes 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 data-bbox="517 1386 1906 1410">Over the life of the Local Plan (2012-2027) there will be a need for 4,650 new dwellings (net) as a minimum. Similarly,</p>		Hierarchy	Settlements	Regional Town	Skelmersdale with Up Holland	Key Service Centre	Ormskirk with Aughton; Burscough	Key Sustainable Village	Tarleton with 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
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Small Rural Village	Scarisbrick/Bescar; Shirdley Hill; Holt Green; Stanley Gate; Westhead; Hilldale; Mossy Lea; Hunger Hill; Wrightington Bar; Crawford													

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)																					
	<p>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> <table border="1" data-bbox="521 464 1458 823"> <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 Regional Town/ 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"> • 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) <p>It is anticipated that the Yew Tree Farm and Grove Farm sites will only begin to be developed from 2020 onwards, allowing time to deliver sites within existing built-up areas first and to resolve waste water treatment infrastructure constraints affecting those sites. It may be appropriate to bring this land forward for development in advance of land</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	-
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Western Parishes	150 dwellings	-																				

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<p>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>In order to deliver sustainable development in West Lancashire, this Local Plan also sets out policies on a range of strategic and planning issues including:</p> <ul style="list-style-type: none"> • The regeneration of Skelmersdale town centre (designated as a Strategic Development Site in Policy SP2) and the maintenance of the Borough's other town and local centres; • Facilitating economic growth in the Borough, including the rural economy; • Ensuring residential provision for all parts of the community; • The provision of strategic and local services and infrastructure; • Addressing climate change through low carbon energy solutions and sustainable design and by avoiding unnecessary flood risk; and • Protecting and enhancing the valuable biodiversity, landscape, heritage and green infrastructure assets of the Borough. <p>Should monitoring of residential 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>
<p>Policy SP2 Skelmersdale Town Centre – A Strategic Development Site</p>	<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>

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<ul style="list-style-type: none"> • Make Skelmersdale a leisure, recreational and retail centre of excellence within the North West • 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 • Reconnect the Town Centre with surrounding communities through the building of new roads and footpaths. • Increase the number of residents in the Town Centre and diversify the style and range of residential accommodation available. • Ensure that high quality low carbon design will be the key to creating a vibrant Town Centre. <p>2. The following are the key development aims of the strategic site:</p> <ul style="list-style-type: none"> • Development linking the Concourse and Asda / West Lancashire 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. • A new supermarket either close to or integrated with the Concourse Centre or, alternatively, close to the new developments in 2(i) above. Should the supermarket be adjacent to the developments in 2(i) above an active retail frontage should be maintained. Any supermarket proposal should form part of an integrated regeneration scheme and facilitate the delivery of an improved retail and leisure offer for the town centre, linking the Concourse and the Asda / College. • New housing with approximately 800 units to be delivered over the Local Plan period. All housing areas should be of a high quality of design. • 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. • 10% of all housing should be affordable in order to meet local housing needs • New office development will be permitted within the town centre area indicated on the plan. Retail uses would also be permitted in this area • Delph House and Whelmar House should continue to be used for office uses, but should redevelopment

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<p>opportunities occur replacement offices or non-food bulky goods retail would be appropriate.</p> <ul style="list-style-type: none"> • Improved pedestrian and cycle linkages into the Town Centre from surrounding residential areas. • 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. • 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. • To maximise decentralised energy opportunities and low carbon design. • 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. • 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. • 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. <p>Development which would prejudice the delivery of any aspect of the Town Centre regeneration scheme, either in terms of its location or the viability of other elements of the scheme, will not be permitted.</p>
<p>Policy SP3 Yew Tree Farm, Burscough - A Strategic Development Site</p>	<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"> • 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;

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<ul style="list-style-type: none"> • A linear park / cycle route across the site to link in with a wider Ormskirk to Burscough linear park / cycle route; • 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. <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. Development of the site will be required to conform to this masterplan.</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 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</p>

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<p>The employment aspect of the development may come forward in advance of 2020 if the infrastructure is in place to support it and if there is no available land remaining in the existing employment areas adjacent to the site that is available or suitable for the employment uses required.</p> <p>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. Any development of the site should have consideration to its impact on nearby heritage assets and implement appropriate mitigation measures to minimise any negative impact on these assets.</p>
<p>Policy GN1 Settlement Boundaries</p>	<p>The boundaries of West Lancashire's settlements, and land outside those boundaries 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 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</p>

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	dereliction would be removed. Only after this search sequence has been satisfied should other sites outside the settlement boundary be considered.
Policy GN2 Safeguarded Land	<p>The land identified on the Proposals Map 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"> • 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. <p>The following sites will be safeguarded from development:</p> <ol style="list-style-type: none"> 1. “Plan B” sites <ul style="list-style-type: none"> • 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 2. Safeguarded until 2027 <ul style="list-style-type: none"> • Land at Yew Tree Farm (south), Burscough • Land at Parr’s Lane (west), Aughton • Land at Moss Road (east), Halsall

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<ul style="list-style-type: none"> Land at Guinea Hall Lane / Greaves Hall Avenue, Banks <p>The safeguarded land at Yew Tree Farm is not marked on the Proposals Map as it is part of the wider Policy SP3 allocation for a strategic development site and a subsequent masterplan for this allocation will define the precise boundary of the land to be safeguarded until 2027 within this site.</p>
<p>Policy GN3 Criteria for Sustainable Development</p>	<p>Development will be assessed against the following criteria, in addition to meeting other policy requirements within the Local Plan:</p> <p>1. Design/Setting</p> <p>Proposals for development should:</p> <ul style="list-style-type: none"> be of high quality design and be in keeping with Policy EN4 and the West Lancashire Design Guide SPD; Respect the historic character of the local landscape and townscape; Retain or create reasonable levels of privacy, amenity and sufficient garden/outdoor space for occupiers of the neighbouring and proposed properties; Respect visual amenity and complement or enhance 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; Adhere to low carbon sustainable building principles in accordance with Policy EN1; and In the case of extensions, conversions or alterations to existing buildings, the proposal should relate to the existing building, in terms of design and materials, and should not detract from the character of the street scene. <p>2. Accessibility and Transport</p> <p>Proposals for development should:</p> <ul style="list-style-type: none"> Integrate well with the surrounding area and provides safe, convenient and attractive pedestrian and cycle access; Prioritise the convenience of pedestrians, cyclists and public transport users over car users, where appropriate; Ensure that parking provision is made in line with the thresholds set out in Local Plan Policy IF2;

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<ul style="list-style-type: none"> • Provide Transport Assessments and Travel Plans for proposals for development over a certain size in line with the latest DfT guidance; • Create an environment that is accessible to all sectors of the community including children, elderly people, and people with disabilities; • Provide, where appropriate, suitable provision for public transport including bus stops and shelters; • Incorporate suitable and safe access and road layout design, in line with latest standards. <p>3. Reducing Flood Risk</p> <p>The Council will ensure development does not result in unacceptable flood risk or drainage problems by requiring development to:</p> <ul style="list-style-type: none"> • Take account of the Council's Strategic Flood Risk Assessment (Level 1 and 2) along with advice and guidance from the Lead Local Flood Authority (Lancashire County Council), the Environment Agency and the National Planning Policy Framework; • Be located away from Flood Zones 2 and 3 wherever possible, with the exception of water compatible uses and key infrastructure; • Satisfy the sequential and, if necessary, the exceptions test as set out within National Guidance, for proposals within Flood Zones 2 and 3 on sites that have not been allocated within the Local Plan; • Be supported by a Flood Risk Assessment for all proposals within Flood Zones 2 and 3 that satisfy both the sequential and exceptions tests and for proposals within Critical Drainage Areas(10) within Flood Zone 1 or on sites larger than 1 hectare within Flood Zone 1; • Where appropriate and feasible, incorporate sustainable drainage systems where there is a risk of surface water flooding within or beyond the site; and • Achieve a reduction in surface water run-off of at least 30% on previously developed land, rising to a minimum of 50% in Critical Drainage Areas. <p>5. Landscaping and the Natural Environment</p>

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<p>Proposals for development should:</p> <ul style="list-style-type: none"> • Maintain or enhances the distinctive character and visual quality of any Landscape Character Areas in which it is located; • Provide 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; • Minimise 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; • Incorporate new habitat creation where possible; • Incorporate and enhance the landscape and nature conservation value of any water features, such as streams, ditches and ponds located within the site and provide appropriately sized buffers between them and the development. <p>6. Other environmental considerations</p> <ul style="list-style-type: none"> • Be designed to minimise any reduction in air quality; • Incorporate recycling collection facilities; • Provide minimum levels of lighting required for proposed floodlights whilst having regard for any potential adverse impacts and ensuring any light spillage is minimised; • In coal mining development referral areas, take account of issues such as land instability and where appropriate, a coal mining risk assessment report will be required. • Minimise the risk from all types of pollution and contamination; • Ensure the protection of water quality and ground water resources and, where possible, seek improvement; and • Seek to remediate and restore contaminated land. <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>

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
<p>Policy GN4 Demonstrating Viability</p>	<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"> i. Commercial / industrial (B1, B2 or B8); ii. Retail (A1); and iii. Agricultural workers' dwellings. <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"> 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. <p>3. The Viability Statement should also detail the following information:</p> <ul style="list-style-type: none"> 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

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<p>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. Consideration, firstly, for a mixed-use scheme involving the existing use and other compatible uses, secondly, for other employment generating uses such as those relating to tourism, leisure, retail and residential institutions and, thirdly, 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 proposed, the Council may seek to independently verify the Viability Statement, and the applicant will be expected to bear the cost of independent verification.</p>
<p>Policy GN5 Sequential Tests</p>	<p>Sequential tests will be required for the following types of development:</p> <ul style="list-style-type: none"> • 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) • Accommodation for temporary agricultural / horticultural workers (Policy RS5) • Office developments outside settlement centres (Policy IF1) <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"> • Area of search: This will usually be the settlement, ward or parish in which the proposed development site lies, but could also include adjacent settlements, wards, parishes or boroughs. For major development proposals and those

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<p>at risk from flooding, the area of search will be wider, and may include the whole Borough.</p> <ul style="list-style-type: none"> • 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, on any site rejected on viability grounds, financial information submitted to show on what basis that it would be unviable to proceed with the proposed development. • Suitability: The test should take account of the suitability of sequentially preferable sites to accommodate the proposed development.
<p>EC1 The Economy and Employment Land</p>	<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"> • 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). <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” 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</p>

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<p>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) and will allow A1 retail warehouses on a like-for-like basis of existing A1 premises:</p> <ol style="list-style-type: none"> 1. Pimbo Industrial Estate 2. Stanley Industrial Estate/XL Business Park 3. Gillibrands Industrial Estate 4. Burscough Industrial Estate 5. Ormskirk Employment Area/Hattersley Court <p>On the following Strategic Employment Site, the Council will only permit B1 use classes (offices and research and development) and other significant employment generating uses in use classes C1 and D1:</p> <ol style="list-style-type: none"> 6. White Moss Business Park 7. Ormskirk Business Area <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"> 1. Westgate, Skelmersdale 2. Chequer Lane, Up Holland 3. Ormskirk Employment Area 4. Southport Road / Green Lane, Ormskirk 5. Abbey Lane, Burscough 6. Platts Lane, Burscough 7. Briars Lane, Burscough

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<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). 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> <ul style="list-style-type: none"> 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.
<p>Policy EC2 The Rural Economy</p>	<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, or development associated with the agricultural use of the land.</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</p>

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<p>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"> • 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 <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"> • 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. <p>In order to support economic recovery and growth the Council will support the roll out of high speed broadband in line with the Lancashire Broadband Plan. 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>a) Land between Greaves Hall Avenue and Southport New Road, Banks Development for this site will be expected to</p>

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<p>proceed in strict accordance with the site specific requirements outlined in the West Lancashire Level 2 SFRA.</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>Policy EC3 Rural Development Opportunities</p>	<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"> • Greaves Hall Hospital, Banks (Development for this site will be expected to proceed in strict accordance with the site specific requirements outlined in the West Lancashire Level 2 SFRA.) • East Quarry, Appley Bridge • Alty's Brickwork's, Hesketh Bank (not all of this site will comprise built development and a masterplanning exercise will be required) • Tarleton Mill, Tarleton <p>On the above named sites a mix of the following uses will be permitted:</p> <ul style="list-style-type: none"> • 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; • Essential services and infrastructure. <p>In the interest of the rural economy, employment generating uses will be required to form part of any proposal, the level of which will be determined on a site by site basis and in accordance with national and local planning policy.</p>
Policy EC4	<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</p>

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
Edge Hill University	<p>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"> • 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; • Requiring a masterplanned approach to future development within the Green Belt; • Working with the University to develop travel plans and parking strategies to encourage sustainable travel and improve access to the campus; • Improving the University accommodation offer and concentrating new student accommodation within the existing and / or extended campus in accordance with Policy RS3; • 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 • 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.
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 the Regional Town, Key Service Centres, Key Sustainable Villages and Rural Sustainable Villages (as defined by Policy SP1), 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, and delivery of these sites should conform to forthcoming masterplans / development briefs to be prepared for each site:</p>

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<ul style="list-style-type: none"> • Skelmersdale Town Centre • Yew Tree Farm, Burscough • Grove Farm, Ormskirk • Land at Firwood Road, Lathom / Skelmersdale • Land at Whalleys, Skelmersdale • Chequer Lane, Up Holland <p>Within Small Rural Villages, the appropriate re-use of an existing building, and very limited infill development (i.e. up to 4 units) will be permitted for market housing. Infill developments of 5 or more units may also be permitted where proposals provide the minimum amount of market housing to make the scheme financially viable, with the remainder of the housing being made available as affordable housing. On such sites, it will be expected that the affordable housing provision should be not less than 50% of all housing on the site.</p> <p><u>B. Development outside Settlement Boundaries</u></p> <p>On Protected Land, small-scale 100% 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 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>

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<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>Development proposals for accommodation designed specifically for the elderly will be encouraged within settlements, provided that they are accessible by public transport or within a reasonable walking distance of community facilities such as shops, medical services and public open space.</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.</p> <p>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> <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, the Council may consider implementing some form of restraint, either Borough-wide or settlement-specific, provided this is clearly necessary and appropriate.</p>
<p>Policy RS2 Affordable and Specialist Housing</p>	<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>

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)									
	<table border="1" data-bbox="526 391 1433 662"> <thead> <tr> <th data-bbox="526 391 981 518">Proposed development size (number of units)</th> <th data-bbox="981 391 1433 518">Affordable housing requirement (minimum % of units)</th> </tr> </thead> <tbody> <tr> <td data-bbox="526 518 981 566">8-9</td> <td data-bbox="981 518 1433 566">25%</td> </tr> <tr> <td data-bbox="526 566 981 614">10-14</td> <td data-bbox="981 566 1433 614">30%</td> </tr> <tr> <td data-bbox="526 614 981 662">15 and above</td> <td data-bbox="981 614 1433 662">35%</td> </tr> </tbody> </table> <p data-bbox="515 686 1946 805">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 data-bbox="515 821 1946 885">Within Small Rural Villages, as defined by the settlement hierarchy in Policy SP1, affordable housing should be provided on sites comprising 5 or more dwellings, as defined in Policy RS1.</p> <p data-bbox="515 901 1946 1053">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.</p> <p data-bbox="515 1069 1946 1220">A forthcoming Supplementary Planning Document (SPD) will provide more detailed policy to aid the implementation of affordable housing. In the future, such an SPD 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 data-bbox="515 1236 1946 1396">In accordance with Policies GN1 and RS1, 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</p>		Proposed development size (number of units)	Affordable housing requirement (minimum % of units)	8-9	25%	10-14	30%	15 and above	35%
Proposed development size (number of units)	Affordable housing requirement (minimum % of units)									
8-9	25%									
10-14	30%									
15 and above	35%									

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<p>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"> • <u>Tenure</u> - the affordable housing provided should be a range of sizes and types, reflecting the sizes and types of market units to be provided through the development proposal. • <u>Lifetime Homes</u> - the Council expects all affordable units to be built to Lifetime Homes Standard. • <u>On / off-site provision</u> - affordable housing should be provided on the development site, unless there are exceptional circumstances which would justify provision elsewhere. Such off-site provision should be provided in the locality of the development site. <p>Specialist housing for the elderly</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>
<p>Policy RS3 Provision of Student Accommodation</p>	<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"> • an over-riding need for such accommodation is demonstrated; • demand for the conversion of existing dwelling houses to HMOs will be demonstrably reduced; and • it will not negatively impact the amenity of surrounding uses, especially residential uses. <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>

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<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), 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.</p>

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)																			
	<table border="1"> <thead> <tr> <th data-bbox="524 392 631 427">Category</th> <th data-bbox="658 392 719 453">Max %</th> <th data-bbox="730 392 1106 427">Description of street</th> <th data-bbox="1117 392 1473 427">Streets</th> </tr> </thead> <tbody> <tr> <td data-bbox="524 469 631 699">Category A</td> <td data-bbox="658 469 719 504">15%</td> <td data-bbox="730 469 1106 699">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 data-bbox="1117 469 1473 699">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 data-bbox="524 699 631 1050">Category B</td> <td data-bbox="658 699 719 734">10%</td> <td data-bbox="730 699 1106 1050">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 data-bbox="1117 699 1473 1050">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 data-bbox="524 1050 631 1222">Category C</td> <td data-bbox="658 1050 719 1085">5%</td> <td data-bbox="730 1050 1106 1222">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 data-bbox="1117 1050 1473 1222">-</td> </tr> </tbody> </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).	-			
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<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</p>																				

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<p>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>
<p>Policy RS4</p> <p>Provision for Gypsy and Traveller and Travelling Show People</p>	<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"> • 21 permanent pitches for Gypsies and Travellers on up to 3 sites • 14 transit pitches for Gypsies and Travellers on 1 site • 7 permanent plots for Travelling Showpeople on 1 site <p><u>2. Broad Location</u></p> <p>These sites should be broadly located as follows:</p> <ul style="list-style-type: none"> • 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. <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>Sites within the Green Belt in these broad locations will be considered where applicants can demonstrate that there are no other suitable sites within the locality and within settlement areas. This must be done by complying with the requirements of the sequential test as per Policy GN5 Sequential Tests.</p> <p>In order to ensure that all sites are fit for purpose and will provide sufficient residential amenity to both members of the</p>

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<p>settled and traveller community all sites must meet the criteria set out below.</p> <p><u>3. Criteria</u></p> <p>All sites outside the broad location above must comply with the criteria below and be within the main settlement areas as defined on the proposals map.</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"> • The intended occupants must meet the definition of Gypsies and Travellers and Travelling Show People as defined by national guidance for traveller sites. • The site will provide no more than 15 pitches unless it can be demonstrated that there is genuine need for a larger site. <p>B. Proposed sites must be located sustainably and must meet the following criteria:</p> <ul style="list-style-type: none"> • 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. • 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. • The location will not cause a significant nuisance or impact upon the amenity of neighbouring properties. • Proposals for Gypsy/Traveller and travelling showpeople sites should be well planned and include soft landscaping and play areas for children where suitable. <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"> • Sites will avoid contaminated land unless it can be demonstrated that suitable mitigation measures can be delivered. • Sites must be on stable and level land suitable for caravans • Sites must provide a safe environment for the intended occupants

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<ul style="list-style-type: none"> • Sites must be capable of providing adequate access to all emergency vehicles. • Sites will not be considered in areas defined as flood zone 2 or 3 on Environment Agency maps. • Sites must have access to sanitation facilities, a mains water supply and drainage or the applicant must demonstrate that they can be provided. • 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. <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 how long pitches are occupied.</p> <p>F. Sites within the Green Belt will not be considered except within the broad locations identified in (2) above.</p>
<p>Policy RS5 Accommodation for Temporary Agricultural / Horticultural Workers</p>	<p>The reuse of existing buildings within village settlements and the Green Belt for accommodation for temporary agricultural and/or horticultural workers will be permitted provided that it complies with other policy in this Local Plan and national Green Belt policy. The provision of non-permanent accommodation, appropriate to both the identified need and the location, will be permitted where it can be demonstrated that:</p> <ol style="list-style-type: none"> i. there is a requirement to provide accommodation to satisfy a clearly identified need for temporary agricultural / horticultural workers; ii. there are no existing buildings in the locality which are suitable, or capable of being made suitable, for accommodating temporary workers; iii. the site chosen is the most suitable in the locality, taking into account other policies in this Local Plan; iv. any impact on visual amenity, residential amenity, highway safety, landscape, wildlife and countryside character is minimised to an acceptable level; and v. proposals include measures to protect the character of the local area, including retention of existing trees and hedges, implementation of landscape planting, improvement of any damaged or derelict land involved and improvement of

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)								
	<p>boundary treatments.</p> <p>In all cases of non-permanent accommodation, the permission will be subject to a time-limiting condition of five years from the date of the accommodation being sited on the site or the date of the planning permission, whichever is the earlier, unless the evidence of need demonstrates that a shorter time-limited condition is warranted.</p>								
<p>Policy IF1 Maintaining Vibrant Town and Local Centres</p>	<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>When assessing proposals outside of town centres for comparison retail that involve an increase in floorspace of over 500m² gross, or for supermarkets / superstores that involve an increase in floorspace of over 1,000m² gross, an impact assessment will be required.</p> <p>The hierarchy of town centres within West Lancashire is as follows:</p> <table border="1" data-bbox="521 823 1462 1093"> <thead> <tr> <th>Hierarchy</th> <th>Centres</th> </tr> </thead> <tbody> <tr> <td>1: Town Centre</td> <td>Skelmersdale, Ormskirk, Burscough</td> </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, as defined on the Proposals Map</td> </tr> </tbody> </table> <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 the primary shopping areas of Ormskirk and Burscough town centres, within Skelmersdale town centre as a whole and within local 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"> 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; 	Hierarchy	Centres	1: Town Centre	Skelmersdale, Ormskirk, Burscough	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
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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<ul style="list-style-type: none"> • 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. <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 of the change of use of A1 floorspace upon the vitality and viability of a PSA, the following factors should be taken into account:</p> <ul style="list-style-type: none"> • 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 PSA; • 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 PSA; • 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 PSA; • 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 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

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<p>with loss of the A1 floorspace.</p> <p>Similar principles to the above will apply, where relevant, when assessing proposals for non-retail use of retail units in local centres and in Skelmersdale Town Centre. Development proposals within Skelmersdale Town Centre must be in accordance with Policy SP2, and must ensure that the vitality and viability of the Concourse is protected.</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 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.</p>
<p>Policy IF2</p> <p>Enabling Sustainable Transport Choice</p>	<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"> • 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; • reducing the environmental impact of transport through suitable mitigation and design;

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<ul style="list-style-type: none"> • reduce transport emissions such as carbon dioxide and other greenhouse gases by encouraging greater usage of public transport facilities; • reduce congestion in the Borough's key service centres to promote competitiveness, with particular reference to Burscough and Ormskirk; • preparing and actively promoting travel plans for all new developments, including both employment and residential, in accordance with DfT guidance on transport assessments; and • 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 <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"> • The proposed A570 Ormskirk bypass; • Implementation of measures in Ormskirk to improve the highway network; • A new rail station in Skelmersdale including new track, and electrification of existing track, as appropriate • 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 for Skelmersdale town centre • Improved car park management within Ormskirk • The provision of 4 linear parks between Ormskirk and Skelmersdale, Ormskirk and Burscough, Tarleton and Hesketh Bank and along the former railway line at Banks; • a comprehensive cycle network for commuter and leisure journeys providing links across the Borough and linking in with cross boundary cycle networks; • Any potential park and ride schemes associated with public transport connections

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)																
	<ul style="list-style-type: none"> Any potential green travel improvements associated with access to the Edge Hill University campus on St Helens Road, Ormskirk; Use of the land at the railway pad at the West Quarry, Appley Bridge for a small-scale rail facility; and The proposed Green Lane Link Road in Tarleton. <p>c) Major transport schemes listed above including new rail infrastructure and the proposed A570 Ormskirk bypass will have regard to biodiversity and must provide appropriate mitigation measures as recommended in Policy EN2.</p> <p>d) 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.</p> <p>2. Parking Standards</p> <p><u>A Residential Development</u></p> <p>Proposals for residential development will be required to meet the following standards for car parking provision:</p> <table border="1" data-bbox="524 863 1413 1193"> <thead> <tr> <th>Type of development</th> <th>Number of parking spaces</th> <th>Cycle Parking Provision</th> <th>Disabled parking Provision</th> </tr> </thead> <tbody> <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> </tbody> </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</p>	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>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"> • The location of the development – urban /rural, within walking or easy cycling distance of a range of services and facilities; • The proposed use; • Levels of local parking provision, and any local parking congestion issues; • The distance to public transport facilities, and the quality (frequency / reliability / connection to main routes or interchanges) of the public transport provision in question; • The quality of provision for cyclists: cycle parking, dedicated cycling facilities, access points to site, quality of design and provision; • The quality of provision for pedestrians; and • Evidence of local parking congestion. <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 and Reducing Transport Emissions</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 (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</p>

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)						
	<p>fuels, technologies and infrastructure</p> <p>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:</p> <table border="1" data-bbox="521 512 1379 959"> <tr> <td data-bbox="521 512 887 644">All dwelling houses with at least one off-street parking space or garage space integral to the curtilage of the property:</td> <td data-bbox="887 512 1379 644">One charging point per house.</td> </tr> <tr> <td data-bbox="521 644 887 799">All residential properties served by communal parking areas for the use of those properties only:</td> <td data-bbox="887 644 1379 799">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 data-bbox="521 799 887 959">All other development:</td> <td data-bbox="887 799 1379 959">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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<p>Policy IF3</p> <p>Service Accessibility and Infrastructure for Growth</p>	<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"> • make the most of existing infrastructure by focusing on sustainable locations with the best infrastructure capacity; • mitigate any negative impacts to the quality of the existing infrastructure as a result of new development; • where appropriate, contribute towards improvements to existing infrastructure and provision of new infrastructure, as required to support the needs of the development; • where appropriate, demonstrate how access to services will be achieved by means other than the car; and • where appropriate, demonstrate how the range of local social and community services and facilities available will 						

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<p>be suitable and accessible for the intended user(s) of the development.</p> <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>Policy IF4 Developer Contributions</p>	<p>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.</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"> • Utilities and Waste (where the provision does not fall within the utility providers legislative obligations); • Flood prevention and sustainable drainage measures; • Transport (highway, rail, bus and cycle / footpath network, canal and any associated facilities); • Community Infrastructure (such as health, education, libraries, public realm); • Green Infrastructure (such as outdoor sports facilities, open space, parks, allotments, play areas, enhancing and conserving biodiversity); • Climate change and energy initiatives through allowable solutions;

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<ul style="list-style-type: none"> Affordable housing; and Skelmersdale Town Centre Regeneration. <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>Policy EN1 Low Carbon Development and Energy Infrastructure</p>	<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"> 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; 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; iii. consider the requirements of the Governments emerging 'Allowable Solutions' Framework; and iv. be resilient to climate change by incorporating shading and Sustainable Drainage Systems and locating it away from areas at risk of flooding in line with Policy GN3. <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"> Requiring all major developments to explore the potential for a district heating or decentralised energy network, particularly on those sites of strategic importance. 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. Using potential 'Allowable Solutions' funds to support carbon saving projects.

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<ul style="list-style-type: none"> 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, having regard to Policy EN2, 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. <p>3. Wind Energy Development</p> <p>Wind energy development potential is significant within West Lancashire and developers are required to provide evidence to support their proposals considering the following:</p> <ol style="list-style-type: none"> 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; and impacts on aviation navigation systems and communications. <p>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.</p>
<p>Policy EN2 Preserving and Enhancing West Lancashire's Natural Environment</p>	<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"> 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; Support the development of the Ribble Coast and Wetlands Regional Park with the vision that by 2020 the Ribble

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<p>Coast and Wetlands Regional Park will become an internationally recognised area; and</p> <ul style="list-style-type: none"> • 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. • 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 or where conflict arises. <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 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 or where it is in relation to the purposes of the Nature Conservation Sites.</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"> • Loss of the undeveloped open character of a part, parts or all of the ecological framework;

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<ul style="list-style-type: none"> • Reducing the width or causing direct or indirect severance of the ecological framework or any part of it; • Restricting the potential for lateral movement of wildlife; • Causing the degradation of the ecological functions of the ecological framework or any part it; • Directly or indirectly damaging or severing links between green spaces, wildlife corridors and the open countryside; and • Impeding links to ecological frameworks recognised by neighbouring planning authorities. <p><u>C Trees and Hedgerows</u></p> <p>The Council will encourage the creation of new woodlands where appropriate.</p> <p>Development involving the loss of, or damage to, Woodlands or trees of significant amenity, screening, wildlife or historical value will only be permitted where the development is required to meet a need that could not be met elsewhere.</p> <p>In such cases the developer will be required to replace the trees lost on site with ones of at least equal value either on site or in that locality where it is unsuitable for the trees to be located on the particular site. Conditions will be imposed or legal agreements made to ensure such mitigation measures are carried out.</p> <p>All development should:</p> <ul style="list-style-type: none"> • Include appropriate landscaping plans, which incorporate suitable tree planting that integrates well with all existing trees. This should be done in accordance with guidance contained in national guidance BS. 5837:2012 and any subsequent document; • Both new and existing trees should be maintained by the owner of the site in accordance with guidance contained in BS .5837:2012 and any subsequent document; • Promote an increase in tree cover where it would not threaten other vulnerable habitats; and • Avoid encroachment into the canopy area or root spread of trees considered worthy of retention; <p>Development will not be permitted where insufficient information has been provided to enable the Council to assess the effects on trees. This level of detail should be in accordance with BS.5837: 2012- Trees in relation to design, demolition and construction or any subsequent document.</p>

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<p>Development will also not be permitted that would directly or indirectly damage existing mature or ancient woodland or veteran trees.</p> <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, 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"> • 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; • It respects the historic character of the local landscape and townscape, as defined by the Areas of Landscape

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<p>History Importance shown on the Proposals Map; and</p> <ul style="list-style-type: none"> 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’.
<p>Policy EN3 Provision of Green Infrastructure and Open Recreation Space</p>	<p><u>1. Green Infrastructure</u></p> <p>The Council will:</p> <ul style="list-style-type: none"> 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; 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; 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 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; support the development of new allotments and protect existing allotments from development; and support the Ribble Coast and Wetlands Regional Park and associated infrastructure. <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"> The open space has been identified by the Council as being under used, poor quality or poorly located; 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

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<ul style="list-style-type: none"> • 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 <p>B. Development will not be permitted where:</p> <ul style="list-style-type: none"> • Development would effect the open characteristic of the area • Development would restrict access to publicly accessible Green Space • Development would adversely effect biodiversity in the locality • Development would result in the loss of Green Spaces, Corridors and the Countryside. • The open space contributes to the distinctive form, character and setting of a settlement • The open space is a focal point within the built up area • The open space provides a setting for important buildings (being listed or of local historic importance) or scheduled ancient monuments. • Proposals contradict other policies contained within the Local Plan. <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 deficiencies in existing open recreation space provision exist, as demonstrated in the Council's Open Space, Sports and Recreation study and any subsequent document, new residential development will be expected to provide public open space on-site (where appropriate) or a financial contribution towards the provision of off-site public open space to meet the demand created by the new development or enhancement of existing areas of public open space which could be upgraded to meet the demand created by the new development.</p> <p>E. 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"> 1. Hunters Hill, Wrightington 2. Parbold Hill, Parbold

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<p>3. Platts Lane and Mill Dam Lane, Burscough</p> <p>F. 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"> 1. Beacon Country Park, Skelmersdale 2. Tawd Valley Park, Skelmersdale 3. Fairy Glen, Appley Bridge 4. Dean Wood, Up Holland 5. Abbey Lakes, Up Holland 6. Ruff Wood, Ormskirk 7. Platts Lane Lake, Burscough 8. Chequer Lane, Up Holland <p>G. New children's play areas are proposed on sites shown on the Proposals Map at:</p> <ol style="list-style-type: none"> 1. Latham Avenue, Parbold (0.2 ha) 2. Tabbys Nook Newburgh (0.2 ha) 3. Redgate, Ormskirk (1.0 ha) 4. Elm Place, Ormskirk (0.6ha) 5. Land East of Eavesdale, Skelmersdale (0.9 ha) 6. Bescar Lane, Bescar (0.2 ha) 7. Pickles Drive, Burscough
<p>Policy EN4 Preserving and Enhancing West</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>

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
Lancashire's Built Environment	<ul style="list-style-type: none"> • be high quality and inspiring design and in keeping with the West Lancashire Design Guide SPD; • be adaptable to climate change through construction principles; • create safe and secure environments that reduce the opportunities for crime. A crime impact statement may be required in accordance with the Council's validation checklist; • 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; • fully integrate with existing streets and paths to ensure safety for pedestrian, vehicles and cycle users; • create attractive public spaces to promote healthy and inclusive communities, making use of well designed open space, landscaping and public art, where appropriate. <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>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"> • 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; • 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; • 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; • 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. <p>B. Substantial harm or loss of a listed building, park or garden will only be permitted in exceptional circumstances where</p>

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Policy number/ name	Key Features of Local Plan Publication Policies (all figures are taken from the Publication Local Plan Report 2012)
	<p>it can be demonstrated that:</p> <ul style="list-style-type: none"> 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; 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); c) conservation through grant-funding or some form of charitable or public ownership is not possible; and d) the harm to or loss of the heritage asset is outweighed by the benefits of bringing the site back into use. <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>

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Appendix 4: River Douglas Catchment

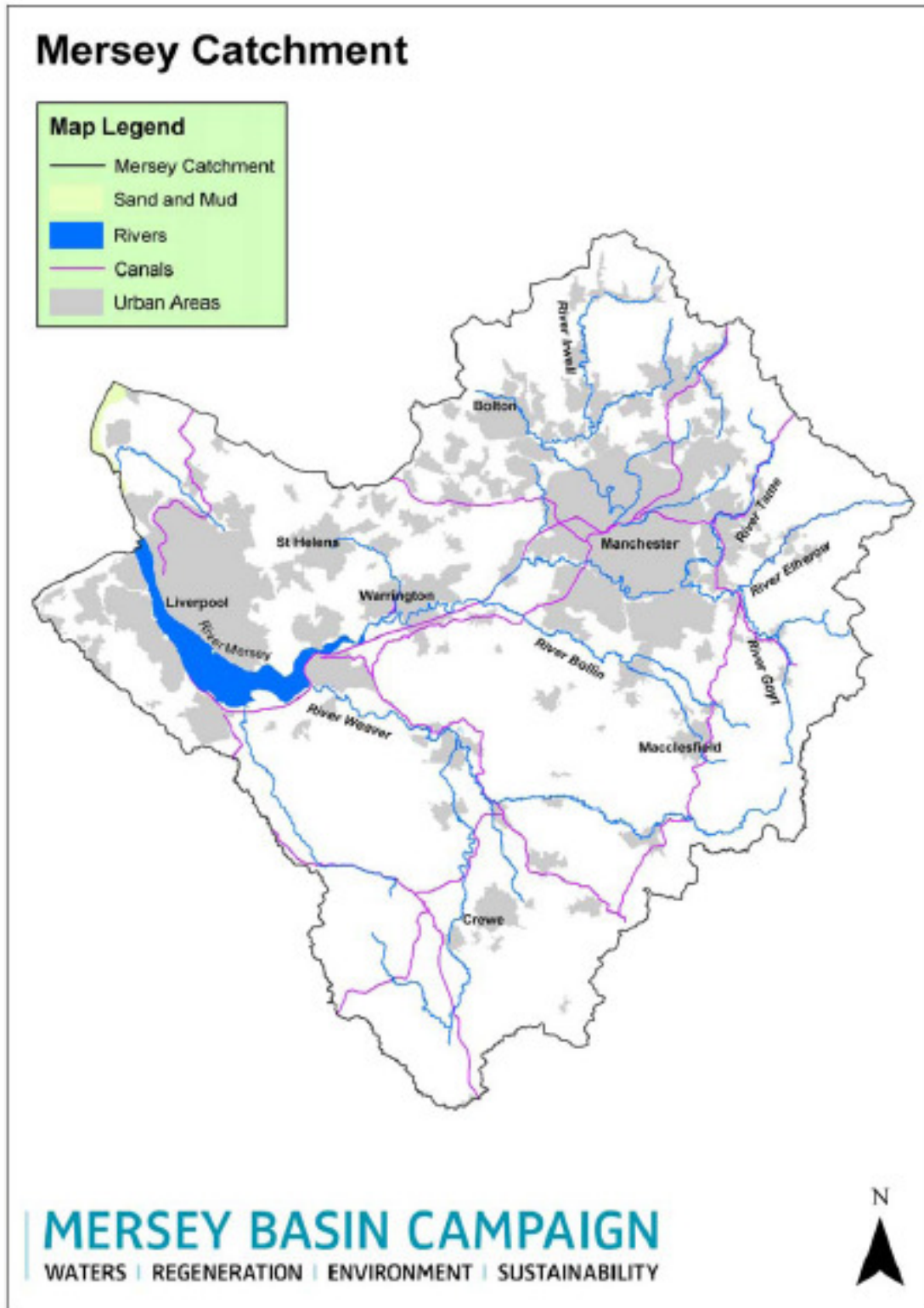
Appendix 5: Energy Priority Zones

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>	<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>
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>	<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>

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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>

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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>	<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>
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>

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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>Redevelopment of the site could result in noise and/or visual disturbance to wintering birds using the adjacent sensitive area but this is a very theoretical risk at this stage.</p>	<p>A decision would have to be taken at a planning application stage as to whether disturbance of birds using adjacent land was an issue requiring consideration as part of the application, This is not appropriate for a strategic plan and therefore no specific recommendations are made for incorporation into the Local Plan.</p> <p>Natural England have stated in their most recent (February 2012) consultation response that in their opinion this site would not pose a risk to the integrity of the SPA.</p>

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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-1990s⁸⁸.</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>

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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>

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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>	<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>
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>	<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	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>	<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>
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>	<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>

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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>	<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>
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>	<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>
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>	<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>

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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>

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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>	<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>
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. Redevelopment of the site could result in noise and/or visual disturbance to wintering birds using the adjacent sensitive areas but that is a very theoretical risk.</p>	<p>A decision would have to be taken at a planning application stage as to whether disturbance of birds using adjacent land was an issue requiring consideration as part of the application, This is not appropriate for a strategic plan and therefore no specific recommendations are made for incorporation into the Local Plan.</p> <p>Natural England have stated in their most recent (February 2012) consultation response that in their opinion this site would not pose a risk to the integrity of the SPA.</p>

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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>

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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>

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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>	<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>
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>	<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>
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>	<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	Simonswood Industrial Estate	<p>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>	<p>A decision would have to be taken at a planning application stage as to whether disturbance of birds using adjacent land was an issue requiring consideration as part of the application, This is not appropriate for a strategic plan and therefore no specific recommendations are made for incorporation into the Local Plan.</p> <p>Natural England have stated in their most recent (February 2012) consultation response that in their opinion this site would not pose a risk to the integrity of the SPA.</p>
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>A decision would have to be taken at a planning application stage as to whether disturbance of birds using adjacent land was an issue requiring consideration as part of the application, This is not appropriate for a strategic plan and therefore no specific recommendations are made for incorporation into the Local Plan.</p> <p>Natural England have stated in their most recent (February 2012) consultation response that in their opinion this site would not pose a risk to the integrity of the SPA.</p>

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Policy number	Site allocated	Comments	Conclusions
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>
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>	<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	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>	<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>
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>The site is too far from the nearest area of supporting habitat for any conflicts with the integrity of the SPA to be likely.</p>
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>

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Policy number	Site allocated	Comments	Conclusions
RS1	Grove Farm, Ormskirk	This site supports arable land which meets the basic habitat requirements of qualifying bird species. However, it is located over 1km from the nearest area identified as sensitive for pink-footed geese.	<p>A decision would have to be taken at a planning application stage as to whether disturbance of birds using adjacent land was an issue requiring consideration as part of the application, This is not appropriate for a strategic plan and therefore no specific recommendations are made for incorporation into the Local Plan.</p> <p>Natural England have stated in their most recent (February 2012) consultation response that in their opinion this site would not pose a risk to the integrity of the SPA.</p>
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.

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Policy number	Site allocated	Comments	Conclusions
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.

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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>

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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>
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Policy number	Site allocated	Comments	Conclusions
IF2	<p>A new rail station in Skelmersdale including new track</p> <p>Location not specified</p>	<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>

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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>

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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.

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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, it does not in itself consist of suitable habitat for the 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.	Natural England have stated in their most recent (February 2012) consultation response that in their opinion this site would not pose a risk to the integrity of the SPA.

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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	Appley Bridge is located at least 3km from the nearest designated sensitive area for pinkfooted geese and whooper swans. 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.	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.

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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.

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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.

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Policy number	Site allocated	Comments	Conclusions
EN3	Bescar Lane, Bescar	<p>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>	<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>

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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

Figure 4: Natura 2000 Sites within West Lancashire Borough

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**Update to rapid Health Impact Assessment
Report on West Lancashire Local Plan**

June 2012

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Lancashire
11/06/12

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1. Purpose

The purpose of this report is to provide an update to the rapid Health Impact Assessment Report on the West Lancashire Local Plan, following changes made as a result of consultation on the Local Plan in January/February 2012.

2. Background

2.1 Background to Local Development Framework and the Local Plan.

The Borough Council had been previously preparing a Core Strategy document to sit within the Local Development Framework (LDF). In April 2011 a rapid Health Impact Assessment (rHIA) was undertaken on the Core Strategy Preferred Options. The report from this can be viewed at; <http://www.westlancs.gov.uk/PDF/Final%20report.pdf>

The new National Planning Policy Framework expects Local Planning Authorities to prepare a Local Plan rather than an LDF. Subsequently, West Lancashire moved away from the LDF to produce a Local Plan for the Borough. The West Lancashire Local Plan 2012-2027 contains 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. 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. This was undertaken in November 2011. The report from this can be viewed at; <http://www.westlancs.gov.uk/pdf/WL%20rHIA%20on%20Local%20Plan%2030th%20Nov%202011%20-%20Final%20Version.pdf>

2.2 Summary of background to Health Impact Assessment

The majority of proposed plans and policies will have an impact on health to some extent. 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.

3. Update to Rapid Health Impact Assessment based on changes following consultation

3.1 Rationale

Following consultation activity in January and February 2012, a number of small changes have been made to the policies of the plan and an additional policy to cover agricultural workers dwellings has been included. As such there is a need to consider the potential health impact of these changes and additions.

3.2 Process

The policies were initially reviewed by members of the Public Health Directorate, NHS Central Lancashire and split into three categories;

- a) those which were not specifically considered during the rapid health impact assessment in November 2011 (either because they had not changed significantly since April 2011, or were not considered to have significant potential effects on health)
- b) those that were specifically considered by groups in November 2011
- c) new policies.

The policies were then individually considered to identify whether the changes could have a potential significant impact on health, and a decision taken as to whether an additional/updated rHIA was required. The table below summarises the results from the initial review of the policies.

Table 1: Results from initial review of the policies

Policy	Category	Decision	Rationale
EC1 The Economy & Employment Land	a	No further rHIA required	No significant changes to the policy.
EC2 The Rural Economy	a	No further rHIA required	Note the positives around broadband.
EC3 Rural Development Opportunities	a	No further rHIA required	No significant changes to the policy.
EC4 Edge Hill University	a	No further HIA required	No significant changes to the policy.
EN1 Low Carbon Development and Energy Infrastructure	b	Update rHIA	Changes in relation to contributions to a community energy fund and wind development.
EN2 Preserving and Enhancing West Lancashire's Natural Environment	b	Update rHIA	Comment on recreation vs. biodiversity.
EN3 Green Infrastructure & Open Recreational Space	b	Update rHIA	Positive impacts around allotments and pedestrian/cycle routes.
EN4 Preserving and Enhancing West Lancashire Historic Environment	b	Update rHIA	Positive around crime impact statement.
GN1 Settlement Boundaries	b	No further rHIA required	No significant changes to the policy.
GN2 Safeguarded Land	b	No further rHIA required	No significant changes to the policy.
GN3 Criteria for Sustainable Development	b	Update rHIA	Positive impacts in relation to recommendations made in the November r HIA.
GN4 Demonstrating Viability	b	No further HIA required	No significant changes to the policy.
GN5 Sequential Tests	b	No further rHIA required	No significant changes to the policy.
IF1 Maintaining Vibrant Town and Local Centres	b	No further rHIA required	Comment on addition of requirement to rHIA any large proposed developments.
IF2 Enhancing Sustainable Transport	b	Update rHIA	Welcome the addition re links to Cycling in

Choices			Sefton.
IF3 Service Accessibility and Infrastructure for Growth	b	No further rHIA required	
IF4 Developer Contributions	b	No further rHIA required	
RS1 Residential Development	b	Update rHIA	Positive impacts re increased provision for aging population.
RS2 Affordable and Specialist Housing	b	No further rHIA required	
RS3 Provision of Student Accommodation	b	No further rHIA required	
RS4 Provision for Gypsy and Travellers and Travelling Showpeople	b	Update rHIA	Welcome the addition of fixed number of sites.
RS5 Accommodation for temporary agricultural/horticultural workers	c	rHIA required	New policy, therefore potential health impacts have not been assessed.
SP1 A sustainable Development Framework for West Lancashire	a	No further rHIA required	
SP2 Skelmersdale Town Centre (Final)	a	No further rHIA required	
SP3 Yew Tree Farm Burscough – A Strategic Development Site	a	No further rHIA required	

Following the categorisation a rHIA was conducted on the new policy, RS5 and the rHIA's conducted in November 2011 were updated as indicated in the table above. These were then sent to the wider group of stakeholders who contributed to the Health Impact Assessment in November for comment.

3.3 Results

The updated tools can be viewed below. The policy groupings used for the rHIA in November were retained, with policy names changed to reflect changes following the consultation. References to any specific policies have been noted and population groups anticipated to be affected are highlighted in grey. Updates to the tools are included in red.

3.3.1 Sustaining the Boroughs Environment and Addressing Climate Change

Sustaining the Boroughs Environment and Addressing Climate Change		
EN1: Low carbon Development & Energy Infrastructure		
EN2: Preserving & Enhancing West Lancashire's Natural Environment		
EN3: Green Infrastructure & Open Recreation Space		
EN4: Preserving & Enhancing West Lancashire's Historic Environment.		
Area of impact	Positive	Negative
Lifestyle	EN1 Encourage cycling/walking Air quality improvement Creation of jobs Reduction in landfill Less demand for health services EN2 Encourage healthy lifestyles – use of green corridors for leisure/keep fit Free leisure activities – physical and mental health Encourage local (?organic) food production through protection of agricultural land Trees reduce CO2 levels – protection of wildlife etc. Sustainability –protecting health and environment, historic, built and natural EN3 Better quality housing and buildings	EN1 Need to consider additional recycling e.g. food EN2 protection of biodiversity will be considered over the development of recreation in sensitive areas. (Note that whilst the protection of biodiversity has potential positive health impacts, the extent to which recreational development is restricted should be considered) EN3 Ensure provision of supporting facilities e.g. toilets –

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	<p>Better environment, cheaper, encouraging healthy lifestyles Better design and reduces fear of crime Shade trees provide protection and shade, reduce climate change Positive addition in relation to supporting and protecting allotments Addition of cycle/pedestrian routes EN4 Better quality housing and buildings Better environment, cheaper, encouraging healthy lifestyles Better design and reduces fear of crime Shade trees provide protection and shade, reduce climate change</p>	<p>problems? Costs?</p>
Social environment	<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 Positive addition in relation to supporting and protecting allotments</p> <p>EN4 Provide employment Positive addition in relation to crime impact statement requirement</p>	
Equality	<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</p>	<p>EN1 Discriminates against those who can't afford improvements to existing homes</p>

	<p>Cheap, accessible</p> <p>EN4 Access to all regardless of cost, encourages social cohesion</p>	
Physical environment	<p>EN1 Reduce pollution – improve environment Reduction in fuel costs, warmer homes – health benefits for elderly Positive addition in relation to ensuring that developers provide information on how impacts will be addressed.</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 Replacement of any trees lost during development. Development not permitted if there isn't sufficient information provided to the council.</p> <p>EN3 Protects assets, provides identity and character protected Social interaction encouraged Positive addition in relation to supporting and protecting allotments Resisting developments that do not provide significant in terms of open space and recreation facilities as well as other community benefits. Addition of cycling/pedestrian routes.</p> <p>EN4 Protects assets, provides identity and character protected</p>	<p>EN1 Noise of wind turbines/impact of other renew schemes on people – visual impairment etc. Consideration now given to assessing impact of this within the policy.</p>
Access to and quality of services	<p>EN2 Better living conditions, fewer mental health problems</p>	<p>EN4 Possible impact on prohibiting development due to sensitivity of heritage assets</p>

3.3.2 General Development Policies

General Development Policies		
GN1: Settlement Boundaries. GN2: Safeguarded Land GN3: Criteria for Sustainable Development GN4: Demonstrating Viability GN5: Sequential Tests		
Area of impact	Positive	Negative
Lifestyle		
Social environment	Flexible attitude to new uses of existing buildings that are no longer viable i.e. pubs converted to residential use (All groups)	
Equality		
Physical environment	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) EN3 Cross reference to EN1 sustainable development Addition of detail about flood risk Addition of other environmental considerations such as recycling, ground condition.	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)
Access to and quality of services		

3.3.3 Infrastructure and Services

<p>IF1: Maintaining Vibrant Town & Local Centres. IF2: Enhancing Sustainable Transport Choice IF3: Service Accessibility & Infrastructure Growth. IF4: Developer Contributions</p>		
Area of impact	Positive	Negative
Lifestyle	<p>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 Addition of council support for a cycle network for commuters and leisure and with neighbouring areas. Improved access to education/employment, Access to better amenities – food shops etc.</p> <p>IF3 Broadband connection – better health knowledge Access to basic amenities – health implications</p>	<p>IF1 Potential fragmented development encourages car use</p> <p>IF3 Broadband – isolated communities, poor use of town centres, less vibrant</p>
Social environment	<p>IF1 Better facilities – more employment – (working age, unemployed) Better facilities – improved social status, less social division – (vulnerable groups)</p> <p>IF4 Improved community safety Improved access to sports facilities</p>	<p>IF1 Balancing development to ensure one area doesn't lose out</p>
Equality	<p>IF2 Improved access transport for all</p>	
Physical environment	<p>IF2 Reduction in car use e.g. pollution Reducing congestion – accidents Positive addition that Transport schemes should consider</p>	<p>IF2 Public transport – greater transmission of infectious disease</p>

	biodiversity and cross reference with EN1 Recognition that transport policies have an important role in sustainable development and health. Looking at improvements to reduce congestion	
Access to and quality of services	IF2 Improved access to all services General wellbeing – greater access to facilities Looking at improvements to reduce congestion	

3.3.4 Providing for Housing and Residential Accommodation

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 RS5 Accommodation for temporary agricultural/horticultural workers		
Area of impact	Positive	Negative
Lifestyle	No provision for allotments- many health benefits and environmental benefits (All groups)	Green spaces close to homes to encourage people to walk(All groups)
Social environment	Housing in cul de sacs as opposed to alleyways is desirable Housing overlooking green space is desirable Improved community cohesion when a mix of housing styles is used (All groups)	
Equality	Limiting student accommodation would have a beneficial effect on community cohesion (Students) RS1 Affordable housing to make up at least 50% of housing on any site. RS1 Encouragement of housing for the elderly RS4 Specifying number of sites for Gypsy, Traveller and Travelling Show People RS5 Provision of accommodation for temporary workers	No specific policy promoting specialist accommodation for disabled people(People with disabilities) Safety issues with unofficial traveller sites (Travellers)
Physical environment	Lack of policy to provide buffer zones between residential and industrial development and discourage bad neighbours (All groups) RS1 Protection of character of the environment RS5 Consideration of environment and character of the area.	Safety issues with unofficial traveller sites (Travellers)
Access to and quality of services	RS4 Provision of suitable amenity RS5 Help with demand on agricultural businesses.	

4. Recommendations from previous Health Impact Assessments

Recommendations were made following the first rHIA in April 2011, and the second rHIA in November 2011. These are summarised in the table below;

Table 2: Rapid Health Impact Assessment Recommendations

April 2011	November 2011
To maximise opportunities for employment and training.	Incorporation of more official and legal sites for Gypsies, Travellers and Travelling Show people.
To develop alternative forms of transport to minimise the increase in traffic.	Investigation into the feasibility of specifying buffer zones between neighbouring uses.
To ensure that the loss of agricultural land is kept to a minimum and is protected from inappropriate use.	Sustainable waste collections and recycling with Communal Community Collection Centres.
To improve public transport services.	Further investigation into mining/slag heaps and their impact on health.
To ensure the development of high quality housing.	Implications of fracking and the Development Management Policies to be considered.
To maximise the opportunities for physical activity and sport in ways that enhance the environment.	Support for renewable energy – consider ways of delivering improvements to those who can't afford e.g. solar/wind energy.
To make full use of existing plans and arrangements.	

5. Summary of amendments in relation to the previous recommendations and potential health impacts

The amendments to the policies on the whole demonstrate a potential to positively impact the health of those living and working in West Lancashire. There are several amendments which demonstrate a positive change based on, or linked to, the recommendations made in the April and November rHIA's. These are detailed in the table below.

Table 3: Recommendations from previous rHIA's and amendments to the policies

Recommendation	Change to policy	Policy
To develop alternative forms of transport to minimise the increase in traffic.	Recognition that transport policies have an important role in sustainable development and health.	IF2
To ensure that the loss of agricultural land is kept to a minimum and is protected from inappropriate use.	Help with demand on agricultural business. Provision of accommodation for temporary workers.	RS5 RS5
To ensure the development of high quality housing.	Affordable housing to make up at least 50% of housing on any site. Encouragement of housing for the elderly.	RS1 RS1
To maximise the opportunities for physical activity and sport in ways that enhance the environment.	Resisting developments that don't provide sufficient open space and recreation facilities as well as other community benefits. Protection of biodiversity over the development of recreation in sensitive areas.	EN3 EN2
Incorporation of more official and legal sites for Gypsy's, Travellers and Travelling Show people.	Specifying the number of sites for Gypsy, traveller and travelling show people.	RS4
Sustainable waste collections and recycling with Communal Community Collection Centres.	Consideration around environmental impacts e.g. recycling.	EN3
Support for renewable energy – consider ways of delivering improvements to those who can't afford e.g. collar/wind energy.	Assessing the impact of wind/turbines.	EN1

The evidence base in support of these additions is included in the previous rHIA reports, which can be viewed at the links provided on page 3. Other additions are welcomed in relation to their potential positive impact on health such as; supporting and protecting allotments, addition of cycling and pedestrian routes, improvements to reduce congestion and provision of suitable amenity. A brief appraisal of the evidence on the potential health impacts of each of these is provided below.

Supporting and protecting allotments

The potential contribution of allotment gardening to a healthy and active lifestyle is increasingly recognised. The activity of local food growing has a number of other health, community and sustainability dimensions. There is an increasing body of evidence that growing some of your own food, particularly in a community setting, has the potential to achieve significant personal and community benefits. There are 3 particular associations;

- Community food growing and health – Community food growing is a health promotion activity which provides a range of health, wellbeing and social inclusion benefit.
- Community food growing and social inclusion and community cohesion - Community food growing makes a positive contribution to personal development, social inclusion, alleviating poverty and social inequalities.
- Community food growing and sustainability - The development of community food growing on local sites reduces carbon demand by reducing food transport miles. With planned design and management of sites, it supports biodiversity.

Addition of cycling and pedestrian routes and Improvements to reduce congestion

The health benefits of physical activity, including active travel programmes, such as walking and cycling are significant and well evidenced. Increasing active travel will not only generate clear benefits for individuals but also for businesses, communities, the environment and the wider economy. The Governments Responsibility Deal includes a pledge to promote and support more active travel. This is in recognition of the fact that walking and cycling are simple, low cost and effective ways for people to build physical activity into their routines and to achieve health recommendations for physical activity.

Congestion can have a negative effect on health in a number of ways including; family impacts of time spent travelling, the stress of commuting, accident rates, fuel consumption and air pollution. Less congestion would help to mitigate some of these effects and encourage cleaner air and healthier communities. Cycling has the potential to reduce many short car journeys. It can decrease congestion and produce liveable streets and more active communities. It can cut emissions and improve local air quality therefore positively contributing to the climate change agenda.

Sustrans, a charity organisation which works to support active travel and the use of public transport have produced a range of summary documents about the health benefits of active travel. There are potential benefits in relation to;

- The contribution to preventing obesity
- Creating safe spaces for children to play
- Tackling health inequalities by helping people in the most inactive communities to incorporate physical activity into their daily lives through walking and cycling
- The potential to support increasing physical activity in women
- The role in healthy aging.

Provision of suitable amenity

An essential part of any community is the provision of, and fair access to, a wide range of services. Services should be accessible for all sections of the community and be a focal point of neighbourhoods. A range of amenities have the potential to influence the wider determinants of health. These include;

- Health services
- Education Establishments
- Leisure and Recreation facilities
- Retail

Health, well-being and the environment are interdependent. Well planned towns are made up of identifiable neighbourhoods, where health services, housing and community resources are integrated and served by sustainable transport, and the potential of green space is maximised in order to promote a positive impact on health.

6. Summary and recommendations

The process of undertaking these rHIA's set out to determine some of the key aspects of the Local Plan that may have an impact upon the health of the West Lancashire population. The opportunity to undertake a number of rHIA's with local stakeholders was welcomed as Health Impact Assessment is an important process in any proposed policy or planned intervention to assess the positive and negative health impacts for local people and make recommendations to mitigate the negative effects.

Overall the policies within the Local Plan predominantly have a positive impact on health. Should they be amended, further Health Impact Assessment may be required.

Many of the recommendations within the policies with a potential to positively impact health have links to existing programmes of work, for example, community food growing in West Lancashire and the development of cycle networks in Sefton. In implementing the Local Plan consideration should be given to how to enhance existing provision.

For further information on the rHIA Report contact Amy Witherup at amy.witherup@centrallancashire.nhs.uk

For further information on the Local Plan contact Peter Richards at peter.richards@westlancs.gov.uk

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WEST LANCASHIRE



LOCAL PLAN

**West Lancashire Borough Council
Local Plan 2012-2027**

Local Plan Publication

Equalities Impact Assessment



West Lancashire Local Plan – Publication Version 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) (2012) Councils are now preparing a Local Plan. The West Lancashire Local Plan 2012-2027 will supersede the current West Lancashire Replacement Local Plan 2001-2016. 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, identifying the issues and strategic spatial options for the Borough and consulting on and refining the Preferred Options. The last consultation took place in January 2012 in relation to the Local Plan Preferred Options document.

Following the last consultation stage, the Council have now further refined the policies of the Local Plan to prepare the Publication version of the Local Plan. Amendments have largely been minor changes and the addition of policy in relation to Agricultural Workers Dwellings. The Local Plan Publication 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).

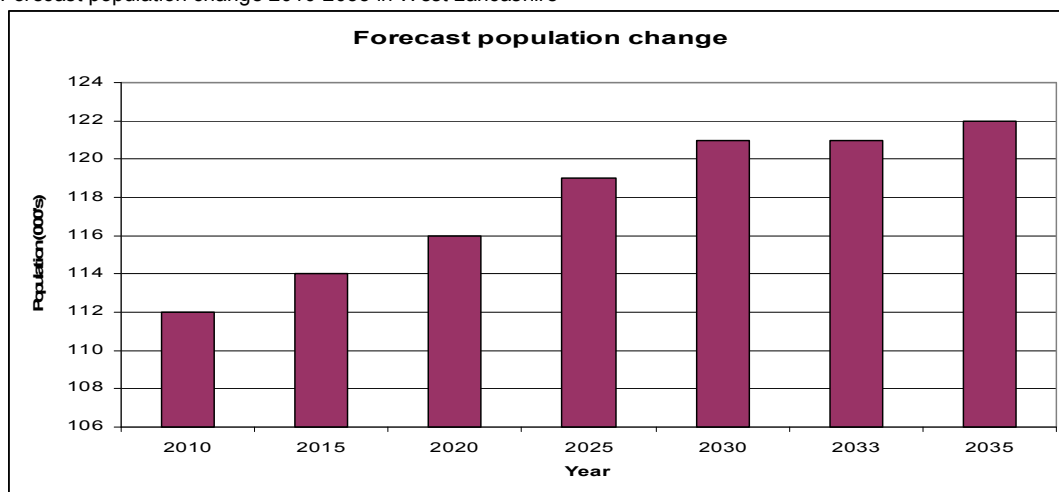
The Borough is predominately rural in nature and the majority of people live in the Borough's three main settlements: the rapidly maturing New Town of Skelmersdale (including Up Holland), the historic market town of Ormskirk (including Aughton) and the small market town of Burscough. There are three 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

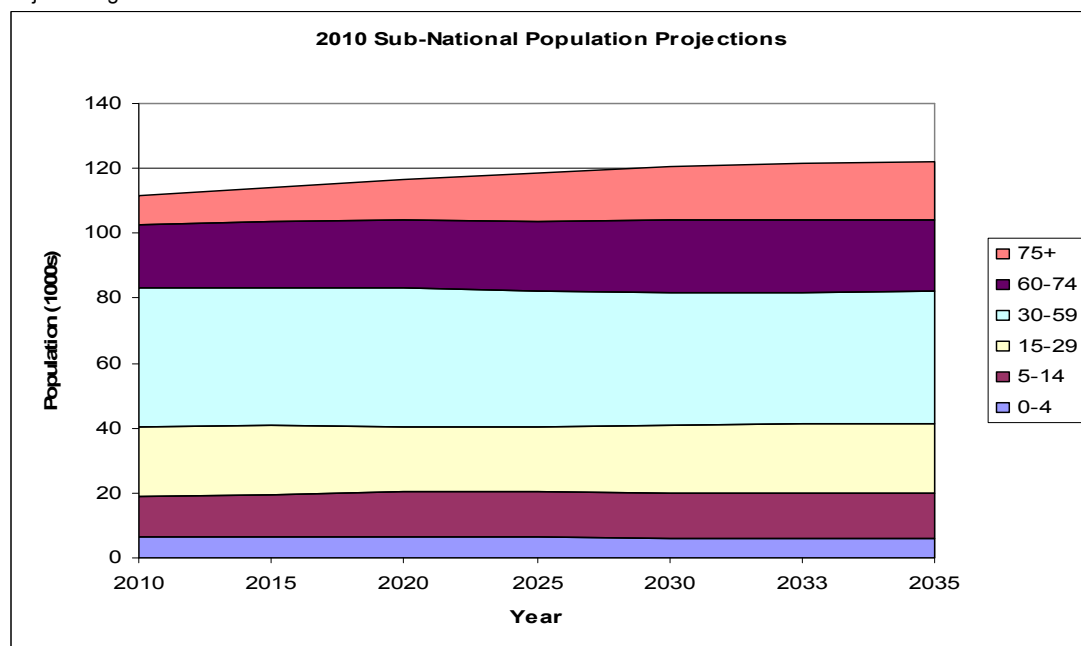
The Borough population is projected to increase by 116,000 by 2033 – a 5% increase on its level in 2008 – equating to an addition 5,600 residents. The main change forecast to the age structure is an increase in the proportion of residents aged over 60 and a decrease of those aged 15-59. The highest increase 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 2010-2035 in West Lancashire



Source: Sub-National Population Projections, 2010, ONS

Projected age distribution in West Lancashire 2010-2035



Source: Sub-National Population Projections, 2010, 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.

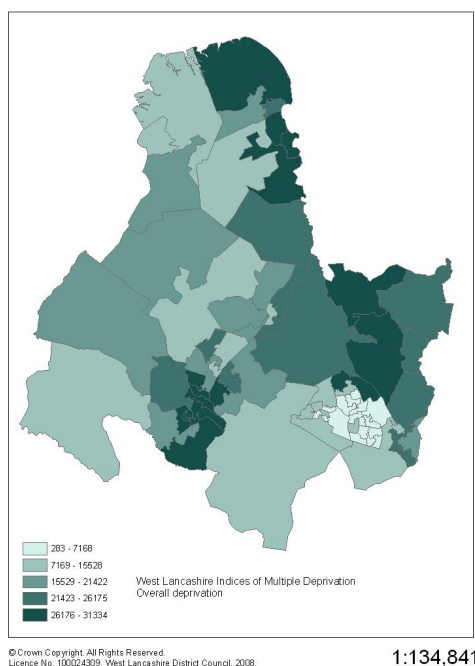
2.4 Deprivation

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 141st 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, Digmaor, 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 Digmaor, 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	2007-09	2008-10	2001-03	2007-09	2008-10
West Lancashire	75.8	78.4	78.0	79.4	80.8	81.3
North West	74.8	76.6	77.0	79.4	80.8	81.1
England	76.2	78.1	78.5	80.7	82.2	82.5

Source: Lancashire Profile (Population Projections, 2010, ONS)

Economic Activity

Overall, 54,800 people in West Lancashire are economically active (2011). The proportion of people economically active in West Lancashire (75.5%) is higher than the regional rate of 74% but marginally lower than the national rate of 76%. 52,400 are in employment (72%). 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 81% of the male working age population economically active, compared to 71% of women.

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).

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 2012)

	West Lancashire (numbers)	West Lancashire (%)	North West (%)	Great Britain (%)
All people	2393	3.4	4.6	4.0
Males	1646	4.9	6.3	5.3
Females	747	2.1	2.8	2.6

Source: NOMIS 2012

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

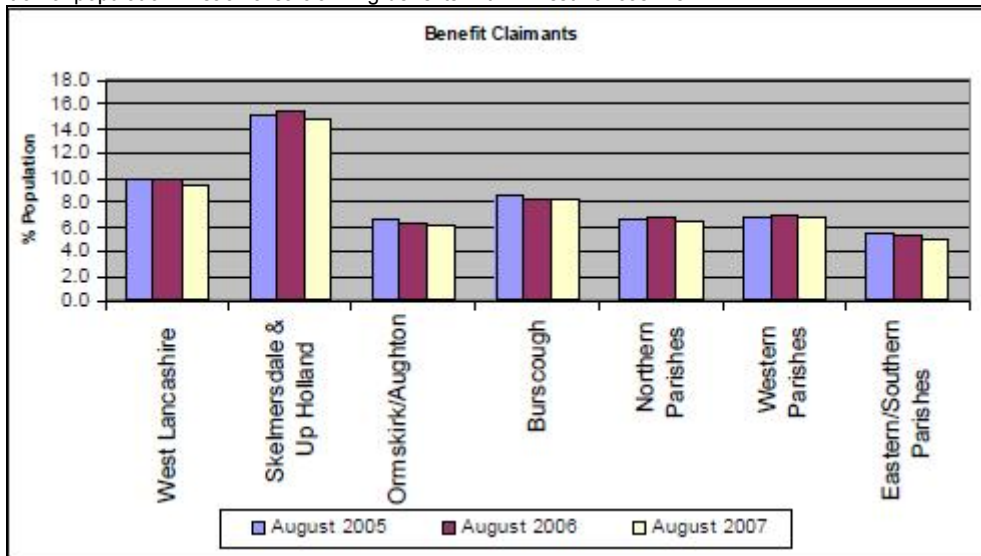
Source: Lancashire Profile (2011)

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

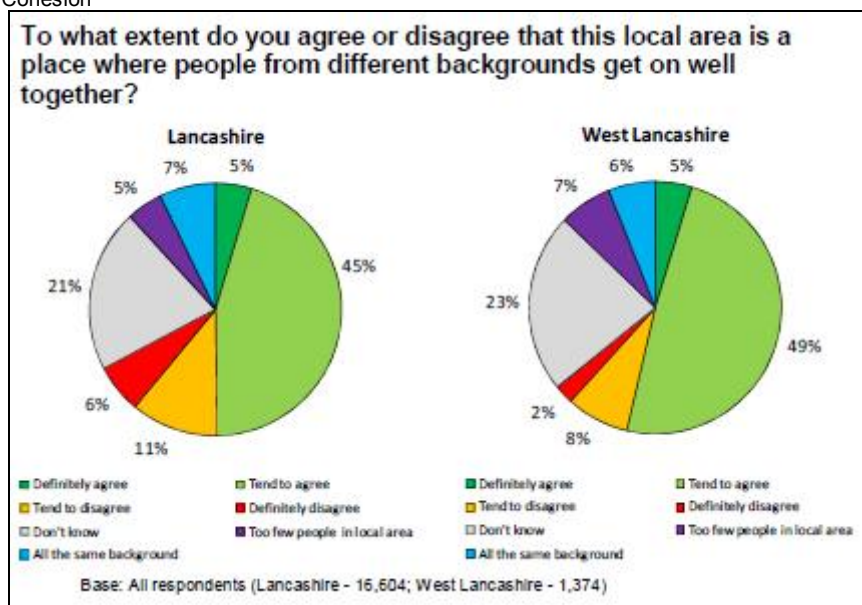
83.7% of West Lancashire state they are Christian, with a further 15.4% stating no religion or choosing not to respond. Of the remainder, 0.2% are Hindu, 0.18% Muslim, 0.1% Buddhist, 0.05% Sikh, 0.04% Jewish and 0.15% any other religion.

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 25 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 Publication 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 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 Publication version 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 sizes and types 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 Publication 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 Publication 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 RS2 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: Criteria for Sustainable Development	To ensure development meets high standards of design, accessibility and transport and minimises flood risk.	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

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	
EC1: The Economy & Employment Land	To deliver 75ha of new employment development, to encourage growth of economy and encourage higher quality industries and premises. To encourage training to enable population of Borough to access jobs, reducing worklessness and out-commuting.	N. Will address the needs of all sections of the community. Men and women's pay and employment equalities should be evened out. A range of employment patterns (FT PT), sectors and skills should be encouraged to provide opportunities for both genders.	N. Will address the needs of all sections of the community. It should ensure equal employment opportunities are provided for all age groups, including the young and old and working age population	N. Will address the needs of all sections of the community	N. Will address the needs of all sections of the community. Design of buildings to ensure that appropriate access is available for all. Improving the economy and physical accessibility will benefit people with disabilities.	N. Will address the needs of all sections of the community	P. Will address the needs of all sections of the community. Increase in employment opportunities will decrease worklessness and improve social and economic prosperity. Local employment opportunities should reduce social exclusion and inequalities.	Neutral / Positive

EC2: The Rural Economy	To limit development that will affect the highest grades of agricultural land and protect employment To encourage employment development in the rural areas in accessible areas, to regenerate existing rural sites and support the sustainable diversification of farms. To encourage tourism and improve broadband.	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
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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	
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
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

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
RS5: Accommodation for temporary agricultural / horticultural workers	To provide temporary accommodation for agricultural / horticultural workers in rural areas.	N. Will address the needs of all workers.	N. Will address the needs of all workers.	N. Will address the needs of all workers.	N. Will address the needs of all workers.	N. Will address the needs of all workers.	P. Will address the needs of all workers. Will provide affordable accommodation for seasonal workers.	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

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	
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
IF3: Service accessibility and infrastructure for growth	For development to support, enhance or provide infrastructure and services	N. Will address the needs of all sections of the community	P. Will address the needs of all sections of the community. Services will be provided where demand and need dictates, including Schools and GPs, used by young and old. Sport facilities can also be targeted to different age groups	N. Will address the needs of all sections of the community	P. Will address the needs of all sections of the community. Services will be provided where demand and need dictates. Design should promote functional buildings and spaces that are accessible and safe.	P. Will address the needs of all sections of the community. Services will be provided where demand and need dictates, including Places of Worship.	P. Will address the needs of all sections of the community. Services will be provided where demand and need dictates. Provision of services and facilities will have positive benefit on reducing inequalities.	Positive
IF4: Developer contributions	Specifies the types of contributions that developers may be required to provide.	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	
EN1: Low carbon development and energy infrastructure	To work to reduce energy use through good design, to use energy efficiently and use decentralised energy networks, and recycle.	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
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 Publication 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 Publication 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 Publication

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:

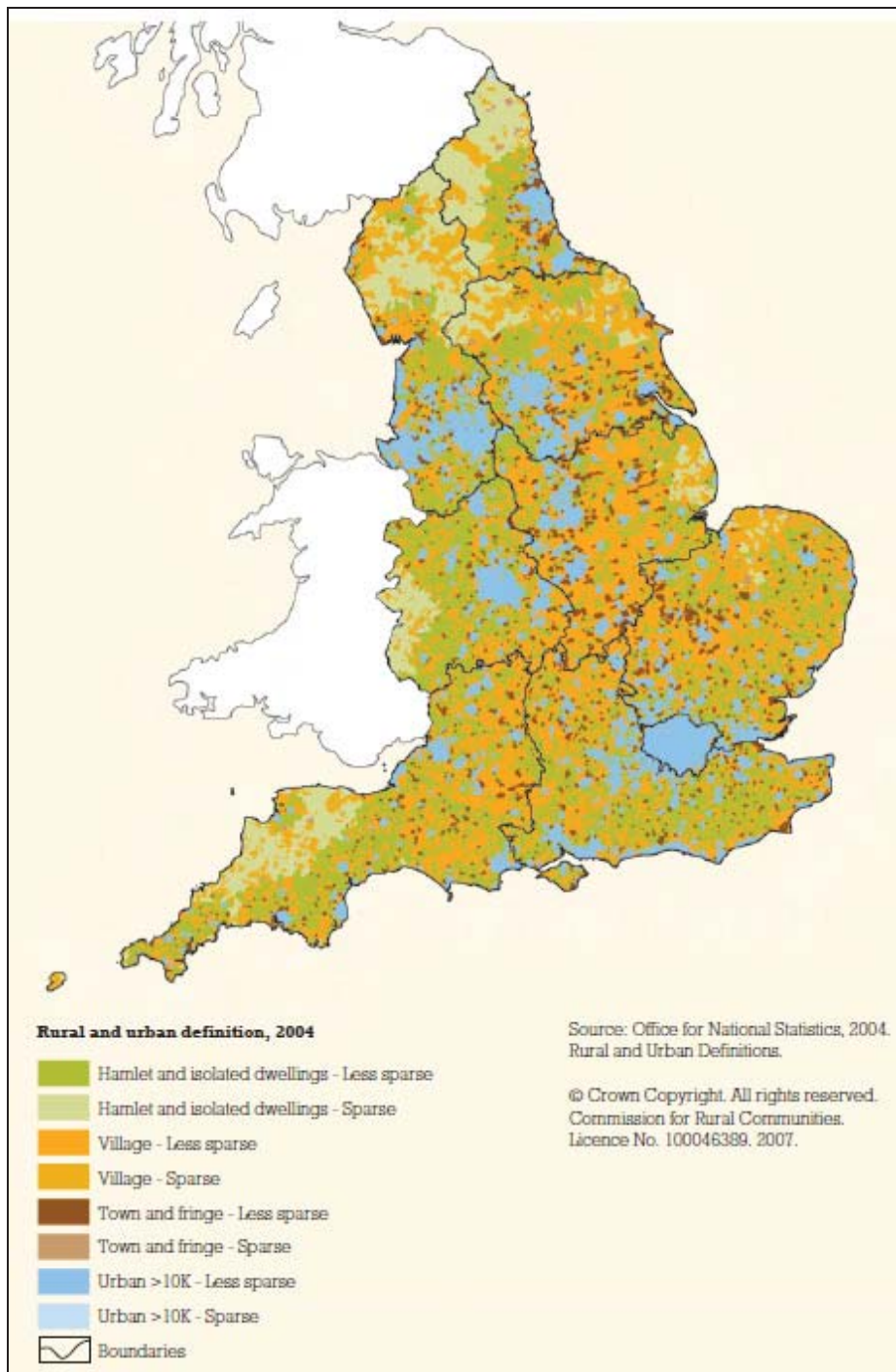
Settlement Type	Context
Urban > 10K	Less sparse
Town and Fringe	Less sparse
Village	Less sparse
Hamlet & Isolated dwellings	Less sparse
Urban > 10K	Sparse
Town and Fringe	Sparse
Village	Sparse
Hamlet & Isolated dwellings	Sparse

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.

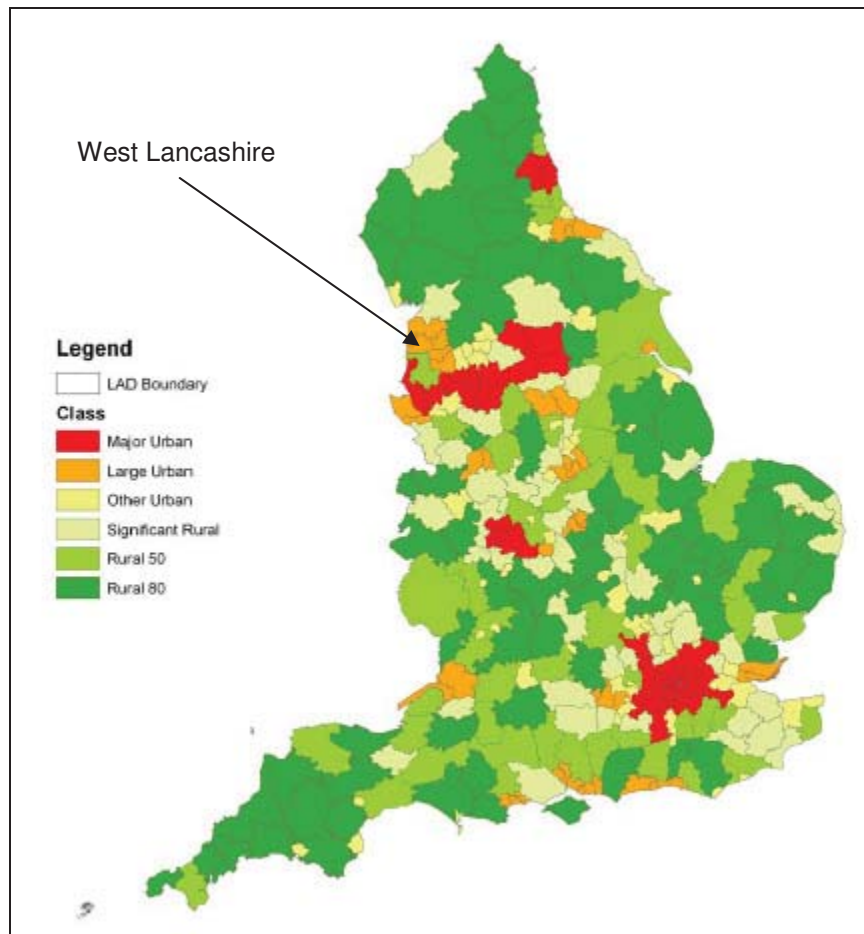
A full explanation of how rural areas have been defined can be found in RERC's [methodology paper](#).

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

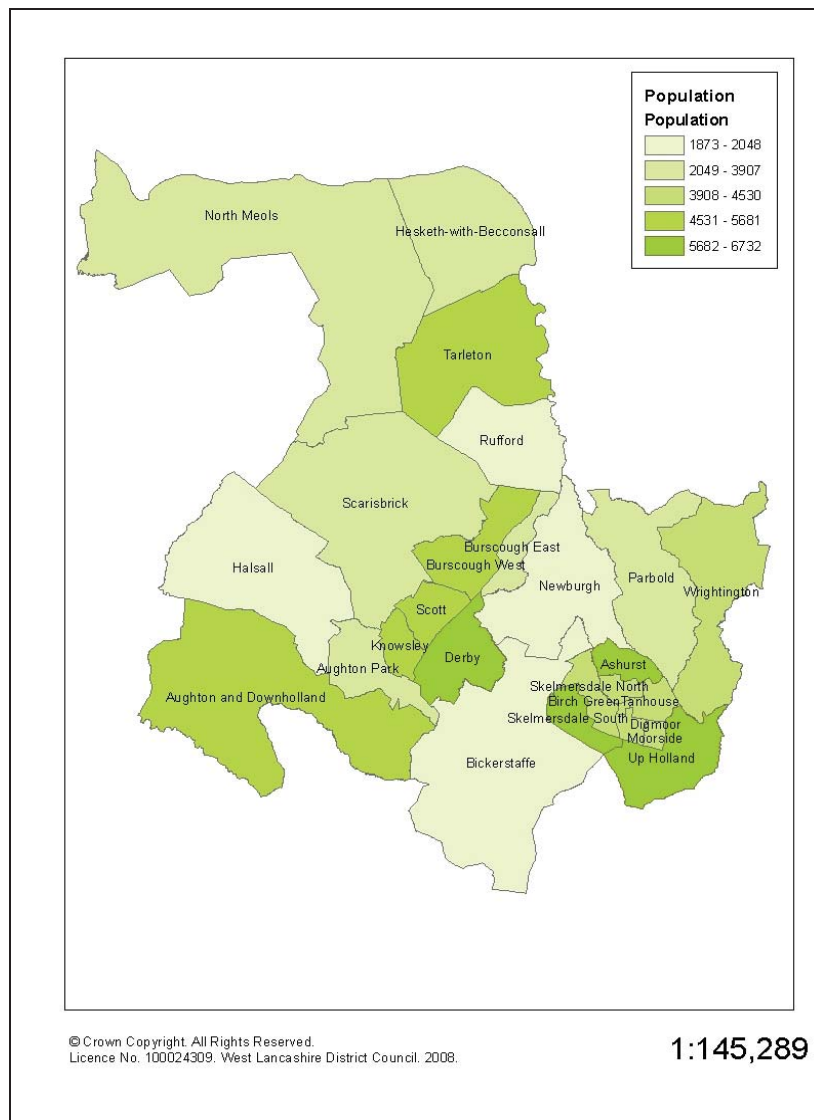
- 2.5 As a Local Authority District (LAD), West Lancashire is designated as a predominately rural Borough and is classed within the rural 50 – meaning that over 50% but less than 80% of the population live in villages and dispersed settlements (rural areas).

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](#).

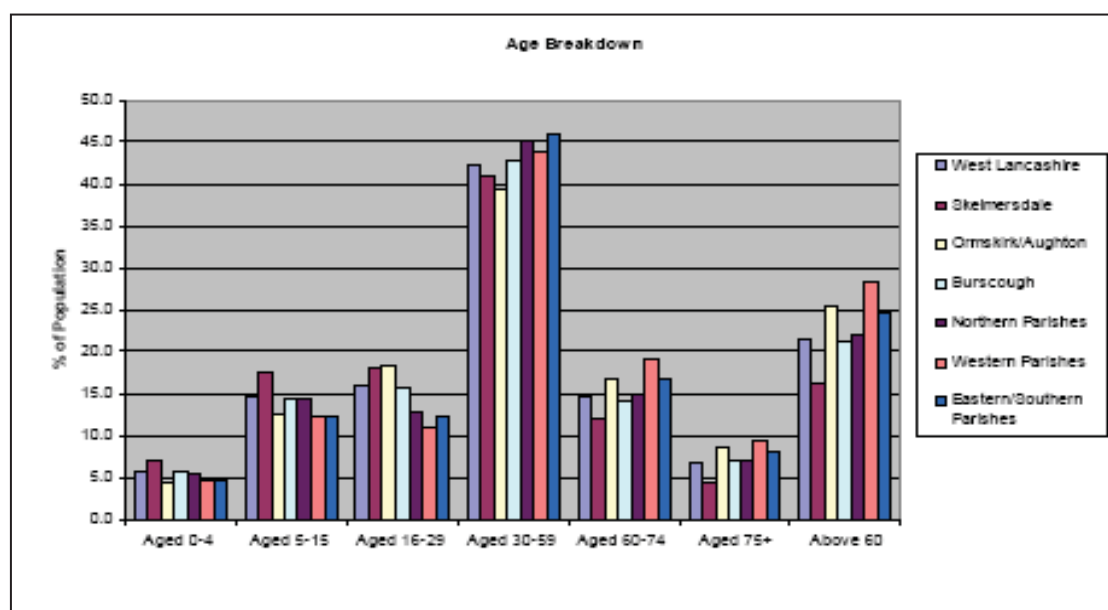
Demographics

Chart 1.3 Distribution of population in West Lancashire



- 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



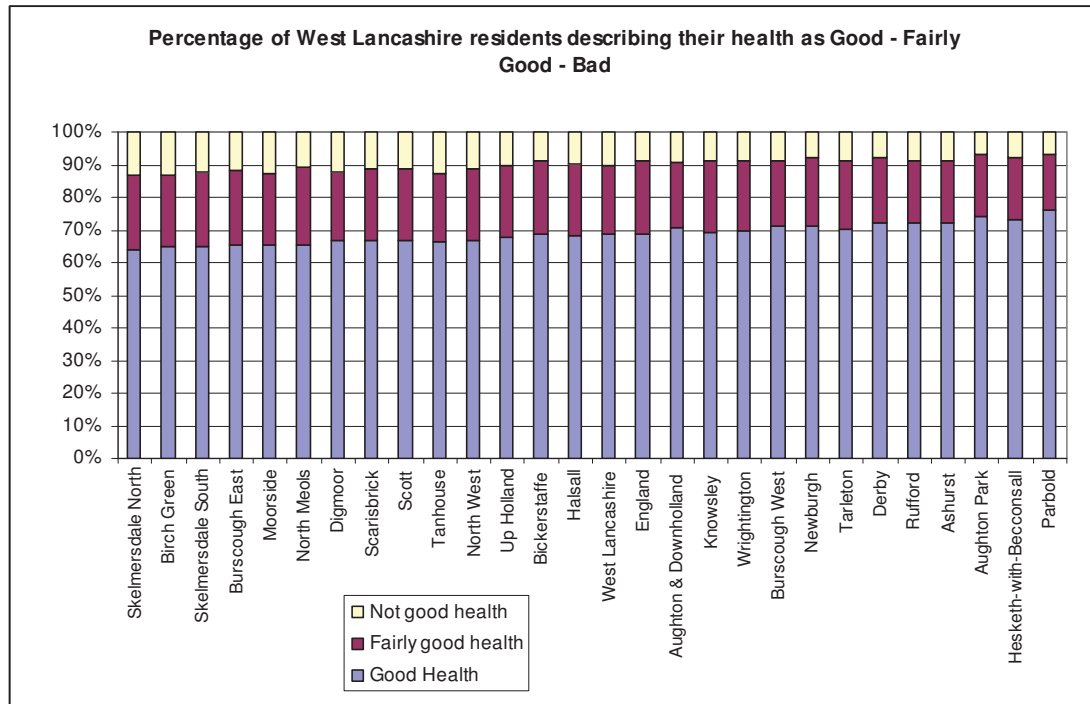
Source: WLBC Spatial Atlas 2009 (2001 Census, ONS)

- 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 122,000 by 2035 - a 5% increase on its level in 2010 – equating to an additional 10,000 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 2010 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.

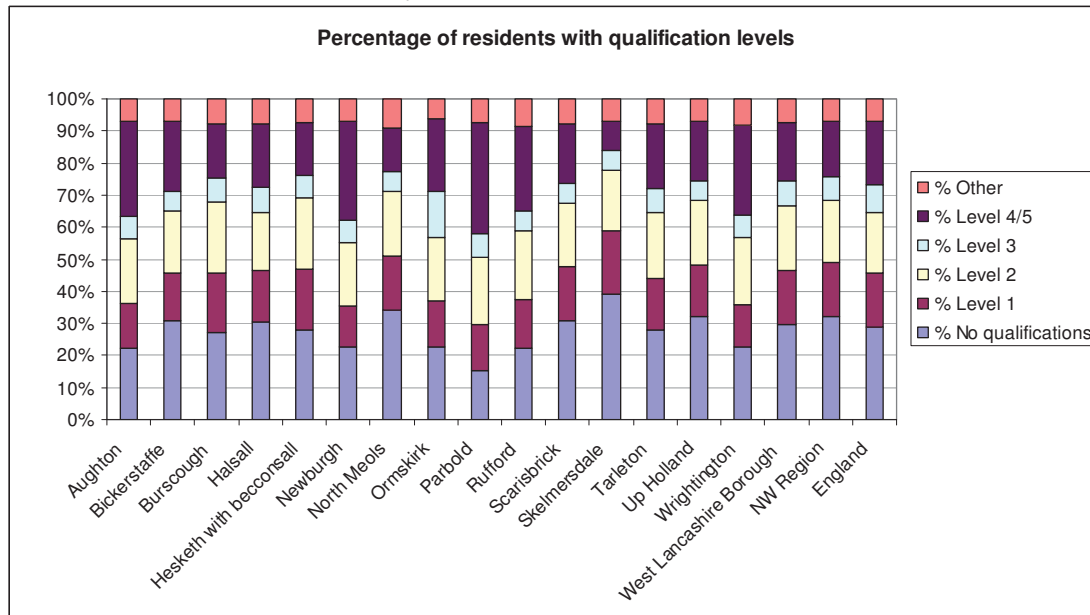
Chart 1.5 West Lancashire resident's description of health



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.

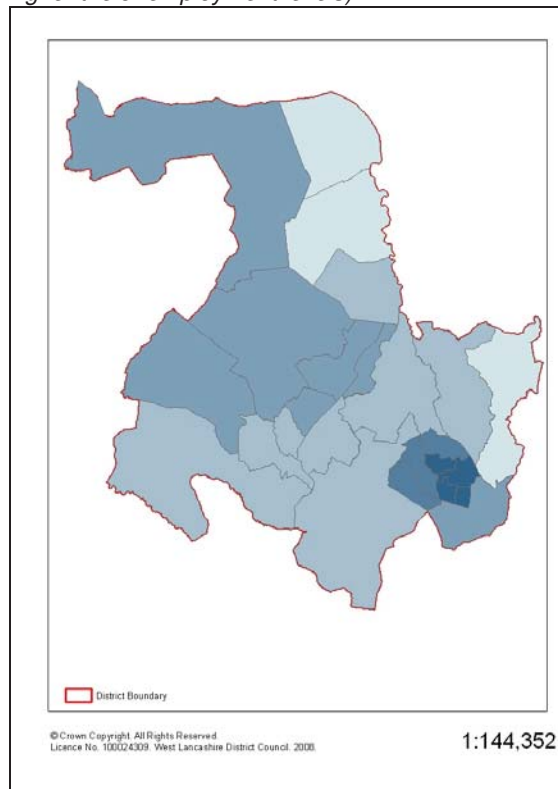
Deprivation

- 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

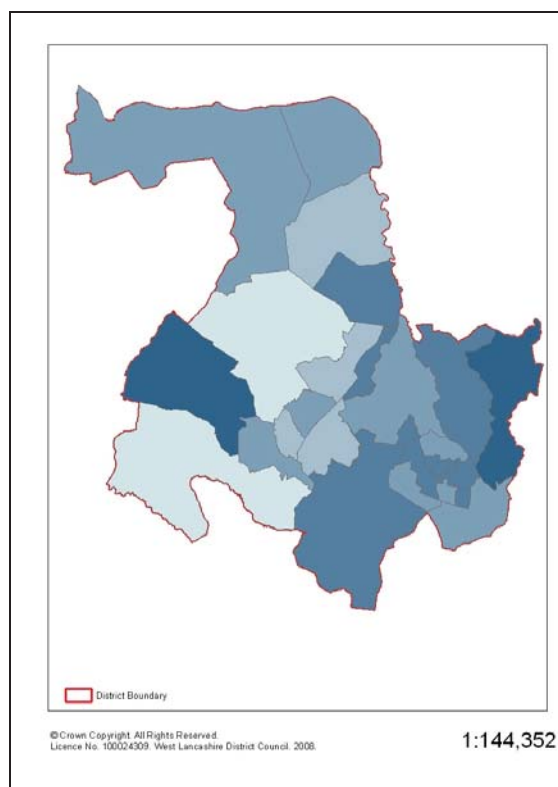
- 3.13 Rates of unemployment vary across the Borough, being highest in Skelmersdale with an average rate of 10.6% in 2001. The lowest unemployment levels are in the rural areas, particularly Hesketh-with-Becconsall and Tarleton (2.1% and 2.6% respectively).

Chart 1.7 Rates of unemployment in West Lancashire (2001)
(The darker the area, the higher the unemployment levels)



Source: WLBC 2010 (ONS 2001)

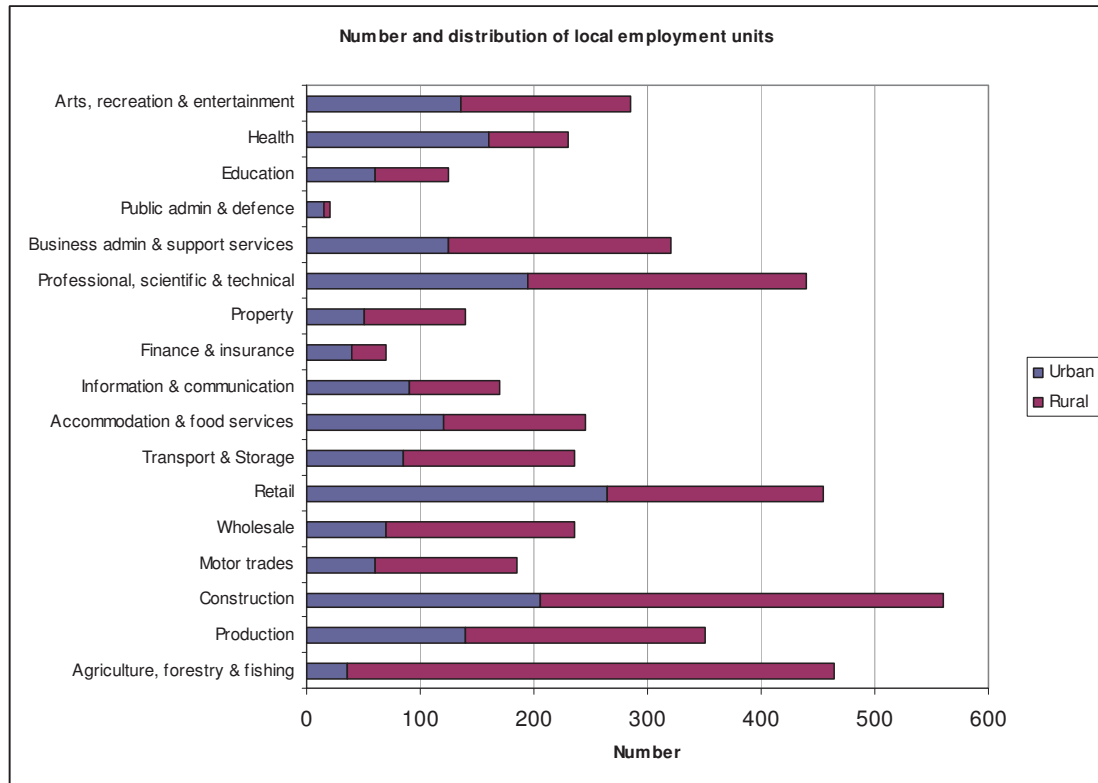
Chart 1.8 JSA Claimants over 12 months 2010 in West Lancashire
(The darker the area, the more JSA claimants)



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.

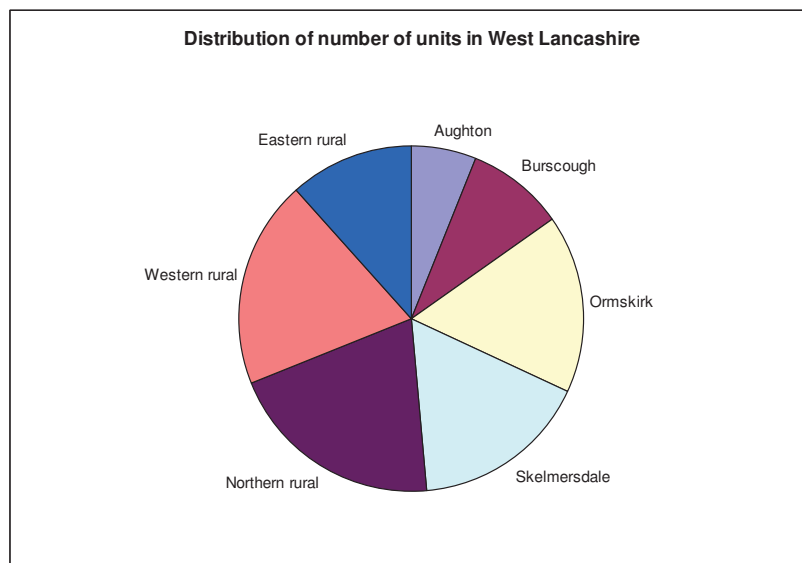
Chart 1.9 Number and distribution of local employment units in West Lancashire



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

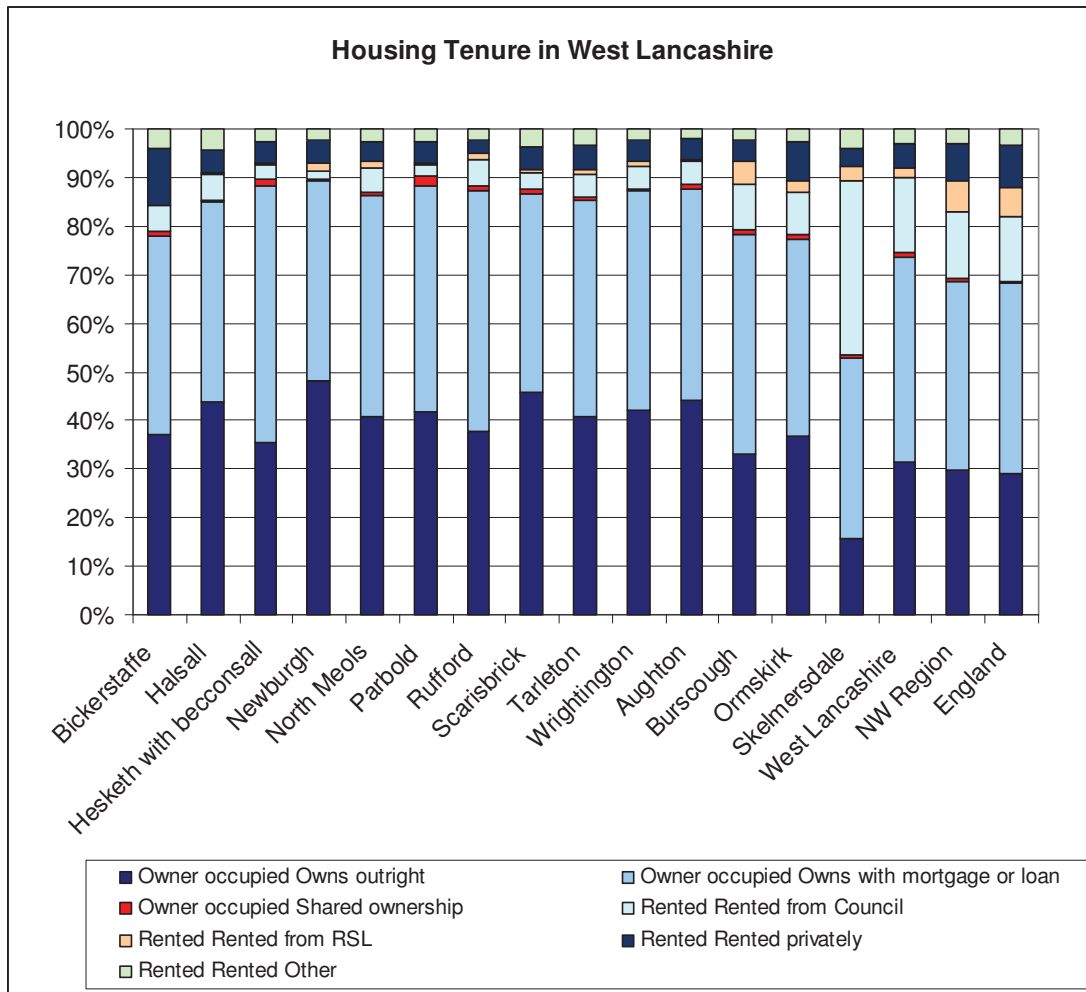


Source: WLBC 2010 (ONS 2001 Census)

- 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 date that 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

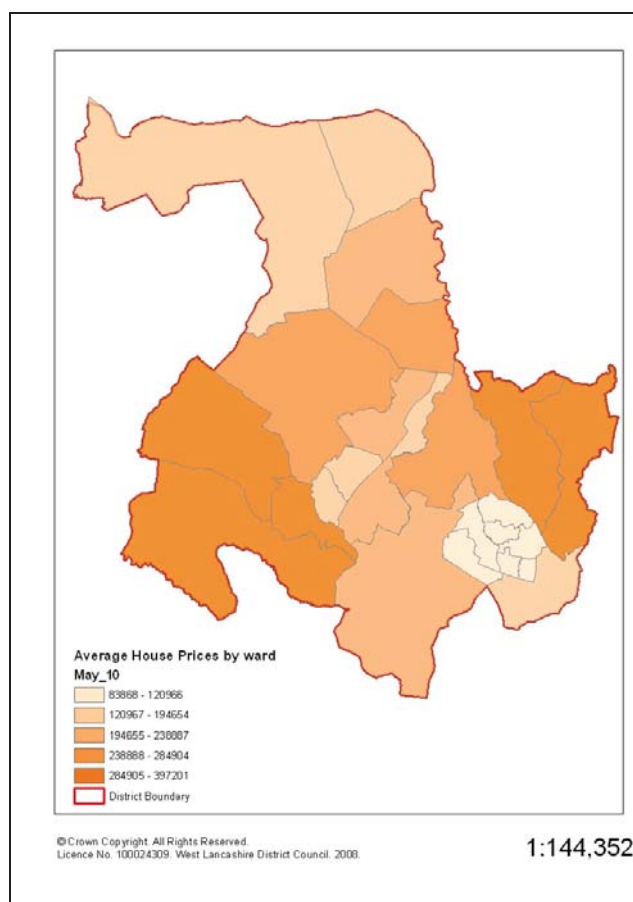
Chart 1.11 Housing Tenure in West Lancashire



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)

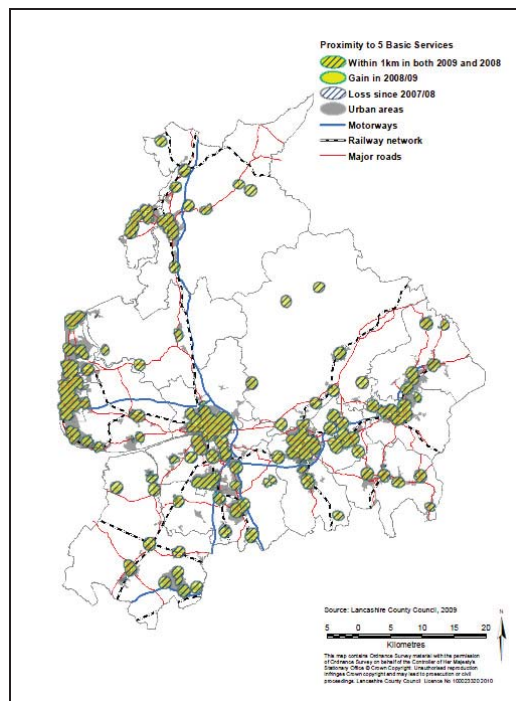
- 3.27 The average house price in 2009 in West Lancashire stood at £170,633. This is an increase of 85% on the 2001 average house price, although prices have fallen on average since 2007 as a result of the economic market and recession. The highest house prices are found in the rural areas of Rufford, 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 Wroughton 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



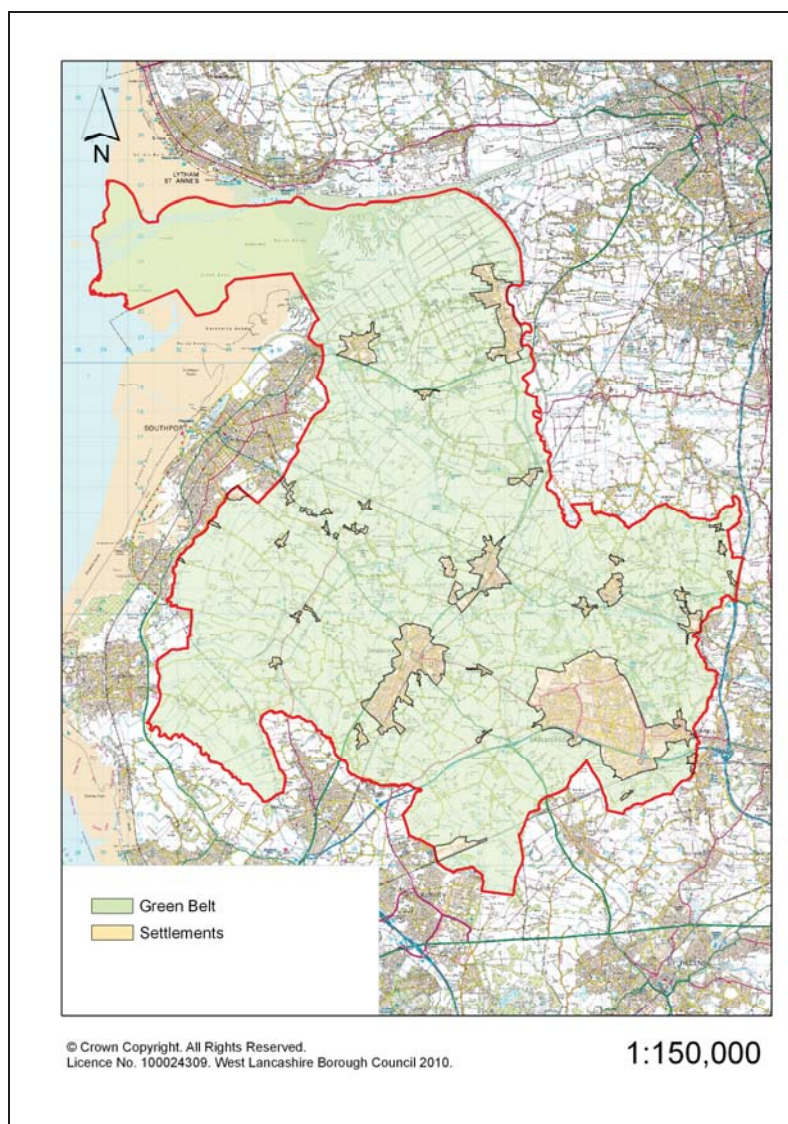
Source: Lancashire County Council (AMR2) 2010

- 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.

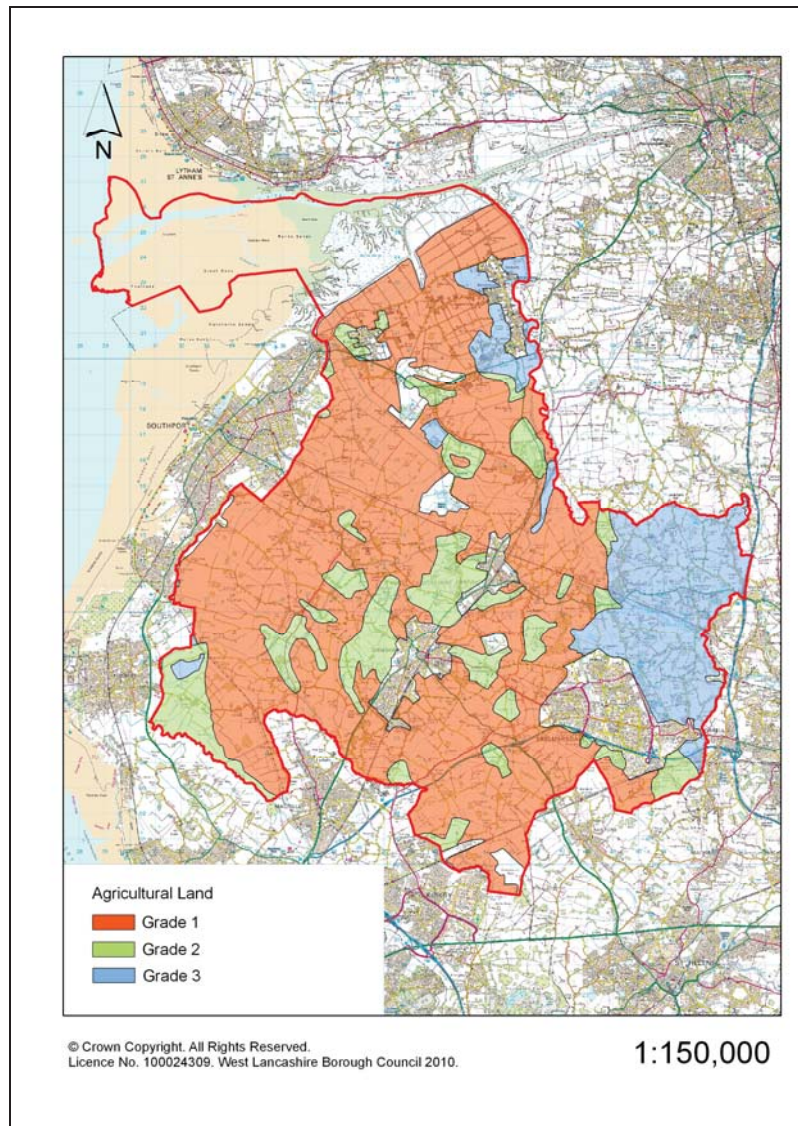
Chart 1.14 Green Belt in West Lancashire



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
- To develop technology hubs and rural workspace
- To improve 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 Publication 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:	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. 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.
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>

Policy:	GN1: Settlement boundaries
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.

Policy:	GN2: Safeguarded land
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.

Policy:	GN3: Criteria for Sustainable Development
Objectives:	To promote development of a high quality design, to reduce flood risk and to integrate developments with services and transport accessibly.
Proposed outcome:	To ensure developments are of a high quality acknowledging good design, respecting local character, privacy, visual amenity, low carbon principles and that development reduces flood risk, and supports the provision and integration of good accessibility and transport.
Beneficiaries:	Ensuring design is of a high quality, with good accessibility and transport provision, and reducing flood risk 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 transport, particularly in the rural areas where services are lacking.
Comments:	This policy will encourage good design in all local areas, maintaining local character and improving related issues such as accessibility. Flood risk will be minimised.

Policy:	GN4: Demonstrating viability
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.

Policy:	GN5: Sequential tests
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.

Policy:	EC1: The Economy & Employment land
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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Policy:	EC2: The rural economy
Objectives:	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.
Proposed outcome:	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.
Beneficiaries:	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.
Comments:	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.

Policy:	EC3: Rural Development Opportunities
Objectives:	To permit the development of 4 significant brownfield sites in the rural areas for mixed use development.
Proposed outcome:	For development of those sites to stimulate the rural economy and provide much needed housing.
Beneficiaries:	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.
Comments:	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 balanced. 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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Policy:	EC4: Edge Hill University
Objectives:	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.
Proposed outcome:	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.
Beneficiaries:	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.
Comments:	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.

Policy:	RS1: Residential development
Objectives:	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.
Proposed outcome:	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.
Beneficiaries:	West Lancashire population, non-West Lancashire population
Comments:	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.

Policy:	RS2: Affordable & specialist housing
Objectives:	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:	RS5: Accommodation for temporary agricultural / horticultural workers
Objectives:	To support the provision of accommodation for temporary agricultural / horticultural workers.
Proposed outcome:	To support the provision of temporary accommodation for agricultural / horticultural workers in appropriate locations
Beneficiaries:	Seasonal / temporary agricultural and horticultural workers, the rural economy

Comments:	Seasonal agricultural workers have been employed in West Lancashire for many years and are an important part of the rural economy. There is a need for a policy to address accommodation for these workers should the need arise over the plan period. Providing accommodation for workers will prevent adverse impacts on the rural landscape and local residents caused by using caravans to house the workers. It will also protect the open character of Green belt. It will help support the local economy and employers who have found it difficult in the past to recruit sufficient numbers of temporary workers, especially at periods of peak activity, because of a lack of suitable and affordable accommodation in the rural areas. Farmers feel this constrains their ability to meet domestic demand and some export markets, so opening up the UK to imports. Guiding agricultural accommodation to the most appropriate and suitable locations will also ensure residential amenity, highway safety and the accessibility of services.
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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.

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.
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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 Publication 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 Publication 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

Addendum to Publication Local Plan document (Appendix 1 to Item 10, Planning Committee 21 June 2012)

Page 10, para 1.20 – insert the following paragraph after 1.20

The Habitat Regulations Assessment (HRA) has indicated that the scale and distribution of growth and development that the Local Plan is seeking to achieve in the Borough is likely to have a number of negative effects on protected habitat sites both within and outside the Borough. These effects include disturbance to certain bird species and loss of supporting habitat either directly or as a result of excessive recreational pressures. A number of policies in the Local Plan have been amended in light of these findings to avoid negative impacts on protected habitat sites, and the Council will, where appropriate, work in partnership with other local authorities and relevant bodies to avoid and manage cumulative and in combination impacts of development on these sites.

Page 21, para 2.21 – remove reference to vulnerable agricultural sector

*The manufacturing industry in West Lancashire has been in decline and **this** is coupled with ~~a vulnerable agricultural sector in the rural areas~~ and a stronger concentration of service sectors in Ormskirk.*

Page 31, Objective 7 – amend wording

*To ensure that development is designed to a high quality, ~~and~~ is appropriate for its locality, ~~maximising efficiency in the~~ **and makes efficient** use of land and resources, avoiding areas of significant constraint and minimising pollution.*

Page 48, part 2 of Policy SP2 – amend wording and move criterion (ix) to (ii) and renumber remaining criteria accordingly

*~~i. Development linking~~ **To enhance the Town Centre offer and to ensure the long term vitality and viability of the Town Centre, including the Concourse Centre, new development is required to link** the Concourse and Asda / West Lancashire College ~~to~~ **and must** include a range and mix of uses including retailing (food and non-food), leisure, entertainment (including a cinema), office space, residential and green space. **Any scheme should not harm the viability and vitality of the Concourse Centre and must provide sufficient linkage to the Concourse.***

*~~ix.~~ **ii.** To ensure maximum practical integration, an improved western entrance into the Concourse Centre to link with the new town centre development **and a relocated or renovated bus station**, and re-use of the top floor of the Concourse **Centre** to provide office, leisure or retail uses. **Enhancements to the existing Concourse Centre to improve the retail offer and attractiveness of the Centre will also be encouraged.***

Page 128, para 8.33 – insert the following paragraph after 8.33

The Council is carrying out further study work with its partners Lancashire County Council and Merseytravel to understand the best route for any rail link to

Skelmersdale off the Kirkby-Wigan line and where a new station could be most realistically achieved and delivered. At the present time it is thought most likely that any new station will be located in the area adjacent to the Pimbo Industrial Estate or White Moss Business Park, given the difficulties that may be associated with getting a new line under the M58 motorway and into the built up area of Skelmersdale, with strong linkages made between the station and the town centre. However, it is recognised that it would be desirable to locate any new station as close as possible to the town centre.

Page 142, part (a) of Policy EN2 – amend the final paragraph of part (a)

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. In particular, the HRA of the Local Plan identifies a series of sites (in Appendix 8 of that document) where the potential of the site to support important habitat for birds associated with Martin Mere SPA cannot be ruled out at this stage. For those sites (and any others which may support suitable habitat) the applicant should submit an Ornithology Report containing sufficient information to demonstrate that consideration has been given to the potential for effects on SPA birds and, if necessary, that suitable mitigation measures will be implemented to address this to the satisfaction of the Council and ensure no adverse effect on site integrity. The report could, depending on the site, be a confirmation that no suitable habitat is in fact present and therefore no loss of supporting habitat would result. This will allow the Council to screen the project against the Habitats Regulations (or current equivalent legislation) and relevant national and local policy.

Add Appendix G – Minor Amendments to the Green Belt boundary

This would involve the inclusion of the table provided in Appendix 7 of the Publication Local Plan Report (Item 10)

CABINET

AGENDA ITEM: 11
12 JUNE 2012
Start: 7.30pm
Finished: 9.00pm

Councillor I Grant (Leader of the Council, in the Chair)

Councillors		<u>Portfolio</u>
M Forshaw		Planning and Development
A Fowler		Public Realm
Mrs V Hopley		Landlord Services and Human Resources
A Owens		Deputy Leader & Housing (Finance), Regeneration and Estates
D Sudworth		Health, Leisure and Community Safety
D Westley		Resources and Transformation

In attendance	Aldridge	J. Hodson
Councillors:	Dereli	Pendleton
	Furey	Savage

Also Present: Ms H Scully Tenants and Residents Forum

Officers

- Managing Director (People and Places) (Mrs G Rowe)
- Managing Director (Transformation) (Ms K Webber)
- Assistant Director Housing and Regeneration (Mr B Livermore)
- Assistant Director Community Services (Mr D Tilleray)
- Borough Treasurer (Mr M Taylor)
- Borough Planner (Mr J Harrison)
- Transformation Manager (Mr S Walsh)
- Principal Member Services Officer (Mrs S Griffiths)

1. APOLOGIES

There were no apologies for absence.

2. SPECIAL URGENCY (RULE 16 ACCESS TO INFORMATION PROCEDURE RULES)/URGENT BUSINESS

There were no items of urgent business.

3. DECLARATIONS OF INTEREST

1. Councillor Fowler declared a personal and prejudicial interest in agenda item no. 6(i) (High Street Innovation Fund) in view of his membership of an organisation likely to bid for a grant from this Fund, and he left the meeting during consideration of this item.
2. Councillor J Hodson left the meeting during consideration of item no. 6(h) Local Development Scheme, when particular reference to 'Linear Park Proposals' was raised.

4. MINUTES

RESOLVED: That the minutes of the meeting of Cabinet held on 13 March 2012 be approved as a correct record and signed by the Leader.

5. CONFIRMATION OF PROCEDURAL MATTERS

RESOLVED: A. That the appointment of Cabinet Committee, Panels and Working Groups for 2011/12, as circulated at the Annual Meeting of the Council on 16 May 2012, with the terms of reference included in the Constitution, be noted.

- B. That the 'Proper Officer Provisions and Scheme of Delegation to Chief Officers', insofar as they are executive functions, and the Scheme of Delegation to Cabinet Members, as set out in the Constitution, be noted.

6. MATTERS REQUIRING DECISIONS

Consideration was given to the reports relating to the following matters requiring decisions as contained on pages 1 – 199 of the Book of Reports.

7. QUARTERLY PERFORMANCE INDICATORS (Q4 2011/12)

Councillor Westley introduced the report of the Transformation Manager which detailed performance monitoring data for the quarter ended 31 March 2012.

In reaching the decision below, Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

RESOLVED: A. That the Council's performance against the indicator set for the quarter ended 31 March 2012 be noted.

- B. That call-in is not appropriate for this item as the report is to be considered by the Corporate & Environmental Overview and Scrutiny Committee on 5 July 2012.

8. USE OF SECTION 106 MONIES IN BURSCOUGH

Councillor Sudworth introduced the report of the Assistant Director Community Services which contained a proposal regarding the use of Section 106 monies received by the Council from housing developers for the enhancement of public open space and recreation provision in Burscough.

In reaching the decision below, Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

RESOLVED: That the proposed project to re-furbish the play area at Pickles Drive, Burscough, detailed in section 6 of the report, be approved and the Section 106 commuted sum of £45,800 generated in Burscough be made available for this project.

9. INITIAL PROPERTY ALLOCATIONS DIGMOOR ROAD, SKELMERSDALE AND NEW REGISTERED PROVIDER DEVELOPMENTS

Councillor Mrs Hopley introduced the report of the Assistant Director Housing and Regeneration which sought approval to include a local lettings policy for the first Council nominations to Cosmopolitan Housing Association's Digmoor Road housing development and to any future registered provider schemes that are not covered by local connection criteria as contained in the Council Housing Allocation Scheme/Choice Based Lettings Policy.

A copy of minute no. 9 of the Landlord Services Committee (Cabinet Working Group) held on 6 June 2012 was circulated.

In reaching the decision below, Cabinet considered the details set out in the report before it together with the minute of the Landlord Services Committee and accepted the reasons contained in the report.

RESOLVED: A. That the inclusion of a local lettings policy as part of the first group of Council nominations to Cosmopolitan Housing Association's Digmoor Road housing development, be approved.

B. That delegated authority be given to the Assistant Director Housing and Regeneration in consultation with the Portfolio Holder (Landlord Services and Human Resources), to consider on a scheme by scheme basis the introduction of a local lettings policy as part of initial Council nominations to any future Registered Provider schemes where those schemes are not covered by local connection criteria as contained in the Council Housing Allocation Scheme/Choice Based Lettings Policy.

10. CCTV - NEW LOCATIONS

Councillor Sudworth introduced the report of the Assistant Director Community Services which provided an update on the progress made on the CCTV project and sought approval for a priority order for locations for new cameras, for both the rural and urban areas of the Borough.

In reaching the decision below, Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

RESOLVED: That the Assistant Director Community Services, in consultation with the relevant Portfolio Holder, be authorised to agree numbers and siting of CCTV cameras having regard to the guidance on locations and relative priorities of new cameras, as detailed in paragraph 5.3 of the report, subject to available finances and to:-

Amendment of paragraph 5.3 as follows:-

Rural List – Halsall – Add “to reduce the fear of crime and target an entrance/exit route for the Borough”.

11. RIPA - REGULATION OF INVESTIGATORY POWERS - ANNUAL SETTING OF THE POLICY AND REVIEW OF USE OF POWERS

The Leader introduced the report of the Borough Solicitor which reviewed the Policy on the Use of the Regulation of Investigatory Powers Act 2000 (RIPA) and the use of covert surveillance and the acquisition of communications data in West Lancashire over the last year.

In reaching the decision below, Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

RESOLVED: A. That the RIPA Guide and Guidance on completing RIPA authorisation forms be approved.

B. That the Council’s RIPA activity be noted.

12. FINDON/FIRBECK REVIVAL

Councillor Owens introduced the report of the Assistant Director Housing and Regeneration on the initial findings of the residents consultation for the Firbeck Revival and sought approval to progress with the energy efficiency phase of the project on housing in the area together with Firbeck Court.

A copy of minute no. 10 of the Landlord Services Committee (Cabinet Working Group) held on 6 June 2012 was circulated.

In reaching the decision below, Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

- RESOLVED:
- A. That the preliminary findings and key issues raised by the resident's consultation to date, be noted.
 - B. That the Assistant Director Housing and Regeneration be authorised to implement the installation proposal at paragraph 5.3 and 7.2 of the report in accordance with the recommendations at C,D, E and F.
 - C. That the Assistant Director of Housing and Regeneration be authorised to apply for, enter into/facilitate necessary agreements for and use grant assistance to support the work identified at paragraphs 5.3 and 7.2 of the report.
 - D. That the Assistant Director Housing and Regeneration be authorised to use the funds identified in the revival budget to support this energy efficiency work if necessary.
 - E. That an exception to Contract Procedure rules 5,6,7 and 12(iii) be authorised for the reasons given at 7.3 of the report.
 - F. That the Assistant Director Housing and Regeneration, after consultation with the relevant Portfolio Holders, develop an assistance package for private owners to enable them to be part of a comprehensive energy efficiency scheme.
 - G. That call-in is not appropriate for this item as this matter is one where urgent action is required to ensure receipt of external energy efficiency funding.

13. APPROPRIATION OF LAND AT FURNIVAL DRIVE AND PICKLES DRIVE, BURSCOUGH

Councillor Owens introduced the joint report of the Assistant Director Housing and Regeneration and Borough Planner on the objections received to the proposed appropriation of land at Furnival/Pickles Drive, Burscough, from housing purposes to planning purposes. He sought approval to appropriate the land and confirm the disposal of part of the land to a Registered Provider selected to deliver affordable housing.

In reaching the decision below, Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

- RESOLVED:
- A. That the action taken by the Borough Solicitor to advertise notice of the proposed appropriation of the land be noted and endorsed.
 - B. That the land at Furnival/Pickles Drive, Burscough be no longer required for housing purposes and be appropriated for planning purposes for the reasons stated in the report.

- C. That the Assistant Director Housing and Regeneration and the Borough Planner be requested to sign the memorandum of appropriation.
- D. That the Borough Planner be authorised to negotiate and agree the terms for disposal of that part of the land required for affordable housing development to a registered provider of affordable housing (such delegation to include the ability to enter into and give effect to all necessary agreements, licences (including building licences) and the obtaining to all necessary permissions and consents) enabling the disposal to proceed.

14. LOCAL DEVELOPMENT SCHEME

Councillor Forshaw introduced the report of the Borough Planner which sought approval to publish the Local Development Scheme 2012.

In reaching the decision below, Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

- RESOLVED:
- A. That the Local Development Scheme 2012, as set out in Appendix 2 to the report, be approved for publication on the Council's website.
 - B. That delegated authority be given to the Borough Planner in consultation with the Portfolio Holder Planning and Development, to update the Local Development Scheme and publish it on the Council's website should any future iterations of the document be required.

15. HIGH STREET INNOVATION FUND

Councillor Owens introduced the report of the Borough Treasurer which provided details of the above-mentioned new government grant fund.

In reaching the decision below, Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

- RESOLVED:
- That the Borough Treasurer in consultation with the relevant Portfolio Holder be authorised to take all necessary action to apply the High Street Innovation grant to the proposed uses set out in Section 4 of the report where feasible and appropriate.

16. THE FUTURE OF SKELMERSDALE SPORTS CENTRE

Councillor Sudworth introduced the joint report of the Assistant Director Housing and Regeneration and Assistant Director Community Services which advised of the severe defects in the roof of Skelmersdale Sports Centre and outlined future options.

In reaching the decision below, Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

- RESOLVED:
- A. That the Assistant Director Community Services undertake a consultation exercise as outlined in paragraph 7 of the report, looking at the options for the future.
 - B. That the outcome of the consultation exercise, the assessment of alternative provision available in the Skelmersdale area and details of the costs associated with the options be provided to Council on 18 July 2012.
 - C. That this item is not available for call-in in view of the need for early action and for consultation to start immediately to feed back to Council on 18 July 2012.

17. PUBLIC LAND AUCTION PILOT

Councillor Owens introduced the report of the Assistant Director Housing and Regeneration which sought authority to progress the Land Auction Pilot.

A copy of minute 99 of Executive Overview and Scrutiny Committee of 29 March 2012 was circulated which requested that when further reports providing details of the pilot and a detailed costed programme for progressing the pilot forward is considered, it be referred to the Executive Overview and Scrutiny Committee for comment.

In reaching the decision below, Cabinet considered the details set out in the report before it together with the minute of the Executive Overview and Scrutiny Committee and accepted the reasons contained in the report.

- RESOLVED:
- A. That the Assistant Director Housing and Regeneration in consultation with the relevant Portfolio Holders be authorised to develop the land auction pilot in accordance with paragraphs 4 and 5 of the report.
 - B. That the Assistant Director Housing and Regeneration in consultation with the relevant Portfolio Holders, select the sites to be included in the Public Land Auction.
 - C. That the Assistant Director Housing and Regeneration in consultation with the relevant Portfolio Holders, determine what conditions, if any, are attached to the sale of the land within the Public Land Auction.

- D. That the Assistant Director Housing and Regeneration be authorised to incur necessary costs and expenditure to take the pilot forward within the budget available of £100K and any further monies provided under recommendation E.
- E. That in the event that the likely costs will exceed £100K, the Assistant Director Housing and Regeneration be authorised to draw this to the attention of the Department of Communities and Local Government (DCLG) so that additional funding can be made available to take the Pilot forward.
- F. That the report and Cabinet minute be referred to the next meeting of the Executive Overview and Scrutiny Committee on 28 June 2012.

18. KEY DECISION FORWARD PLAN QUARTERLY REPORT

Councillor Grant introduced the report of the Borough Solicitor which advised that no decision had been made during the last quarter in respect of Special Urgency Procedure Rule 16 for the period 1 January to 31 March 2012.

RESOLVED: That it be noted that Access to Information Rule 16 (Special Urgency) was not exercised during the quarter ending 31 March 2012.

19. EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting during consideration of the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of that Act and as, in all the circumstances of the case, the public interest in maintaining the exemption under Schedule 12A outweighs the public interest in disclosing the information.

20. MATTERS REQUIRING DECISIONS

Consideration was given to reports relating to the following matters requiring decisions as contained on pages 139 – 193.

21. OUTCOME OF THE ASSET REVIEW - REPORT BY CONSULTANTS DTZ

Councillor Owens introduced the report of the Assistant Director Housing and Regeneration in which he advised Members of the findings of the above-mentioned report and sought authority to progress some of the proposals detailed therein to protect and enhance a secure income stream to support the Council's aims and objectives.

In reaching the decision below, Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

- RESOLVED:
- A. That authorisation be given to increase the Investment Centre marketing budget by £20,000, including the appointment of an additional temporary resource if required, with the overall objective to increase occupancy levels and move the Centre back to a break even position, and to undertake discussions/negotiations with a private sector serviced office provider and soft market testing with a view to potentially procuring a management partner in the future.
 - B. That authorisation is given to carry out an all options marketing exercise for Delf House, Skelmersdale with an estimated budget of £25,000 to determine whether there is demand for this size and type of accommodation in Skelmersdale. In parallel to this exercise officers be instructed to enter into discussions with the owners of Whelmar House to investigate the possibility of joint working to redevelop the whole of the site.
 - C. That authorisation is granted to prepare the site currently occupied by Westec House and car park shown hatched on Appendix A and market it for sale. A further report will be produced to seek authorisation to sell subject to an acceptable offer being made.
 - D. That authorisation be given to demolish the largest unit on Gorsey Place and thereafter a further report be submitted to Cabinet on options for the future.
 - E. That where the Council owns large industrial properties which are proving difficult to let and are attracting significant empty rates costs, these be offered to charitable enterprises subject to them meeting all the associated costs of occupation on a weekly basis.

22. STRATEGIC ASSET MANAGEMENT PROJECT

Councillor Owens introduced the report of the Assistant Director Housing and Regeneration which updated Members on the progress of the Strategic Asset Management Project, advised on the outcomes of the North Meols and Ashurst Wards and sought authority to dispose of assets.

In reaching the decision below, Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

- RESOLVED:
- A. That the contents of the report, including the work undertaken by officers to date, and the progress on the assets previously identified for disposal be noted.

- B. That the Assistant Director Housing and Regeneration be authorised to take the actions recommended in Appendices A and B to the report in relation to the 17 sites in the North Meols Ward and the 140 sites in the Ashurst Ward, together with the land adjacent to 47 Witham Road, Skelmersdale (opportunity site).
- C. That the Assistant Director Housing and Regeneration be authorised to dispose of all of the sites marked in bold with an * in Appendix A (as identified on Plans A1-A3) and Appendix B (as identified on Plans B2-8), together with land adjacent to 47 Witham Road, Skelmersdale in Appendix C (as identified on Plan C1).

23. ACQUISITION OF HALL GREEN CLINIC

Councillor Owens introduced the report of the Assistant Director Housing and Regeneration which sought authority to progress the acquisition of the former Hall Green Clinic, Up Holland.

In reaching the decision below, Cabinet considered the details set out in the report before it and accepted the reasons contained in it.

RESOLVED: That the Assistant Director Housing and Regeneration in consultation with the relevant Portfolio Holder be authorised to negotiate terms and purchase the former Hall Green Clinic, shown hatched on the plan attached in Appendix A, for housing purposes.

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LEADER



AGENDA ITEM: 6(i)

CABINET: 12 JUNE 2012

Report of: Borough Treasurer

Relevant Managing Director: Managing Director (People and Places)

Relevant Portfolio Holder: Councillor A Owens

Contact for further information: Mr M Taylor (Extn. 5092)
(E-mail: marc.taylor@westlancs.gov.uk)

SUBJECT: HIGH STREET INNOVATION FUND

Borough Wide

1.0 PURPOSE OF THE REPORT

1.1 To provide details on a new government grant that has recently been announced.

2.0 RECOMMENDATIONS TO CABINET

2.1 That the Borough Treasurer in consultation with the relevant portfolio holder be authorised to take all necessary action to apply the High Street Innovation grant to the proposed uses set out in section 4 of the report where feasible and appropriate.

3.0 BACKGROUND

3.1 The Council has recently been awarded a one off sum of £100,000 from a new Government High Street Innovation Fund to support local High Streets. This funding is linked to the Portas Review, which has helped to identify what government, local authorities, businesses and communities can do together to promote the development of new models of prosperous and diverse high streets.

3.2 100 authorities have each received £100,000 from the £10m total fund with a stated aim to support empty properties on high streets. This grant is not ring fenced and consequently the Council can determine how best to use this funding.

3.3 Local business rate information shows that there are currently 803 retail units in the Borough of which 95 are currently empty (12%). These empty units are primarily in Ormskirk, Skelmersdale and Burscough.

4.0 PROPOSED USES OF FUNDING

4.1 The fund provides an opportunity to deliver innovative local approaches to managing and revitalising high streets, using the range of tools available to local partners. Consequently it is proposed that the fund is used for the following initiatives:

- To support the Portas Pilot in Ormskirk – Local Businesses have recently submitted a bid for funding to the Government and the Council has agreed to act as the Accountable Body for this bid. This bid is also supported by a wide range of partners including Edge Hill University, West Lancs CVS and the Local MP. While this bid has not been successful in the first round, a second round is now underway that will see 12 additional pilots announced by the end of July. It is proposed that funding will be provided to enable elements of the pilot to begin as soon as possible based on negotiations with the Portas Pilot partnership
- Developing a scheme for the Concourse following discussions with the Concourse management. This funding could be used as a catalyst to develop, in partnership with the owners of the Concourse, measures to reduce vacancy rates and it might also stimulate further investment and refurbishment works
- Develop a scheme to provide business rate discounts for new start up businesses taking on empty properties. Local authorities now have the ability to develop these schemes following the enactment of the Localism Act 2011. The Council would work with landlords and encourage them to contribute to the business rate discount - this could involve match funding or providing other resources, and this would be in the landlord's interest if it means their empty property becomes occupied.

4.2 The exact nature of these initiatives will depend on discussions with partners, but the following principles will be employed in developing these schemes:

- Enliven the high street to bring in more footfall and deliver measures to fill empty shops
- Where possible attract match funding to make the government grant go further and work in partnership with other organisations

- Ensure that a visible output is produced in a reasonable time scale
- Be achievable within the officer resources available

5.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY

5.1 The proposed initiatives set out in this report will promote enterprise, innovation and attract inward investment. They will also promote a positive image to investors and visitors. They will then contribute to the corporate priority of focussing on sustainable regeneration and growth within the Borough.

6.0 FINANCE AND RESOURCES

6.1 The cost of the proposals will be contained within the £100,000 grant funding that the Council has received for High Street Innovation.

7.0 RISK ASSESSMENT

7.1 There is a risk that this grant announcement could create unrealistic expectations of what can be achieved, and while the £100,000 grant funding is welcome it is a relatively small sum given the scale of the local economy. For example the Council collects around £27m in business rates each year from local businesses. However this new funding stream creates a positive opportunity to address high street issues within the Borough.

7.2 There is also a risk that it may not be possible to implement some of the proposals set out in section 4. This is partly because they will be dependent on discussions with third parties. It is also because developing new and innovative initiatives is more difficult than using tried and trusted approaches.

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.

Ormskirk Portas Pilot Bid – March 2012 (Available from the Technical Services Manager)

Equality Impact Assessment

There is the potential for a direct impact on members of the public, employees, elected members and / or stakeholders. Consequently an Equality Impact Assessment has been prepared and is attached as an Appendix. The results of this assessment have been taken into account in the Recommendations contained within this report

Appendices

1. Equality Impact Assessment

Appendix - Equality Impact Assessment – High Street Innovation Fund

<p>1. 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></p> <p><i>People with a disability;</i></p> <p><i>People of different races/ethnicities/ nationalities;</i></p> <p><i>Men; Women;</i></p> <p><i>People of different religions/beliefs;</i></p> <p><i>People of different sexual orientations;</i></p> <p><i>People who are or have identified as transgender;</i></p> <p><i>People who are married or in a civil partnership;</i></p> <p><i>Women who are pregnant or on maternity leave or men whose partners are pregnant or on maternity leave;</i></p> <p><i>People living in areas of deprivation or who are financially disadvantaged.</i></p>	<p>Monitoring information is not collected and compiled on Businesses and Landlords in the Borough. However, there is no indication that the recommended initiatives would disadvantage, or have a potentially disproportionately negative effect on any of the protected groups. The initiatives would be equally accessible and available to all businesses and/or landlords.</p>
<p>2. What sources of information have you used to come to this decision?</p>	<p>N/A</p>
<p>3. <i>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)?</i></p>	<p>As yet there has been no engagement but, depending on which initiative(s) is chosen, businesses and landlords will be invited to contribute.</p>
<p>4. <i>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:-</i></p> <p><i>Eliminate discrimination, harassment and victimisation;</i></p> <p><i>Advance equality of opportunity (removing or minimising disadvantage, meeting the needs of people);</i></p> <p><i>Foster good relations between people who share a protected characteristic and those who do not share it.</i></p>	<p>It could help by fostering good relations in the community, particularly those involved with their local high streets.</p>
<p>5. <i>What actions will you take to address any issues raised in your answers above</i></p>	<p>Appropriate arrangements will be made to ensure that all interested parties are aware of this initiative and can become involved or benefit from them, for example by providing information on the initiatives in a range of languages and Braille.</p>



AGENDA ITEM: 13(a)

**EXECUTIVE OVERVIEW &
SCRUTINY COMMITTEE:
28 JUNE 2012**

Report of: Borough Solicitor

Relevant Managing Director: Managing Director (People and Places)

Relevant Portfolio Holder: Councillor Owens

**Contact for further information: Mrs S Griffiths (Extn. 5097)
(E-mail: susan.griffiths@westlancs.gov.uk)**

**SUBJECT: PUBLIC LAND AUCTION PILOT - ITEM REFERRED BY CABINET TO
EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEE**

Borough wide interest

1.0 PURPOSE OF THE REPORT

1.1 To refer the above-mentioned report to the Executive Overview and Scrutiny Committee for information.

2.0 RECOMMENDATION TO EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEE

2.1 That the report be noted and any comments be referred to the relevant Portfolio Holder.

3.0 BACKGROUND

3.1 Cabinet received a report on Public Land Auction Pilot at its meeting on 13 March 2012, which was subsequently called-in by the Executive Overview and Scrutiny Committee at its meeting on 29 March 2012.

3.2 The Executive Overview and Scrutiny Committee resolved:-

“That Cabinet be asked that when the report, “providing details of the pilot and a detailed costed programme for progressing the pilot forward” is submitted to

Cabinet that it be referred to the next available Executive Overview and Scrutiny Committee”.

4.0 CURRENT POSITION

- 4.1 A further report on this item was submitted to Cabinet on 12 June 2012 and Cabinet resolved to refer this report to the next meeting of the Executive Overview and Scrutiny Committee on 28 June 2012.
 - 4.2 A copy of this report together with the relevant Cabinet Minute is attached as Appendix A.
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Background Documents

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

Appendices

1. Cabinet report of the Assistant Director Housing and Regeneration and Cabinet minute no. 17 of Cabinet on 12 June 2012



AGENDA ITEM: 6(k)

CABINET: 12th JUNE 2012

Report of: Assistant Director Housing and Regeneration

Relevant Managing Director: Managing Director (Transformation)

Relevant Portfolio Holder: Councillor A Owens

**Contact for further information: Mr B Livermore (Extn. 5200)
(E-mail: bob.livermore@westlancs.gov.uk)**

SUBJECT: PUBLIC LAND AUCTION PILOT

Wards affected: Borough wide

1.0 PURPOSE OF THE REPORT

1.1 To seek authority to progress the Land Auction Pilot.

2.0 RECOMMENDATIONS TO CABINET

2.1 That the Assistant Director Housing and Regeneration be authorised to develop the land auction pilot in accordance with paragraphs 4 & 5.

2.2 That the Assistant Director Housing and Regeneration, select the sites to be included in the Public Land Auction.

2.3 That the Assistant Director Housing and Regeneration, determine what conditions, if any, are attached to the sale of the land within the Public Land Auction.

2.4 That the Assistant Director Housing and Regeneration be authorised to incur necessary costs and expenditure to take the pilot forward within the budget available of £100K and any further monies provided under recommendation 2.5.

2.5 In the event that the likely costs will exceed £100K, that the Assistant Director Housing and Regeneration be authorised to draw this to the attention of the Department of Communities and Local Government (DCLG) so that additional funding can be made available to take the Pilot forward.

3.0 BACKGROUND

- 3.1 Cabinet received a report on the 13th March 2012 which highlighted the concept of the Public Land Auction Pilot and confirmed its agreement to the Borough Council being one of only three beacon authorities in the country.
- 3.2 Cabinet agreed to authorise officers to take the Pilot forward subject to further consideration at a future meeting.
- 3.3 Cabinet were advised at their meeting that the Government had allocated funding on £100K to the Council to facilitate the Land Auction Pilot. I can confirm that this has been received and work associated with the Public Land Auction Pilot will be charged to this budget.

4.0 METHODOLOGY

- 4.1 The approach that needs to be adopted for the Public Land Auctions is for the Council and the Homes and Communities Agency (HCA) to identify appropriate sites presently in the ownership of the HCA that would be part of the Pilot.
- 4.2 Initial discussions have taken place with the HCA and we have identified several possible land sites in and around Skelmersdale that may be suitable for the pilot.
- 4.3 The HCA have put a current valuation on the land and have shared their view with us. Currently the Council are assessing this and started the process of negotiation so that an agreed base point can be arrived at.
- 4.4 It is essential that this valuation process is thorough as this will form the baseline from which any uplift from this figure to a sale price will become part of the surplus that the Council will share with the HCA.
- 4.5 The second stage of the process would be to estimate the uplift in value of each of the sites to see if it is beneficial to include in the pilot. This information will then provide an indication of the current value, the estimated value and therefore the difference in valuation is classified as the uplift value. Initial negotiations have taken place with the HCA and we anticipate that any increase in value as a result of uplift will be shared on a 50-50 basis. It is possible that the HCA may be prepared to increase the proportion given to the Council but a strong case would have to be made, for example, to assist with town centre regeneration.
- 4.6 The second stage of the process will be to evaluate each of the sites and determine which should be included in the Public Land Auction.
- 4.7 Some careful thought and consideration needs to be given to this as this land will be brought forward, for sale, it is anticipated, with planning approval. There are a range of planning approvals that could be sought and as part of the evaluation of each of the sites; consideration will be given to each of these and an estimate of the cost benefit of each approach. At this stage, a view will be

taken on which sites should be included within the Public Land Auction and whether any conditions should apply to development.

- 4.8 Conditions for development may include looking at other land owned by the Council and the HCA which would support the Town Centre redevelopment. If more attractive land is available on the sites which are open for Public Land Auction, this could affect the delivery of housing and have a knock on consequence to the Town Centre redevelopment. One option might be to consider packaging the land with land within the Town Centre Development Agreement to ensure that this development takes place prior to, or in conjunction with, the land being developed in the Public Land Auction sites. The Council and the HCA will have full regard to the requirements of the Town Centre Development Agreement when progressing this.
- 4.9 The third phase of the scheme would then be to cost out each of the actions required to obtain planning permission and to see whether the grant of £100K is sufficient to undertake all of the work that is necessary. Since the last Cabinet meeting, we have received the £100K by way of grant from the Government and have been advised that there is further funding available which can be drawn down if needed to complete all of the necessary work and it is unlikely that the Council will have to undertake any work at risk. The total grant funding pot approved by Government was £1 million to assist the three schemes (of which each local authority received £100k each) and to undertake research to enable the DCLG to learn from these pilots.

5.0 THE WAY FORWARD

- 5.1 In my previous report I had indicated that a fully costed report would be brought to you. This has not been possible but I am relaxed about the process, bearing in mind that we have received grant support for this project and a commitment for further grant support to be made available if required.
- 5.2 I am therefore proposing delegated authority be granted for the project to be taken forward with the grant available and that if this proves to be insufficient that an application be made for further assistance to the DCLG.
- 5.3 Discussions are in train with HCA regarding what powers the Council have to enter into an agreement with them. Initial indications are that the Local Authority (Goods and Services) Act 1970 will facilitate the pilot. If this proves not to be the case then I will report back as it is likely that a company will have to be established as the vehicle for taking this project forward.

6.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY

- 6.1 There are no significant impacts associated with this report and, in particular, no significant impact on crime and disorder. This report has no significant links with the Sustainable Community Strategy.

7.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 7.1 As highlighted elsewhere within the report, the Council has received a grant of £100K from the Government.
- 7.2 Further funds are available if the £100K is not sufficient to take the pilot forward.
- 7.3 In the event that further funds prove to be necessary then an application will be made to draw down additional funding.
- 7.4 The works required to bring the sites to the market may be undertaken in-house or the Council may need to out source this work and act as the commissioning body but either way the costs will be met by the DCLG.

8.0 RISK ASSESSMENT

- 8.1 On an initial evaluation, there appears to be little risk financially. The largest risk will be delivering all of the work that is necessary for this project within realistic timescales. Clearly the budget that is made available will assist in meeting relevant deadlines.

9.0 CONCLUSION

- 9.1 Overall the project is moving forward at an appropriate pace and, subject to Cabinet being comfortable with the Methodology outlined, then this project can be progressed during the course of 2012.

Background Documents

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

Appendices

None

17. PUBLIC LAND AUCTION PILOT

Councillor Owens introduced the report of the Assistant Director Housing and Regeneration which sought authority to progress the Land Auction Pilot.

A copy of minute 99 of Executive Overview and Scrutiny Committee of 29 March 2012 was circulated which requested that when further reports providing details of the pilot and a detailed costed programme for progressing the pilot forward is considered, it be referred to the Executive Overview and Scrutiny Committee for comment.

In reaching the decision below, Cabinet considered the details set out in the report before it together with the minute of the Executive Overview and Scrutiny Committee and accepted the reasons contained in the report.

- RESOLVED:
- A. That the Assistant Director Housing and Regeneration in consultation with the relevant Portfolio Holders be authorised to develop the land auction pilot in accordance with paragraphs 4 and 5 of the report.
 - B. That the Assistant Director Housing and Regeneration in consultation with the relevant Portfolio Holders, select the sites to be included in the Public Land Auction.
 - C. That the Assistant Director Housing and Regeneration in consultation with the relevant Portfolio Holders, determine what conditions, if any, are attached to the sale of the land within the Public Land Auction.
 - D. That the Assistant Director Housing and Regeneration be authorised to incur necessary costs and expenditure to take the pilot forward within the budget available of £100K and any further monies provided under recommendation E.
 - E. That in the event that the likely costs will exceed £100K, the Assistant Director Housing and Regeneration be authorised to draw this to the attention of the Department of Communities and Local Government (DCLG) so that additional funding can be made available to take the Pilot forward.
 - F. That the report and Cabinet minute be referred to the next meeting of the Executive Overview and Scrutiny Committee on 28 June 2012.