



Jacqui Sinnott-Lacey
Chief Operating Officer

52 Derby Street
Ormskirk
West Lancashire
L39 2DF

19 June 2023

**TO: COUNCILLORS Y GAGEN, G DOWLING, C COUGHLAN, V CUMMINS,
A FENNEL, N FUREY, R MOLLOY, N PRYCE-ROBERTS AND
A YATES**

Dear Councillor,

A meeting of the **CABINET** will be held in the **CABINET/COMMITTEE ROOM, 52 DERBY STREET, ORMSKIRK L39 2DF** on **TUESDAY, 27 JUNE 2023** at **7.00 PM** at which your attendance is requested.

Yours faithfully

A handwritten signature in black ink, appearing to be 'JS', written over a circular scribble.

Jacqui Sinnott-Lacey
Chief Operating Officer

AGENDA
(Open to the Public)

- 1. APOLOGIES**
- 2. SPECIAL URGENCY (RULE 16 ACCESS TO INFORMATION PROCEDURE RULES)/URGENT BUSINESS**

If, by virtue of the date by which a decision must be taken, it has not been possible to follow Rule 15 (i.e. a matter which is likely to be the subject of a key decision has not been included on the Forward Plan) then the decision may still be taken if:

- a) The Chief Operating Officer, on behalf of the Leader, obtains the agreement of the Chairman of the Executive Overview and Scrutiny Committee that the making of the decision cannot be reasonably deferred,
- b) The Chief Operating Officer, on behalf of the Leader, makes available on the Council's website and at the offices of the Council, a notice setting out the reasons that the decision is urgent and cannot reasonably be deferred.

3. PUBLIC SPEAKING 1 - 6

Residents of West Lancashire, on giving notice, may address the meeting to make representations on any item on the agenda except where the public and press are to be excluded during consideration of the item. The deadline for submissions is 10.00am Friday 23 June 2023.

4. DECLARATIONS OF INTEREST 7 - 8

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

5. MINUTES 9 - 16

To receive as a correct record, the minutes of the meeting of Cabinet held on Tuesday 7 March 2023.

6. CONFIRMATION OF PROCEDURAL MATTERS

1. To note the Leader has appointed Cabinet Working Groups for 2023/24 as circulated at the Annual Meeting on 17 May 2023 with the terms of reference now included in the Constitution.

2. To note 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.

7. MATTERS REQUIRING DECISIONS

7a **Quarter 4 Council Plan Monitoring Report** 17 - 40
Relevant Portfolio Holder: Councillor R Molloy

7b **Council Plan 2023-2028 Development** 41 - 56
Relevant Portfolio Holder: Councillor R Molloy

7c **Community Wealth Building Strategy** 57 - 124
Relevant Portfolio Holder: Councillor Molloy

7d	Local Plan - Scope, Issues and Options Relevant Portfolio Holder: Councillor G Dowling	125 - 396
7e	Results Of Citizen Survey 2022 Relevant Portfolio Holder: Councillor R Molloy	397 - 410
7f	Procurement Policy Relevant Portfolio Holder: Councillor R Molloy	411 - 430
7g	UK Shared Prosperity and Rural England Prosperity Fund Relevant Portfolio Holder: Councillor R Molloy	431 - 444
7h	Regulation Of Investigatory Powers Act - Annual Setting Of The Policy Relevant Portfolio Holder: Councillor Y Gagen	445 - 474
7i	Demolition Of 201 Egerton And 4 Nearby Garages, Skelmersdale (Relevant Portfolio Holder: Councillor Nicola Pryce-Roberts)	475 - 484
7j	Use of Community Infrastructure Levy monies on Burscough Wellbeing and Leisure Hub Relevant Portfolio Holder: Councillor C Coughlan	485 - 496

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

FIRE EVACUATION PROCEDURE: Please see attached sheet.

MOBILE PHONES: These should be switched off or to 'silent' at all meetings.

For further information, please contact:

Jacky Denning on 01695 585384

Or email jacky.denning@westlancs.gov.uk

**FIRE EVACUATION PROCEDURE FOR:
COUNCIL MEETINGS WHERE OFFICERS ARE PRESENT
(52 DERBY STREET, ORMSKIRK)**

PERSON IN CHARGE: Most Senior Officer Present
ZONE WARDEN: Member Services Officer / Lawyer
DOOR WARDEN(S) Usher / Caretaker

IF YOU DISCOVER A FIRE

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

ON HEARING THE FIRE ALARM

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

NOTES:

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

The only persons not required to report to the Assembly Point are the Door Wardens.

CHECKLIST FOR PERSON IN CHARGE

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

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

1. Ensure that the room in which the meeting is being held is cleared of all persons.
2. Evacuate via the nearest safe Fire Exit and proceed to the **ASSEMBLY POINT** in the car park.
3. Delegate a person at the **ASSEMBLY POINT** who will proceed to **HOME CARE LINK** in order to ensure that a back-up call is made to the **FIRE BRIGADE**.
4. Delegate another person to ensure that **DOOR WARDENS** have been posted outside the relevant Fire Exit Doors.

5. Ensure that the **ZONE WARDEN** has reported to you on the results of his checks, **i.e.** that the rooms in use have been cleared of all persons.
6. If an Attendance Register has been taken, take a **ROLL CALL**.
7. Report the results of these checks to the Fire and Rescue Service on arrival and inform them of the location of the **FIRE ALARM CONTROL PANEL**.
8. Authorise return to the building only when it is cleared to do so by the **FIRE AND RESCUE SERVICE OFFICER IN CHARGE**. Inform the **DOOR WARDENS** to allow re-entry to the building.

NOTE:

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

CHECKLIST FOR ZONE WARDEN

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

It is desirable that the **ZONE WARDEN** should be an **OFFICER** who is normally based in this building and is familiar with the layout of the rooms to be checked.

INSTRUCTIONS FOR DOOR WARDENS

1. Stand outside the **FIRE EXIT DOOR(S)**
2. Keep the **FIRE EXIT DOOR SHUT**.
3. Ensure that **NO PERSON**, whether staff or public enters the building until **YOU** are told by the **PERSON IN CHARGE** that it is safe to do so.
4. If anyone attempts to enter the premises, report this to the **PERSON IN CHARGE**.
5. Do not leave the door **UNATTENDED**.

PUBLIC SPEAKING – PROTOCOL

(For meetings of Cabinet, Overview & Scrutiny Committees, Audit & Governance Committee and Standards Committee)

1.0 Public Speaking

- 1.1 Residents of West Lancashire may, on giving notice, address any of the above meetings to make representations on any item on the agenda for those meetings, except where the public and press are to be excluded from the meeting during consideration of the item.
- 1.2 A Parish Council Representative may, on giving notice, address any of the above meetings to make representations on any item on the agenda for those meetings, except where the public and press are to be excluded from the meeting during consideration of the item.
- 1.3 The form attached as an Appendix to this Protocol should be used for submitting requests.

2.0 Deadline for submission

- 2.1 The prescribed form should be received by Member Services by 10.00 am on the Friday of the week preceding the meeting. This can be submitted by e-mail to member.services@westlancs.gov.uk or by sending to:

Member Services
West Lancashire Borough Council
52 Derby Street
Ormskirk
West Lancashire
L39 2DF

- 2.2 Completed forms will be collated by Member Services and circulated via e-mail to relevant Members and officers and published on the Council website via Modgov. Only the name of the speaker (and representative) and details of the issue to be raised will be published.
- 2.3 Groups of persons with similar views should elect a spokesperson to speak on their behalf to avoid undue repetition of similar points. Spokespersons should identify in writing on whose behalf they are speaking.

3.0 Scope

- 3.1 Any matters raised must be relevant to an item on the agenda for the meeting.
- 3.2 The Legal & Democratic Services Manager may reject a submission if it:
 - (i) is defamatory, frivolous or offensive;
 - (ii) is substantially the same as representations which have already been submitted at a previous meeting; or

- (iii) discloses or requires the disclosure of confidential or exempt information.

4.0 Number of items

- 4.1 A maximum of one form per resident will be accepted for each Agenda Item.
- 4.2 There will be a maximum of 10 speakers per meeting. Where there are more than 10 forms submitted by residents, the Legal & Democratic Services Manager will prioritise the list of those allowed to speak. This will be considered having regard to all relevant matters including:
 - a. The order in which forms were received.
 - b. If one resident has asked to speak on a number of items, priority will be given to other residents who also wish to speak
 - c. Whether a request has been submitted in relation to the same issue.

No amendments will be made to the list of speakers once it has been compiled (regardless of withdrawal of a request to speak).

- 4.3 All submissions received will be published on the Council's website and circulated to Members of the relevant body and officers for consideration.

5.0 At the Meeting

- 5.1 Speakers will be shown to their seats. At the commencement of consideration of each agenda item the Leader/Chairman will invite the speakers to make their representations. Speakers will have up to 3 minutes to address the meeting. The address must reflect the issue included on the prescribed form submitted in advance.
- 5.2 Members may discuss what the speaker/s have said, along with any other information/representations submitted under this protocol, when all speakers on that item have finished and will then make a decision. Speakers should not circulate any supporting documentation at the meeting and should not enter into a debate with Councillors.
- 5.4 If residents feel nervous or uncomfortable speaking in public, then they can ask someone else to do it for them, including a Parish or Borough Councillor representative. They can also bring an interpreter if they need one. They should be aware there may be others speaking as well.

(Note: If a Resident wishes to have their Borough Councillor speak on their behalf, the Borough Councillor is not a member of the body considering the item.)

5.5 Speakers may leave the meeting at any time, taking care not to disturb the meeting.

(Please see attached form.)



REQUEST FOR PUBLIC SPEAKING AT MEETINGS

MEETING & DATE

NAME

ADDRESS

Post Code

PHONE

Email

Please indicate if you will be in attendance at the meeting

YES/NO*

*delete as applicable

Please indicate if someone will be speaking on your behalf at the meeting

YES/NO*

*delete as applicable

If someone is speaking on your behalf please provide their contact details:

NAME

PHONE

Email

Note: This page will not be published.

(P.T.O.)

PLEASE PROVIDE DETAILS OF THE MATTER YOU WISH TO RAISE

Agenda Item Number

Title

Details

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Name Dated

Completed forms to be submitted by 10.00am on the Friday of the week preceding the meeting to:-

*Member Services, West Lancashire Borough Council, 52 Derby Street, Ormskirk, Lancashire, L39 2DF or
Email: member.services@westlancs.gov.uk*

If you require any assistance regarding your attendance at a meeting (including access) or if you have any queries regarding your submission please contact Member Services on 01695 585065

Note: This page will be circulated to Members of the Committee and published.

Agenda Item 4

MEMBERS INTERESTS 2012

A Member with a disclosable pecuniary interest in any matter considered at a meeting must disclose the interest to the meeting at which they are present, except where it has been entered on the Register.

A Member with a non pecuniary or pecuniary interest in any business of the Council must disclose the existence and nature of that interest at commencement of consideration or when the interest becomes apparent.

Where sensitive information relating to an interest is not registered in the register, you must indicate that you have an interest, but need not disclose the sensitive information.

Please tick relevant boxes

Notes

General			
1.	I have a disclosable pecuniary interest.	<input type="checkbox"/>	<i>You cannot speak or vote and must withdraw unless you have also ticked 5 below</i>
2.	I have a non-pecuniary interest.	<input type="checkbox"/>	<i>You may speak and vote</i>
3.	I have a pecuniary interest because it affects my financial position or the financial position of a connected person or, a body described in 10.1(1)(i) and (ii) 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 a connected person or, a body described in 10.1(1)(i) and (ii) 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"/> <input type="checkbox"/>	<i>You cannot speak or vote and must withdraw unless you have also ticked 5 or 6 below</i> <i>You cannot speak or vote and must withdraw unless you have also ticked 5 or 6 below</i>
4.	I have a disclosable pecuniary interest (Dispensation 20/09/16) or a pecuniary interest but 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. (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. (iii) Statutory sick pay where I am in receipt or entitled to receipt of such pay. (iv) An allowance, payment or indemnity given to Members (v) Any ceremonial honour given to Members (vi) Setting Council tax or a precept under the LGFA 1992	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<i>You may speak and vote</i> <i>You may speak and vote</i> <i>You may speak and vote</i> <i>You may speak and vote</i> <i>You may speak and vote</i>
5.	A Standards Committee dispensation applies (relevant lines in the budget – Dispensation 15/09/20 – 14/09/24)	<input type="checkbox"/>	<i>See the terms of the dispensation</i>
6.	I have a pecuniary 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>

‘disclosable pecuniary interest’ (DPI) means an interest of a description specified below which is your interest, your spouse’s or civil partner’s or the interest of somebody who you are living with as a husband or wife, or as if you were civil partners and you are aware that that other person has the interest.

Interest Prescribed description

Employment, office, trade, profession or vocation Any employment, office, trade, profession or vocation carried on for profit or gain.

Sponsorship Any payment or provision of any other financial benefit (other than from the relevant authority) made or provided within the relevant period in respect of any expenses incurred by M in carrying out duties as a member, or towards the election expenses of M.

	This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract which is made between the relevant person (or a body in which the relevant person has a beneficial interest) and the relevant authority— (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
Land	Any beneficial interest in land which is within the area of the relevant authority.
Licences	Any licence (alone or jointly with others) to occupy land in the area of the relevant authority for a month or longer.
Corporate tenancies	Any tenancy where (to M's knowledge)— (a) the landlord is the relevant authority; and (b) the tenant is a body in which the relevant person has a beneficial interest.
Securities	Any beneficial interest in securities of a body where— (a) that body (to M's knowledge) has a place of business or land in the area of the relevant authority; and (b) either— (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

"body in which the relevant person has a beneficial interest" means a firm in which the relevant person is a partner or a body corporate of which the relevant person is a director, or in the securities of which the relevant person has a beneficial interest; "director" includes a member of the committee of management of an industrial and provident society;

"land" excludes an easement, servitude, interest or right in or over land which does not carry with it a right for the relevant person (alone or jointly with another) to occupy the land or to receive income; "M" means a member of a relevant authority;

"member" includes a co-opted member; "relevant authority" means the authority of which M is a member;

"relevant period" means the period of 12 months ending with the day on which M gives notice to the Monitoring Officer of a DPI;

"relevant person" means M or M's spouse or civil partner, a person with whom M is living as husband or wife or a person with whom M is living as if they were civil partners;

"securities" means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

'non pecuniary interest' means interests falling within the following descriptions:

- 10.1(1)(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 (a) exercising functions of a public nature; (b) directed to charitable purposes; or (c) 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 easement, servitude, interest or right in or over land which does not carry with it a right for you (alone or jointly with another) to occupy the land or to receive income.
- 10.2(2) 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 connected 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 connected 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 10.1(1)(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) of the LGA 2000 overrides any Code provisions to oblige an executive member to attend an overview and scrutiny meeting to answer questions.

Agenda Item 5

CABINET

HELD: Tuesday, 7 March 2023

Start: 7.00 pm

Finish: 7.15 pm

PRESENT:

Councillor:

Councillors:

Portfolio

Councillor Yvonne Gagen	Leader of the Council
Councillor Gareth Dowling	Deputy Leader and Portfolio Holder for Communities and Community Safety. Dementia Champion and Food Security Champion
Councillor Carl Coughlan	Portfolio Holder for Leisure; and Youth Champion
Councillor Vickie Cummins	Portfolio Holder for Health & Wellbeing
Councillor Anne Mary Fennell	Portfolio Holder for Planning
Councillor Jenny Wilkie	Portfolio Holder for Street Scene and Green Initiatives
Councillor Adam Yates	Portfolio Holder for Finance and Economic Regeneration

In attendance: Councillor Nicola Pryce-Roberts, Portfolio Holder for Housing (virtual)
Councillor David Westley (virtual)
Councillor Adrian Owens (virtual)
Councillor Neil Furey (virtual)

Officers: Jacqui Sinnott-Lacey, Chief Operating Officer
Chris Twomey, Corporate Director of Housing, Transformation & Resources
Paul Charlson, Head of Planning & Regulatory Services (virtual)
Kay Lovelady, Legal & Democratic Services Manager
Jacky Denning, Democratic Services Manager
Jonathan Mitchell, Housing Strategy & Development Programme Manager (virtual)
Rebecca Spicer, Insurance and Risk Officer (virtual)

72 APOLOGIES

There were no apologies for absence.

73 SPECIAL URGENCY (RULE 16 ACCESS TO INFORMATION PROCEDURE RULES)/URGENT BUSINESS

There were no items of special urgency.

74 PUBLIC SPEAKING

There were no items under this heading.

75 DECLARATIONS OF INTEREST

The following declaration were received:

1. Councillor J Wilkie (Tenant of a Council flat/house) declared a disclosable pecuniary interest in relation to items 6(b) 'Affordable Home Ownership Products, 6(e) 'Update of Actions – Damp and Mould Management in Council Housing' and 6(g) 'Housing Regulator Consumer Standards – Key Themes and Approach' for the reasons indicated but was entitled to speak and vote by virtue of an exemption (nothing in these reports relates particularly to their respective interests arising from the tenancy or lease).
2. Councillor Coughlan (Tenant of a Council garage) declared a disclosable pecuniary interest in relation to items 6(b) 'Affordable Home Ownership Products, 6(e) 'Update of Actions – Damp and Mould Management in Council Housing' and 6(g) 'Housing Regulator Consumer Standards – Key Themes and Approach' for the reasons indicated but were entitled to speak and vote by virtue of an exemption (nothing in these reports relates particularly to their respective interests arising from the tenancy or lease).
3. Councillors Carl Coughlan, Vicki Cummins and Yvonne Gagen declared a non-pecuniary interest in agenda items relating to Lancashire County Council (LCC) as employees of Lancashire County Council and did not enter into detailed discussions, which affected LCC.

76 MINUTES

RESOLVED: That the minutes of the Cabinet meeting held on 24 January 2023 be received as a correct record and signed by the Leader.

77 MATTERS REQUIRING DECISIONS

Consideration was given to report relating to the following matters requiring decisions and contained on pages 941 to 1136 and 1137 to 1158 of the Book of Reports:

78 RISK MANAGEMENT FRAMEWORK UPDATE & KEY RISK REGISTER

Councillor Yates introduced the report of the Corporate Director of Transformation,

Housing & Resources, which set out details of the operation of the Risk Management Framework over the last twelve months, recommended changes to the current Risk Management Policy & Strategy, and Toolkit, shared the findings of an external risk review and set out details on the key risks facing the Council and how they are being managed.

The minute of Executive Overview & Scrutiny Committee had been circulated prior to the meeting.

In reaching the decision below, Cabinet considered the minute of Executive Overview & Scrutiny Committee, the report before it and the recommendations contained therein.

- RESOLVED:
- A. That the continuing effective operation of the Risk Management Framework as detailed in the Annual Risk Management Report 2022 (Appendix A) be noted.
 - B. That, following consideration of the minute of the Executive Overview & Scrutiny Committee (Appendix E), the proposed amendments to the Risk Management Policy & Strategy (Appendix B) and Toolkit (Appendix C) be approved.
 - C. That the findings of the external risk management review, set out in paragraph 7, be noted.
 - D. That following consideration of the minute of the Executive Overview & Scrutiny Committee (Appendix E), the progress made in relation to the management of the risks shown in the Key Risk Register (Appendix D) be noted and endorsed.

79

AFFORDABLE HOME OWNERSHIP PRODUCTS

Councillor Pryce-Roberts introduced the report of the Corporate Director of Transformation, Housing & Resources, which sought approval for the publication of Rent to Buy and Shared Ownership policies.

The minutes of the Executive Overview & Scrutiny Committee and the Landlord Services Committee (Cabinet Working Group) were circulated prior to the meeting.

In reaching the decision below, the Cabinet considered the minutes, the report before it and the recommendations contained therein.

- RESOLVED:
- A. That the Rent to Buy and Shared Ownership policies attached at Appendix A and B, be approved, taking into account the minute of the Executive Overview & Scrutiny Committee attached at Appendix D.

- B. That the Corporate Director of Transformation, Housing and Resources in consultation with the relevant Portfolio Holder, be given delegated authority to make changes to each policy to ensure compliance with Homes England requirements, to reflect changes to regulation, legislation, local operational procedures and make any minor / inconsequential changes as required.

(Note: As Councillor Pryce-Roberts attended virtually, she didn't vote on the item and the Leader moved the Motion to approve the recommendations in the report.)

80 COUNCIL PERFORMANCE DELIVERY PLAN – Q3 2022/23

Councillor Adam Yates introduced the report of the Corporate Director of Transformation, Housing & Resources, which presented performance monitoring data for the quarter ended 31 December 2022.

The Minute of the Budget/Council Plan Committee was circulated prior to the meeting.

In reaching the decision below, Cabinet considered the minute of Budget/Council Plan Committee, the report before it and the recommendations contained therein.

RESOLVED: That the Council's performance against the Council Plan for the quarter ended 31 December 2022 be noted.

81 CORPORATE PERFORMANCE REPORTING 2023/24

Councillor Adam Yates introduced the report of the Corporate Director of Transformation, Housing & Resources, which sought approval for the Corporate Performance Reporting for 2023/24.

The Minute of the Executive Overview & Scrutiny Committee was circulated prior to the meeting.

It was noted that in respect of Appendix A – 'WL165 % Staff Turnover Rate', it was noted that this should state 22/23 and not 22/24.

In reaching the decision below, Cabinet considered the minute of the Executive Overview & Scrutiny Committee, the report before it and the recommendations contained therein.

RESOLVED: A. That, taking into consideration the minute of the Executive Overview & Scrutiny Committee, the suite of Key Performance Indicators (KPIs) and targets in Appendix A be approved and adopted for reporting as part of a Council Plan Corporate Delivery Plan to evidence progress with the Council Plan.

- B. That the Corporate Director of Transformation, Housing and Resources, in consultation with the Portfolio Holder, be authorised to finalise and amend the suite (Appendix A) having regard to the minute of the Executive Overview and Scrutiny Committee - 23 February 2023, and to make necessary amendments to the suite in year in response to any issues that may arise, for example government policy or collection mechanisms.

82 **UPDATE ON ACTIONS – DAMP AND MOULD MANAGEMENT IN COUNCIL HOUSING**

Councillor Pryce Roberts introduced the report of the Corporate Director of Transformation, Housing & Resources, which provided an update about the work that being completed to mitigate the issue with damp and mould in council homes.

The minutes of the Executive Overview & Scrutiny Committee and the Landlord Services Committee (Cabinet Working Group) were circulated prior to the meeting.

In reaching the decision below, Cabinet considered the minutes, the report before it and the recommendations contained therein.

- RESOLVED:
- A. That the action already taken and the future proposed action to mitigate damp and mould issues in council homes and the aims to reduce the impact on the health to our tenants, be noted.
 - B. That the actions being taken be endorsed.

(Note: As Councillor Pryce-Roberts attended virtually, she didn't vote on the item and the Leader moved the Motion to approve the recommendations in the report.)

83 **CORPORATE PEER CHALLENGE UPDATE**

Councillor Yates introduced the report of the Corporate Director of Transformation, Housing & Resources, which presented an update following the Corporate Peer Challenge Report

The Minute of the Executive Overview & Scrutiny Committee was circulated prior to the meeting.

In reaching the decision below, Cabinet considered the minute of the Executive Overview & Scrutiny Committee, the report before it and the recommendations contained therein.

- RESOLVED:
- A. That the Minute of the Executive Overview and Scrutiny Committee be noted.

- B. That progress against the action plan be noted.
- C. That Executive Overview and Scrutiny Committee monitor the delivery of the action plan.

84 **HOUSING REGULATOR CONSUMER STANDARDS - KEY THEMES AND APPROACH**

Councillor Pryce Roberts introduced the report of the Corporate Director of Transformation, Housing & Resources, which detailed progress on the action taken so far to review WLBC services to ensure that the Council continues to operate within the Housing Regulators Consumer standards sought endorsement of the key themes and approach.

The minutes of the Executive Overview & Scrutiny Committee and the Landlord Services Committee (Cabinet Working Group) were circulated prior to the meeting.

In reaching the decision below, Cabinet considered the minutes, the report before it and the recommendations contained therein.

RESOLVED: That the current position as it relates to Housing Regulation and the Consumer standards be noted and the key themes and approach be endorsed.

(Note: As Councillor Pryce-Roberts attended virtually, she didn't vote on the item and the Leader moved the Motion to approve the recommendations in the report.)

85 **DELEGATED AUTHORITY - SPENDING UNDER THE UK SHARED PROSPERITY FUND**

Councillor Yates introduced the report of the Corporate Director of Place & Community, which detailed the governance system for the UK Shared Prosperity Fund and sought approval to spend on key items prior to the primary governance meeting.

The Minute of the Executive Overview & Scrutiny Committee was circulated prior to the meeting.

In reaching the decision below, Cabinet considered the minute of the Executive Overview & Scrutiny Committee, the report before it and the recommendations contained therein.

RESOLVED: A. That the Programme Team tender and contract for two Feasibility Studies to the total amount of £50,000 be approved.

- B. That the Programme Team tender and contract for professional

support to the amount of £8,000, as highlighted on the governance structure, be approved.

- C. That the Programme team advertise and recruit a Programme Manager within the remit of the 4% administrative allowance of the Fund.
- D. That the governance structure, as submitted to the Department of Levelling Up, Communities and Housing be noted.
- E. That Officers work with Democratic Services to create the UKSPF Programme Board within the guidelines of WLBC governance requirements.

86 **FUNDING OF VOLUNTARY BODIES & OTHER ORGANISATIONS CABINET WORKING GROUP - MINUTES OF THE MEETING HELD ON WEDNESDAY, 22 FEBRUARY 2023**

Councillor Dowling introduced the minutes of the Funding of Voluntary Bodies & Other Organisations Cabinet Working Group for the meeting held on Wednesday 22 February 2023 and the recommendations contained at Minute 6.

In reaching the decision, Cabinet considered the minutes of the Cabinet Working Group and the recommendations contained therein.

RESOLVED: That the following recommendations of the Cabinet Working Group be endorsed:

- A. That the current model for issuing grant funding, move from a three-year award (with funding distributed at the beginning of each 12-month period) to an initial 12-month grant agreement.
- B. That subject to meeting the new specification requirements, two new grants are awarded totalling £50,000 each to the Birchwood Centre and the Citizen Advice West Lancashire, for a period of 12 months from 1st April 23 – 31st March 24.
- C. That the Corporate Director of Transformation, Housing and Resources in consultation with the Portfolio Holder, be given delegated authority to approve service specifications and make inconsequential administrative amendments to the scheme going forwards.
- D. That following satisfaction of specification requirements, the Corporate Director of Transformation Housing and Resources in consultation with the Portfolio Holder, be authorised to issue the grants in accordance with the scheme of delegation.

CABINET

HELD: Tuesday, 7 March 2023

.....
Leader



**EXECUTIVE OVERVIEW & SCRUTINY
COMMITTEE: 15 JUNE 2023**

CABINET: 27 JUNE 2023

Report of: Corporate Director of Housing, Transformation and Resources

Relevant Portfolio Holder: Councillor R Molloy

**Contact for further information: Ms A Grimes
(E-mail: alison.grimes@westlancs.gov.uk)**

SUBJECT: COUNCIL PERFORMANCE DELIVERY PLAN – Q4 2022/23

Wards affected: Borough wide

1.0 PURPOSE OF THE REPORT

1.1 To present performance monitoring data for the quarter ended 31 March 2023.

2.0 RECOMMENDATIONS TO EXECUTIVE OVERVIEW & SCRUTINY COMMITTEE

2.1 That the Council's performance against the Council Plan for the quarter ended 31 March 2023 be noted and agree comments as appropriate.

3.0 RECOMMENDATIONS TO CABINET

3.1 That the Council's performance against the Council Plan for the quarter ended 31 March 2023 be noted following consideration of any agreed comments from Executive Overview & Scrutiny Committee.

3.2 That the call-in procedure is not appropriate for this item as the report was submitted to the meeting of the Executive Overview & Scrutiny Committee on 15 June 2023.

4.0 CURRENT POSITION

4.1 Members are referred to Appendix A of this report detailing the quarterly performance in delivery of the Council Plan.

- 4.2 The Council Plan was agreed by Members in October 2020. No revisions were made to the Plan for 2022/23. The Plan provides clarity of purpose for the Council allowing efficient communication of its strategic direction with the public, stakeholders and staff. This in turn allows effective planning and prioritisation of work and supports transparency and accountability.
- 4.3 Services developed and timetabled the actions (the "We Will..." statements) to meet those priorities over the three years of the Council Plan. This covers a large amount of work over several years across a broad spectrum of services. The suite of indicators to support evidencing delivery during 2022/23 was agreed in March 2022.
- 4.4 Progress against the actions are summarised and provided in Appendix A along with quarterly reported KPIs, grouped by priority. Action progress is intended to provide information for those actions with activity of note, planned to conclude within the quarter or outstanding from previous quarters rather than an overview of all related work.
- 4.5 Delivery Plan at Appendix A refers to 44 items within the quarterly suite, 10 of which are 'data only' (no target). Of the 34 PIs with targets reported quarterly:

	Current Quarter	Previous Quarter	Current vs previous Quarter
Indicators meeting or exceeding target ('Green')	20	22	↓
Indicators narrowly missing target ('Amber')	7	4	↓
Indicators 5% or more off target ('Red')	6	6	-
Data not yet available	0	1	↑
Data that will not be provided (reason given in Appendix comments)	1	1	-

Data will not be provided for *WL132-c19 FTE working days lost due to sickness absence* (or for the 'data only' *WL165 % Staff Turnover Rate* not referred to in the table above) due to issues with transfer to new HR system. LCC is aware of the impact of this and are in the process of addressing the issue.

- 4.6 Performance plans are prepared by service managers for those performance indicators where performance is below the target by 5% or more for this quarter where they can improve performance. These plans (Appendix B) provide further narrative behind the outturn.
- 4.7 Although the purpose of this report is to comment on quarterly information, where available a reference on draft annual performance for KPIs is also given in Appendix A.

5.0 SUSTAINABILITY IMPLICATIONS

- 5.1 The information set out in this report aims to help the Council achieve its priorities and vision and should contribute to the sustainability of services and the borough as a whole. There are no significant sustainability impacts associated with this report/update and, in particular, no significant impact on crime and disorder.

6.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 6.1 There are no direct financial or resource implications arising from this report.

7.0 RISK ASSESSMENT

- 7.1 This item is for information only and makes no recommendations. It therefore does not require a formal risk assessment and no changes have been made to risk registers.

Monitoring and managing performance information data helps the authority to ensure it is achieving its corporate priorities and key objectives and reduces the risk of not doing so.

8.0 HEALTH AND WELLBEING IMPLICATIONS

- 8.1 There are no health and wellbeing implications arising from this report. The Council Plan itself supports the improvement of health and wellbeing within West Lancashire.

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

The decision does not have any direct impact on members of the public, employees, elected members and / or stakeholders. Therefore no Equality Impact Assessment is required.

Appendices

Appendix A: Quarterly Corporate Performance Delivery Report
Appendix B: Performance Plans

CORPORATE PERFORMANCE DELIVERY

Quarter 4 (January-March) 2022/23



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Progress on the Council Plan is evidenced through specific actions and indicators delivered by service and cross-organisation strategic plans.

ACTION STATUS

- Completed
- In Progress
- Check Progress
- Overdue

INDICATOR STATUS

- OK (within 0.01%) or exceeded ...
- Warning (within 5%)
- Alert (by 5% or more)
- Data only (no target)
- Awaiting data

LEAD SERVICE

FPCPS: Finance, Procurement and Commercial Property; CCS: Corporate and Customer Services; HSG: Housing Services ; ES: Environmental Services; PRS: Planning and Regulatory Services; WLP: Wellbeing and Place Services

Be a Financially Sustainable Council by 2023






Priority Actions			
We will...	Quarter delivery	Status	Lead
Review existing contract savings and work with suppliers to achieve economies of scale	The Procurement Team are now recording savings and efficiencies from tenders and contract renewals on a regular basis.		FPCPS
Maximise the value from existing assets and focus on value for money	All outstanding/scheduled rent reviews and lease renewals falling due by 31 March 2025 have been identified. A marketing strategy for general estate has been reviewed and several initiatives put into action. Requires focus/attention: A plan for each identified rent review or lease renewal being worked upon to reflect market and economic pressures. Action plan should be implemented by the end of May 2023.		FPCPS
Continuously develop, find better ways to do things and embrace new technology	Implemented new digital HR & OD induction checklist and flow to create visibility and reduce handoffs and a revised catch up form launched to aid consistency and performance monitoring. Developed digital storyboards for 3 neighbourhoods across West Lancashire built upon population health principles. Developed process mapping across Housing services to inform service improvement plan. Developed digital process mapping for corporate governance "current state" and "future state " to aid business continuity and the delivery of the new governance structure outcomes		CCS

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Be a financially sustainable Council by 2023 - KPIs										
Out of the 9 total KPIs within the priority, 7 are reported quarterly.										
Performance Indicator	2021/22	Q4 2021/22	Q1 2022/23	Q2 2022/23	Q3 2022/23	Q4 2022/23	Current Quarter Target	Outturn vs same Q previous year	Comment	Quarter Status
	Value	Value	Value	Value	Value	Value				
TS1a Rent collected from current and former tenants as a % of rent owed (excluding arrears b/f).	100.73	100.73	103.65	99.67	100.86	100.47	100.00		Q4 outturn is year to date; annual target of 100.00% was exceeded.	
TS11 % of rent loss through dwellings being vacant	1.18%	1.18%	1.06%	1.14%	1.04%	0.97%	1.1%		Q4 outturn is year to date; annual target of 1.1% was exceeded.	

Be a financially sustainable Council by 2023 - KPIs

Out of the 9 total KPIs within the priority, 7 are reported quarterly.

Performance Indicator	2021/22	Q4 2021/22	Q1 2022/23	Q2 2022/23	Q3 2022/23	Q4 2022/23	Current Quarter Target	Outturn vs same Q previous year	Comment	Quarter Status
	Value	Value	Value	Value	Value	Value				
E01 % rent loss through empty commercial properties available to rent	4.2%	4.2%	4.4%	4.7%	5.5%	6.4%	10%	↓	Q4 outturn is year to date; annual target of 10% was exceeded. Adverse trend now showing signs of easing particularly on industrial with vacant units under offer.	
R1 % of Council Tax collected	92.73%	92.73%	26.94%	52.28%	79.02%	93.79%	97.10%	↑	Q4 outturn is year to date; annual target of 97.10% narrowly missed Whilst under target, this is an improvement on last year. The service has collected £73.5m of the £78m liability raised for 2022/23 whilst also administering several government and local support packages for customers such as Energy Rebate, Discretionary Energy Rebate Scheme, and the Local Discretionary Energy Rebate Scheme.	
R3 % of Business Rates Collected (NNDR)	93.79%	93.79%	24.25%	57.42%	77.96%	95.78%	97.20%	↑	Q4 outturn is year to date; annual target of 97.20% narrowly missed Whilst under target, this is an improvement on last year. The service has collected circa £29m of the £30.4m liability raised for 2022/23 as well as administering the Covid-19 Additional Relief Fund for businesses (circa £1.8m).	
WL130 No. Service Now Customer Accounts	48,433	48,433	50,294	51,821	52,913	54,194		↑	Q4 outturn is year to date	
WL132-c19 FTE working days lost due to sickness absence per average FTE (COVID Inclusive)	11.20	3.34	2.65	2.19	N/A	N/A	0.67	N/A	Continuing issues following the changeover of HR systems means that data is unavailable. This is being addressed by LCC colleagues and raised to senior level. Information will be provided in future reports when available.	N/A

Become a Greener West Lancashire

We will...	Quarter delivery	Status	Lead
Ensure all council buildings are operating to highest efficiency standards - insulation, design, and technology	Nearly £1.8m from the Social Housing Decarbonisation Fund was secured and will boost our work around energy efficiency, enabling us to target 250 houses in Skelmersdale. Our existing actions for managing damp, mould and condensation in our properties was reviewed and consolidated through a new Damp and Mould Strategy. Requires focus/attention: A stock condition survey was carried out by Saville's. The information will inform decisions about investment work in line with decarbonisation.		HSG
Support the development of green transport	Work continued on the additional 31 new electric vehicle chargepoints in 16 residential locations in Skelmersdale and Ormskirk during the quarter. 14 were installed by the end of March 2023 Requires focus/attention: Chargepoints were anticipated to be in place for the end of March. One site will be installed on 5 April 2023. The final installation at Moor Street is anticipated to be installed following the completion of the car park and will also be dependent on the energy supplier availability.		ES
Optimise the development of solar/wind farm investment	Requires focus/attention: We are still awaiting feedback from Homes England on a position on development clawback. This was anticipated at the end of March but remains pending.		FPCPS
Be a role model and lead good practice; develop a Climate Change Strategy and action plan	Priorities for 2023/24 from the Climate Change Strategy were approved by Cabinet in January and the Climate Change Officer took up post. Training on Climate impact and adaptation risks was provided to officers to help them understand climate change and the risks.		ES
Commit to maximising Council energy requirements from renewable sources	Electricity continued to be purchased from renewable electricity sources. A bid to the Public Sector Decarbonisation Scheme to support a de-carbonisation plan for Burscough Leisure Centre was unsuccessful however internal funding will investigated for potential use for the plan.		ES
Maximise the use of solar panels on Council owned buildings and housing stock	The Council's website was updated to give additional advice about the solar panel installation process and the team continued to engage with residents to explain how make the most of the electricity from the solar panels. Further work is planned in this area for 23/24		ES
Use green credentials to form part of our procurement selection criteria Use the supply chain to maximise energy efficiency, design out waste and reduce our carbon footprint	Staff sessions on the Climate Change strategy included information on sustainable procurement. The delayed Government's reform paper is now expected to be live in April 2024.		FPCPS/ ES
Increase the use of environmentally friendly products	The service area is fully staffed work is planned in this area for 23/24		ES
Optimise the Council fleet; increase route efficiency and maximise low emissions	A route efficiencies project that would help drive down costs as well as emissions is currently being picked up as part of the Waste Transformation work within the Our Futures transformation programme.		ES






We will...	Quarter delivery	Status	Lead
Reduce waste and improve recycling, implement a Waste strategy with a focus on sustainable solutions	A project with Overview & Scrutiny to progress dual recycling points across the borough is underway.		ES
Develop a Local Plan policy encouraging green developments – green space, energy efficiency, sustainable supply chains	Policies requiring sustainable development will be embedded into the Local Plan development process and are currently underway.		ES
Enhance green spaces promoting diverse leisure uses and explore the option of developing an Eco Park	Access to green spaces were improved with a replacement bridge and upgraded paths at Abbey Lakes completed. Phased path improvements at Burscough Brick Pits underway helped with volunteers. 100m improvements completed and a further 75m to complete before winter 2023. Community Orchards project progressed with a community consultation. The response was overwhelmingly positive with the public wanting the short-listed sites to progress.		WLP

Become a Greener West Lancashire - KPIs

Out of the 6 total KPIs within the priority, 3 are reported quarterly.









Performance Indicator	2021/22	Q4 2021/22	Q1 2022/23	Q2 2022/23	Q3 2022/23	Q4 2022/23	Current Quarter Target	Outturn vs same Q previous year	Comment	Quarter Status
	Value	Value	Value	Value	Value	Value				
ES01 No. grass cuts undertaken on the highway between April-October	8	8	3	7	8	8	8		Q3 and Q4 outturn is year to date due to grass cutting period; annual target of 8 cuts was met.	
ES02 No. grass cuts undertaken in Sheltered Accommodation between April-October	10	10	4	9	10	10	10		Q3 and Q4 outturn is year to date due to grass cutting period; annual target of 10 cuts was met.	
NI192 Percentage of kerbside household waste sent for reuse, recycling and composting	42.40%	39.50%	48.75%	46.25%	43.17%	41.15%	47.80%		Annual performance of 42% did not meet annual target of 47.8%. Quarters 3 and 4 are always more challenging due to a reduction in garden waste being produced by our residents. Whilst under target, this is still a comparatively good recycling rate given that we have just under 50% of residents subscribing to garden waste collection. The service is currently working at full capacity with no further resource to improve recycling. However, we continue to promote recycling and behaviour change to customers. Head of Service decision - no plan required as it will not improve future performance.	






Create empowered, engaged and inclusive communities

Priority Actions			
We will...	Quarter delivery	Status	Lead
<p>Adopt a best practice model of consultation</p> <p>Engage with communities when making key decisions</p>	<p>During the quarter views were sought on potential Community Orchards through the engagement portal and leaflet drops in the relevant areas. 153 survey responses (124 digital / 29 postal) and 28 expressions of interest (10 digital /18 postal) to get involved with the care of the orchards were received. We also supported the review of the Whole Council Elections leaflet and the Motion passed at Council to consult on Voter ID. We also carried out 9 face to face sessions in addition to consultation websites on the proposed Wellbeing and Leisure Hubs.</p> <p>Tenants were invited to give their views on the draft Housing Allocations Policy and for expressions of interest in joining Estate Walkabouts. They were also asked questions designed to measure tenant satisfaction with over 880 responses.</p> <p>A variety of methods including the consultation toolkit, Your Voice engagement portal, monthly Open Forum meetings (71 partners invited), and the Community Connector team are now in place across the Council to encourage feedback, information sharing and engagement with communities.</p>		CCS
Use Councillors' existing reach and influence to provide community feedback to shape decision making	Work continues on moving to the Committee System of governance May 2024. An all-Member training session for how a Committee structure operates was provided through MS Teams by the Centre for Governance and Scrutiny on behalf of the LGA.		LDS
Work with partners to develop a meaningful offer to support citizens to become digitally included	Following the conclusion to our external provision of digital training, a specification for procuring a more targeted face to face service for residents facing barriers to digital inclusion in 2023/24 is being progressed for scheduling on the Chest, a local authority procurement portal.		CCS
Build on and develop strengths within local communities	<p>Took on a student placement from Edgehill University to extend links with local further education. Events programme for coming year produced, published and promoted.</p> <p>We continue to support the thriving Friends of Tawd Valley volunteer group. Unfortunately the Friends of Coronation Park has disbanded. We have supported £76K successful grant applications for green space developments during the year including for the community room and its rain garden.</p> <p>Volunteers were supported with Keep Britain Tidy's Great British Spring Clean campaign through the loan of litter picking sticks and bags for rubbish.</p>		WLP/ ES
Develop neighbourhood plans with key partnerships committed to meeting the needs of our communities	Asset mapping of West Lancashire's three localities is now complete including through engagement with residents and the VCFSE sector organisations. Analysis has been shared with partners to inform a place-based set of priorities (Skelmersdale initially due to highest inequalities). Further work will then be required to develop the action plan for each area/neighbourhood.		WLP

Create empowered, engaged and inclusive communities - KPIs








Out of the 7 total KPIs within the priority, 5 are reported quarterly.

Performance Indicator	2021/22	Q4 2021/22	Q1 2022/23	Q2 2022/23	Q3 2022/23	Q4 2022/23	Current Quarter Target	Outturn vs same Q previous year	Comment	Quarter Status
	Value	Value	Value	Value	Value	Value				
WL90 % of Contact Centre calls answered	87.8%	87.3%	92.6%	93.2%	94.7%	93.5%	88.0%	↑	Annual performance of 93.4% exceeded annual target of 88%	
WL108 Average answered waiting time for callers to the contact centre (seconds)	150	163	110	99	88	77	145	↑	Annual performance of 94s exceeded annual target of 145	
WL85a Website: no. visits	540,099	198,295	230,130	195,685	164,440	181,806		↓	Annual visits of 772,061 up on last year. Most popular in quarter: Planning applications, Pay a Bill, Council Tax and Refuse and Recycling	
WL85c Website: No. of payments processed online	72,380	13,171	22,711	14,416	15,338	14,629		↑	Annual payments of 67,094 slightly down on last year. Majority of payments are for Council tax and second highest service is housing rents	
WL131 No. Social Media Followers (WLBC FB, Twitter)	14,870	14,870	15,145	15,391	15,523	15,647		↑	Q4 outturn is year to date. Most popular posts were the By-Election Result, an appeal for residents to clean up after their dogs and Happy New Year message.	

Priority Actions			
We will...	Quarter delivery	Status	Lead
Continue to drive forward the community safety agenda	The delayed Serious Violence Crime Duty was introduced in January. West Lancashire CSP along with all Lancashire CSP's have agreed to adopt the Lancashire Violence Reduction Network (VRN) Needs Assessment and Serious Violence Strategy. There is no pressing requirement to produce a stand-alone serious crime action plan as the Home Office only require a plan to be in place by January 2024. However, West Lancs CSP as part of its completed Duty to produce a Community Safety Partnership Plan has included a Serious Violence Action Plan within this document.		PRS
Review WLBC/public estate land holdings	Report produced on Property and Land Review process.		FPCPS
Develop homes to rent/buy/for shared ownership through Tawd Valley Development Company	The Tawd Valley Development Company Business Plan was approved at Council in February. Fairlie phased development is progressing. Shared Ownership and Rent to Buy Policies have been approved by March Cabinet. Task and Finish group set up to support development of operational processes to deliver the new tenures.		TVD / HSG
Review our Housing Strategy	Cabinet resolved to extend the operating period for the existing housing strategy to March 2024. With the recent publication of HEDNA, the development timetable for a revised Housing Strategy will be developed in April 23.		HSG
Get the right mix of properties for each community			
Identify strategic regeneration areas and investment plans	As of the beginning of March, the Strategic Planning team is now fully staffed. The Feedback Report on the Scope, Issues and Options Consultation is nearly complete and will be reported to Members at Cabinet in June. Preparation of the next consultation document for the Local Plan is underway.		PRS
Increase the supply of homes to bring cheaper private rents/more choice			

A clean safe environment with affordable homes to buy or rent for everyone in West Lancashire - KPIs

Out of the 22 total KPIs within the priority, 15 are reported quarterly.

Performance Indicator	2021/22	Q4 2021/22	Q1 2022/23	Q2 2022/23	Q3 2022/23	Q4 2022/23	Current Quarter Target	Outturn vs same Q previous year	Comment	Quarter Status
	Value	Value	Value	Value	Value	Value				
ES04 % locations inspected falling into categories A/B - Litter (cumulative) ¹	N/A	N/A	95.1%	99.1%	98.2%	96.8%	97.0%	/	Q4 outturn is year to date; annual target of 97% was narrowly missed. Teams are to increase litter picking helped with the addition of 3 seasonal staff that started on 1 April.	
ES06 % locations inspected falling into categories A/B - Dog Fouling (cumulative) ¹	N/A	N/A ³	100%	100%	100%	96.8%	97.00%	/	Q4 outturn is year to date; annual target of 97% was narrowly missed. Environmental Enforcement Teams to install signage in areas with reported dog fouling issues	
ES07 % locations inspected falling into categories C/D - Overflowing Litter Bins (cumulative) ¹	N/A	N/A ³	00.00%	08.33%	00.00%	00.40%	05.00%	/	Q4 outturn is year to date; annual target of 5% was missed Bins reported as being overflowing will have increased schedules added. Areas that have had overflowing bins will be looked at to assess if extra bins are required in the vicinity.	
ES08 % locations inspected falling into categories A/B - grounds maintenance (includes grass and shrubbery) (cumulative) ¹	N/A	N/A ³	100%	94.79%	N/A ²	100%	95.00%	/	Q4 outturn is year to date; annual target of 95% was met	
ES11 % locations inspected falling into categories C/D - Detritus (cumulative) ¹	N/A	N/A ³	16.44%	05.21%	09.91%	09.70%	05.00%	/	Q4 outturn is year to date; annual target of 5% was missed Cleansing Schedules have been adapted to ensure that target 12-week cycles are achieved and additional HGV training for 2 operatives to ensure that adequate cover is in place for annual leave. Cleansing schedule will be closely monitored during Q1 and if necessary changes will be made to ensure that all areas are cleansed on a 12-week cycle. Performance Plan provided at Appendix B1	
ES19a % successful planned bin collections (grey)	99.2%	99.26%	99.8%	99.8%	99.8%	99.99%	97%		Annual outturn of 99.88% exceeded annual target of 97%	





A clean safe environment with affordable homes to buy or rent for everyone in West Lancashire - KPIs

Out of the 22 total KPIs within the priority, 15 are reported quarterly.

Performance Indicator	2021/22	Q4 2021/22	Q1 2022/23	Q2 2022/23	Q3 2022/23	Q4 2022/23	Current Quarter Target	Outturn vs same Q previous year	Comment	Quarter Status
	Value	Value	Value	Value	Value	Value				
ES19b % successful planned bin collections (blue)	99.89%	99.91%	99.92%	99.92%	99.91%	99.90%	97%	↓	Annual outturn of 99.9% exceeded annual target of 97%	✓
ES19c % successful planned bin collections (brown)	97.94%	99.93%	99.63%	99.84%	98.67%	99.87%	97%	↓	Annual outturn of 99.72% exceeded annual target of 97%	✓
ES19d % successful planned bin collections (green)	99.15%	99.91%	99.93%	99.94%	99.8%	99.90%	97%	↓	Annual outturn of 99.91% exceeded annual target of 97%	✓
HS27 % of properties with a valid Landlord Gas Safety Record (homes and buildings)	99.9%	99.9%	99.9%	99.9%	100.0%	99.9%	100.0%	▬	Q4 outturn is year to date; annual target of 100% was narrowly missed. There are 5 properties that have recorded 3 no access appointments. Each property has a legal pack prepared that has been sent to the Legal Team to start proceedings.	⚠
HS28 % of properties with a valid Electrical Installation Condition Report (homes and buildings)	96.5%	96.5%	96.0%	96.3%	94.1%	94.5%	100.0%	↓	Q4 outturn is year to date; annual target of 100% was missed. The arranging and recording of the required 3 no access visits take a minimum of 6 weeks and that is slowing progress. There is also a legal process to be developed that will be used to gain access following the 3 no access visits. This has contributed to the delay in achieving a more positive result in the final quarter. Performance Plan provided in Appendix B2	⚠
HS29 % non-domestic that require an asbestos management survey/re-inspection	100.0%	100.0%	N/A ⁴	100.0%	99.7%	29.2%	100.0%	↓	Q4 outturn is year to date; annual target of 100% was missed. Delays in the procurement of a new supplier have contributed to the drop in performance. From the programme of 366 properties due for inspection 359 are due in March and April. The new suppliers programme of re-inspections week commencing 24/04 on a risk-based assessment. This should smooth out the programme in future years. Performance Plan provided in Appendix B3	⚠
HS30 % of non-domestic properties with fire risk assessment in place	100.0%	100.0%	N/A ⁴	100.0%	99.0%	95.7%	100.0%	↓	Plan is in place to address performance with the procurement of a new supplier starting the FRA	⚠

A clean safe environment with affordable homes to buy or rent for everyone in West Lancashire - KPIs

Out of the 22 total KPIs within the priority, 15 are reported quarterly.

Performance Indicator	2021/22	Q4 2021/22	Q1 2022/23	Q2 2022/23	Q3 2022/23	Q4 2022/23	Current Quarter Target	Outturn vs same Q previous year	Comment	Quarter Status
	Value	Value	Value	Value	Value	Value				
									programme 15 May. Application of the recommended frequency dates has improved the performance.	
HS31 % of properties covered by water hygiene risk assessment (homes and buildings)	100.0%	100.0%	N/A ⁴	100.0%	100.0%	100.0%	100.0%		Q4 outturn is year to date; annual target of 100% was met	
WL161* Affordable Housing units via Tawd Valley Developments	44	2	0	17 ⁵	20	0	0		Annual target of 37 was met. Further completions were not planned for Q4.	

¹ ES04, 06, 07, 08 and 11: annual outturn based on position at Q3 since Q4 inspection not carried out due to resource/capacity issues within the service. This was addressed for Q1 22/23;






² Data not available as there were below expected visits for the quarter. Data cannot be provided retrospectively for the period.




³ Insufficient area inspections were submitted to generate scoring through the Land Audit Management System quality inspection model;

⁴ Surveys and validation of data meant data for HS 29/30/31 in Q3 21/22 was not available;

⁵ 0 units were delayed during quarter 2 (Halton Castle) and these should have been included in the Q2 target (27 not 17). Outturn value is unaffected.












Everyone to be healthy, happy, safe and resilient










Priority Actions			
We will...	Quarter delivery	Status	Lead
Deliver our fuel poverty strategy and action plan	After consideration a separate Fuel Poverty Strategy is not considered appropriate to develop. The content and consideration is picked up in our existing areas of work such as processing of energy scheme payments, Winter Warm, and Financial Inclusion which is specifically monitored through the KPI <i>TS55 No. tenants provided with fuel poverty advice</i> (below).		CCS
Deliver our people strategy with Council staff that results in a continuously improving culture	The 2022-23 appraisals were launched and due to be completed by the end of April. The HR and OD Team are ran leadership sessions on induction, probation and catch ups to help improve processes. A great piece of news is that a new e-learning provider, Skillsgate, has been appointed and the system will launch in May. This will provide employees with access to over 1500 courses, support the delivery of our mandatory training requirements and provide many other added benefits Requires focus/attention : Further work is needed on recruitment strategies and it is hoped that this can be addressed in the next quarter once the new HR structure is in place.		CCS
Deliver our financial inclusion strategy and action plan	Good progress continues to be made year 2 of the action plan. During the quarter the team has continued to promote our low-cost home contents scheme at tenancy sign ups. Help and access routes for financial inclusion have been presented to multiple third party agencies and internal customer-facing services throughout the year. Requires focus/attention : Pre-tenancy awareness training is being developed but has been delayed due to procurement of the corporate e-learning provider (now completed). This is now expected to complete by September 2023. Final processes are currently being agreed for the furniture recycling project with training to relevant staff to be delivered from April and the project expected to start by September 2023.		HSG
Develop a quality range of health, wellbeing and leisure facilities and services	It was agreed that management of the three leisure centres will be insourced from October. Public consultation on the new Wellbeing and Leisure Hubs has been carried out including 6 in-person events allowing residents to speak directly with officers, consultants and architects as well as websites for feedback. Key themes from the feedback are now being reviewed ahead of an anticipated planning application in April. Requires focus/attention : Designs for Burscough have been slightly delayed whilst a financial matter is reviewed by legal officers.		WLP
Deliver our health and wellbeing strategy embedding school initiatives	Discussions have taken place to develop a Health and Wellbeing Action Plan. This will link to external National and Regional health and wellbeing strategies and be tailored to the needs of West Lancashire. A 90-minute interactive presentation 'Natural High' was funded for Lathom High School Year 7 Pupils. Significant messages in relation to healthy lifestyle, anti-social behaviour, citizenship, drug and alcohol awareness were given in a positive and fun manner.		WLP

Priority Actions			
We will...	Quarter delivery	Status	Lead
	<p>Inform the TASS (Team Around the School Setting) in relation to local issues. Reported increases in CYP eating disorders, link to ICB and Primary Care Network to escalate the risks and improve communication and pathways for young people and families locally.</p> <p>Requires focus/attention : Development on a plan or strategy yet to be started since internal agreement needed in terms of funding to produce strategy or action plan and staff resource to deliver.</p> <p>An internal Health Inequalities Group was due to be established during the quarter and will now be established in Q2.</p>		
Work with partners to focus on prevention and reducing health inequalities	<p>The Holiday and Food programme will now be facilitated and delivered by external partners Endeavour Learning Trust and Shares Lancashire Ltd with WLBC continuing to engage as appropriate. Over the last 2 years the programme has developed and is now recognised across Lancashire as being one of the most successful.</p> <p>LCC's Family Hubs Network has been launched and WLBC officers are supporting.</p> <p>11 new Adult Weight Management courses (commissioned by Public Health) have been delivered during Q4 to 92 new participants (472 visits). 9 of the courses completed during the quarter with 100% completion rate.</p>		WLP
Facilitate and co-ordinate Food Insecurity Action Plan	<p>Understanding the local priorities and root causes of food insecurity through demographics, assets, local provision/gaps, organisations and opportunities has been inserted into the Forum's terms of reference to clarify purpose. The NHS Healthy Start scheme was promoted through flyers and presentation to the Community Engagement Forum.</p>		WLP
Bring in additional money/services to support our most deprived areas	<p>The Community Connector Team has supported Banks CIC with access to external funds for a condition survey which will enable them to understand what works and additional funding is required to make necessary improvements. They also delivered 'Making every contact count' workshops for 28 volunteers from local Warm Spaces and community organisations to ensure a consistent approach to supportive conversations in recognition of the value of sensitively signposting for health and wellbeing messages during day-to-day contacts.</p> <p>Workplace Health Champion Level 2 training has been delivered to 22 new participants with 19 new partners engaged onto the Business Health Matters programme this quarter.</p> <p>A Confidence Course was delivered at the start of the quarter in the Youth Zone. We are hoping to continue to deliver these on a regular basis to cement our presence there. We continue to attend Skelmersdale & Ormskirk JCP, Skelmersdale and Ormskirk libraries, Youth Zone, Greenhill Community Centre and the Pulse in the Concourse on a weekly basis to promote employment and skills services.</p>		WLP

Everyone to be healthy, happy, safe and resilient - KPIs








Out of the 15 total KPIs within the priority, 12 are reported quarterly.

Performance Indicator	2021/22	Q4 2021/22	Q1 2022/23	Q2 2022/23	Q3 2022/23	Q4 2022/23	Current Quarter Target	Outturn vs same Q previous year	Comment	Quarter Status
	Value	Value	Value	Value	Value	Value				
B5 Speed of Processing Housing Benefit	N/A ¹	N/A ¹	6	5	5	4	12	/	Annual performance of 4 days exceeded annual target of 12	
WL150 Number of new participants engaged in health & wellbeing programmes/interventions	333	116	559	283	342	205	70		Annual performance of 1,389 exceeded annual target of 250	
WL151a Number of new clients attending vocational training	202	202	41	60	64	67	50		Q4 outturn is year to date; annual target of 50 was exceeded Numbers are lower overall for this year since the Kickstart project ended. Figures are solely based on More Positive Together. Few people signed up to the course at the start of the year however we are now seeing an increased uptake.	
WL151b Number of new participants engaged to enhance employability, confidence, skills and qualifications	327	327	41	66	94	116	140		Q4 outturn is year to date; annual target of 140 was missed Numbers are lower overall for this year since the Kickstart project ended. Uptake was slow over Christmas/new year, however February/March saw increased numbers signing people up to job search. Given the reason for the outturn, Head of Service decision that a performance plan would not provide additional context / improvement.	
WL153a Total no. of partners working with Wellbeing and Leisure Service	72	72	38	42	86	97	81		Q4 outturn is year to date; annual target of 81 was exceeded	
WL157a No. visits to leisure facilities	485,916	155,472	147,055	130,045	137,495	149,466	140,000		Annual performance of 564,061 exceeded annual target of 550,000	

Performance Indicator	2021/22	Q4 2021/22	Q1 2022/23	Q2 2022/23	Q3 2022/23	Q4 2022/23	Current Quarter Target	Outturn vs same Q previous year	Comment	Quarter Status
	Value	Value	Value	Value	Value	Value				
WL159 No. attending parks and countryside events and activities	3,163	240	12,363	14,341	3,114	1,639	3,000	↑	Annual performance of 31,457 missed annual target 35,000. Quarter outturn impacted due to weather. Given the reason for the outturn, Head of Service decision that a performance plan would not provide additional context / improvement.	
TS52 No. tenants accessing money advice service	2,043	618	486	565	486	642		↑	Annual outturn is 2,179	
TS53 No. tenants supported with Food Poverty advice	304	104	89	117	204	208		↑	Annual outturn is 618	
TS54 No. people provided with money advice to help prevent homelessness (tenants & residents)	36	11	1	15	27	26		↑	Annual outturn is 69	
TS55 No. tenants provided with fuel poverty advice	110	4	34	90	81	87		↑	Annual outturn is 292	
WL165 % Staff Turnover Rate	N/A ¹	N/A ¹	5.04%	2.57%	2.93%	N/A	N/A	/	Annual performance not available. Continuing issues following the changeover of HR systems means that data is unavailable. This is being worked on with LCC Payroll colleagues. Information will be provided in future reports when available.	N/A






¹N/A PI not developed at this time


Support businesses to adapt and prosper


Priority Actions			
We will...	Quarter delivery	Status	Lead
Develop the market offer and reinvigorate Ormskirk's Eastern gateway	<p>Bus station area successfully re-opened and in use.</p> <p>Requires focus / attention: Remainder of delayed work in the Eastern Gateway area originally due to complete in 2022 now on course to complete in May 2023. Weather and sourcing of materials caused slippage to the full completion.</p>		WLP
Lead the regeneration of Skelmersdale Town Centre	<p>Discussion is ongoing with the consultants. Initial meetings have taken place with draft proposed masterplan.</p> <p>Requires focus / attention: Consultation will take place following May local elections</p>		WLP
Promote West Lancashire as a place to invest through the Skelmersdale Place Board & Ambassadors	<p>Discussions and preparation around the relaunch of the Place Board and Ambassador network are continuing. Funding has been identified to allow this work to continue. Marketing and information sharing has taken place at business support events across the borough.</p> <p>Requires focus / attention: Relaunch will now be after the May elections. Senior staffing changes at key stakeholder organisations mean that new relationships need to be established for the Place Board. Refreshed terms of reference and remit for Ambassador support to be agreed.</p>		WLP
Adopt an inclusive procurement approach which supports local businesses to tender for opportunities	<p>Procurement Policy and Social Value Policy development is in flight. New procedures are being established and the intranet page for staff and internet page are active work in progress and updated regularly as new policies and procedures are introduced.</p>		FPCPS
Support the recovery and growth of existing and new businesses	<p>The Green Tourism accreditation scheme has continued to be promoted and had 16 local businesses sign up to work towards the internationally recognised award by year end. The Enjoy West Lancs Gift Card now has 36 businesses registered.</p> <p>Current Economic Development Strategy alongside detail of the HEDNA is being reviewed to create and issues paper with key points. A revised Strategy is not expected to be in place until December 2023.</p>		WLP
Create enlivened town centres offering diverse leisure opportunities and night-time economy	<p>Market Trader Group re-established and working well. External Event Stakeholder group is being supported to work independently. Night-time economy and Artisan Market events are now well established.</p>		WLP
Develop a strong web presence which positively promotes West Lancashire	<p>A Tender Specification Document has been produced and a meeting with Crown Commercial Services is scheduled to identify possible Government Frameworks, which would support the awarding of the contract. The action forms part of the Our Futures transformation programme.</p>		CCS


Support businesses to adapt and prosper - KPIs

Out of the 7 total KPIs within the priority, 2 are reported quarterly.

Performance Indicator	2021/22	Q4 2021/22	Q1 2022/23	Q2 2022/23	Q3 2022/23	Q4 2022/23	Current Quarter Target	Outturn vs same Q previous year	Comment	Quarter Status
	Value	Value	Value	Value	Value	Value				
BV8 % invoices paid on time (within quarter)	93.21%	91.92%	94.12%	93.81%	97.38%	94.57%	98.75%		<p>Annual performance of 95.29% narrowly missed annual target of 98.75%. Annual data refers to 27.8K invoices.</p> <p>A significant number of invoices from a particular section were sent to the Creditors Team just before the Christmas closedown period. Although processed as soon as open in the new year the 30-day target was missed. The Creditors Service continue to work directly with service areas who are under performing to review processes and more detail regarding how to support and improve this performance indicator continues to be added to the monthly communication to managers. It is anticipated that performance in this area will further improve following the implementation of the new Civica system later in 2023.</p>	
ER09 Number of businesses added value to via business support, property searches, skills and employment	925	628	15	11	110	93			<p>Annual outturn is 229 Reduction this year reflects the end of Covid Business Grants</p>	

PERFORMANCE PLAN				
Indicator	ES11 % locations inspected falling into categories C/D - Detritus			
Quarter Target	05.0%	Quarter outturn	09.7%	
<p>Reason(s) for not meeting target</p> <p>It has been identified that 10 of the 24 locations that scored C or above are in Skelmersdale.</p> <p>Previously Skelmersdale was cleansed by one road sweeper. After reviewing cleansing schedules, the area of Skelmersdale has now been split into 3 areas, each assigned to a different road sweeper.</p> <p>This should ensure that schedules are within planned timeframes. The remaining 14 locations do not seem to form any pattern.</p>				
<p>Additional commentary / background</p> <p>Q4 is an extremely difficult time of the year for detritus as it coincides with leaf fall.</p> <p>Additional training has taken place to ensure cover in sweepers takes place during annual leave.</p> <p>Some areas such as cul-de-sacs and areas close to open spaces may experience a larger detritus build up in between sweeper attendance. These will be compared against Q1 figures.</p>				
Action plan				
Tasks to be undertaken			Completion due date	
Monitor Q1 results			July 2023	
Monitor the change in schedule for Skelmersdale			September 2023	
Plan for leaf fall season			October 2023	
<p>Improvement expected: End of Q2</p>				
Plan prepared by: Clean and Green Operations Manager				

PERFORMANCE PLAN				
Indicator	HS28: % of Properties with a Valid Electrical Installation Condition Report			
Quarter Target	100%	Quarter outturn	94.5%	
Reason(s) for not meeting target				
Outstanding electrical safety certificates are principally as a result of access issues.				
Additional commentary / background				
<p>Whilst this performance indicator does not relate to a statutory requirement it is considered best practice to demonstrate electrical installations are kept in a good condition. It relates to public buildings, communal areas and homes.</p> <p>6,236 reports were due as at the end of December 2022 and 5,866 had been completed. Failure to meet the target was principally due to issues gaining access into council housing.</p> <p>The performance will improve as we gain access to the properties. We anticipate the performance will steadily improve towards the end of the financial year. End of fourth quarter – 97% with continuous improvement into the new financial year.</p> <p>Proposed Actions</p> <ul style="list-style-type: none"> • Pursue access rigorously, as per gas procedure, including legal action. • Start the re-surveys early to ensure adequate time to resolve access issues prior to expiry. • Continue with ongoing attempts to gain access in parallel with legal process. • Validation of stock reports • Weekly monitoring of progress 				
Action plan				
Tasks to be undertaken			Completion due date	
Support with access arrangements making direct contact with customers; phone, texts, emails and door knocking.			On-going	
Prepare Legal packs to enforce tenancy agreement.			On-going	
Weekly and monthly monitoring of progress			On-going	
Provide an update at CMT meetings until performance has reached acceptable levels			On-going	
Improvement expected:				
<p>The monitoring of the outstanding electrical testing properties will be a continual process that will be managed and monitored every week and reported monthly. This will be similar to the gas process currently undertaken and should keep the outstanding electrical properties to a manageable level.</p> <p>Improvement on performance has seen a slight increase in Q4 and we expect continued improvement through Quarter 1.</p>				
Plan prepared by: Interim Compliance Manager				

PERFORMANCE PLAN				
Indicator	HS29: % of Non-domestic Properties that Require an Asbestos Management Survey/Re-Inspection			
Quarter Target	100%	Quarter outturn	29.2%	
Reason(s) for not meeting target				
Outstanding asbestos re-inspections are the result of the requirement to procure a new supplier combined with the recommended re-inspection dates being due in March and April for most of the programme.				
Additional commentary / background				
This performance indicator does not relate to a statutory requirement as it is considered best practice to re-inspect asbestos containing materials regularly to ensure that they remain in a good and safe condition. Every building currently has a re-inspection frequency of 12 months and this has created a peak in demand of re-inspections in March and April. This relates to all communal areas and public buildings.				
358 reports were due as at the end of April 2023 and 7 are due in May. Failure to meet the target was principally due to the annual re-inspection frequency combined with no supplier being procured in time to start the re-inspections in March 2023.				
The performance will improve as the re-inspections are undertaken to the properties. We anticipate the performance will steadily improve towards the end of the first quarter of the year with the new supplier in place.				
End of first quarter – 95% (April-June). End of second quarter – 100% (July-Sept).				
Action plan				
Tasks to be undertaken			Completion due date	
Complete pre-start meeting with new supplier and identify priorities and programme of works.			19 April	
Supplier to set programme and begin arrangements for access.			15 May	
Undertake re-inspections and identify any remedial works if required. Ensuring adequate time to prioritise properties and start the programme.			15 May – 30 September 2023	
Monitor progress of programme on a weekly and monthly basis			On-going	
Provide an update at CMT meetings until performance has reached acceptable levels			On-going	
Improvement expected:				
The monitoring of the outstanding asbestos re-inspections to communal properties will be an annual process that will be managed and monitored every week and reported monthly.				
Improvements to the performance will start in the first quarter and will continue into Quarter 2 of the new financial year.				
Plan prepared by: Interim Compliance Manager				



Report of: Corporate Director of Transformation, Housing & Resources

Relevant Portfolio Holder: Councillor Rob Molloy

**Contact for further information: Name: Lisa Windle
(E-mail: lisa.windle@westlancs.gov.uk)**

SUBJECT: NEW COUNCIL PLAN DEVELOPMENT

Wards affected: Borough wide

1.0 PURPOSE OF THE REPORT

1.1 To approve the draft of the new Council Plan 2023-28 for public consultation.

2.0 RECOMMENDATIONS TO EXECUTIVE OVERVIEW AND SCRUTINY COMMITTEE

- 2.1 That the committee note the process for developing a replacement Council Plan to date.
- 2.2 That the committee note the draft Council Plan 2023-2028 priorities and areas of focus to be used in public consultation at Appendix 1.
- 2.3 That the process for approving a final plan outlined in section 4.1 is endorsed.

3.0 RECOMMENDATIONS TO CABINET

- 3.1 That Cabinet approve the draft Council Plan 2023-2028 priorities and areas of focus at Appendix 1 to be used in public consultation.
- 3.2 That Call In is not appropriate for this item as the report was submitted to the Executive Overview and Scrutiny Committee on 15 June 2023.

4.0 BACKGROUND

- 4.1 In September, the Budget and Council Plan Committee approved principles and a development timetable for a new Council Plan from October 2023-2028, updated below.

Process key steps	Estimated timescale
Budget & Council Plan Committee agree principles for development	September 2022
Engagement with Councillors, key stakeholders and key staff seeking views on current plan – Pulse survey	18 Nov – 5 Dec 2022 (extended to 11 December)
Budget & Council Plan Committee update on survey responses and draft new plan	10 January 2023 (paper provided)
Budget & Council Plan Committee review new Plan emerging themes – based on views on current Plan, Pulse Survey and agreed principles ahead of Councillor workshop	28 February 2023
Councillor workshop – to seek cross-party views on the emerging themes	15 March 2023
Draft Plan incorporating Councillor workshop feedback to approve for public consultation	15 June 2023 - Executive Overview & Scrutiny 27 June 2023 - Cabinet
Public/stakeholder/Councillor/Staff consultation of draft Council Plan	June/July/August 2023
To approve the draft Plan incorporating public consultation feedback for adoption as the new Council Plan 2023-28	14 September 2023 - Executive Overview & Scrutiny 26 September 2023 - Cabinet 18 October 2023 - Council

5.0 CURRENT POSITION

- 5.1 A Council Plan enables the Council to communicate its direction and priorities to the public, stakeholders and staff, and supports transparency and accountability. Having a clear statement of corporate priorities assists effective planning and prioritisation of work within services, informs the development of staff work programmes and annual development appraisals and is recognised good practice.
- 5.2 Draft themes and areas of focus for a new Council Plan for 2023-2028 to replace the current Council Plan 2023-2023 were developed using insight from various sources as well as feedback on the current Council Plan from Councillors, staff and key stakeholders.
- 5.3 A draft Plan was used in a cross-party Councillor workshop in March 2023. Feedback from the workshop was then used to inform further development of the draft Council Plan 2023-2028 priorities at Appendix 1. Summary comments from the Workshop are provided at Appendix 2.
- 5.4 The draft Council Plan 2023-2028 outlines the strategic ambitions of the Council where we can directly make an impact or influence significant changes and improvements across the Borough.
- 5.5 A draft Delivery Framework was developed as shown in Appendix 1 as key activities. These align with the draft Plan and use feedback provided at the workshop and activity and targets agreed in the main through existing Council processes where the Council will add most value and deliver the best outcomes. Finalising this framework of activity will not be possible until the draft Council Plan 2023-2028 is approved.
- 5.6 Since the draft new Plan is proposed to be in place by October 2023, it is anticipated that the first delivery framework will have a focus on the period

October 2023-March 2025 to bring its reporting period in line with usual corporate planning timescales. An annual refresh of the delivery plan will then take place. Reporting on the current Council Plan 2020-23 will continue until October.

6.0 NEXT STEPS

- 6.1 As per the timetable at section 4.1 a public consultation will gauge views on whether the draft Council Plan 2023-2028 in Appendix 1 is focused on the right areas, where we should focus our resources and whether it clearly communicates the Council's strategic priorities. The consultation will be held with Councillors, staff, residents, businesses, stakeholders and partners.
- 6.2 Following consultation feedback a final version will be brought back to Committee and Cabinet with the intended outcome of a Council Plan developed and supported with Councillor and Officer input and endorsed through public consultation.

7.0 SUSTAINABILITY IMPLICATIONS

- 7.1 There are no significant sustainability impacts associated with this report and, in particular, no significant impact on crime and disorder.

8.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 8.1 There are no significant financial or resource implications arising from this report.

9.0 RISK ASSESSMENT

- 9.1 The risk associated with this report have been included in the service risk register.

Service	Title	Potential Effect	Internal Controls	Latest Note	Current Risk Matrix	Risk Score
Corporate & Customer Services	BIDR05a – Failure to replace the Council Plan to timescale	Failure to have a current plan in place would hinder the Council in communicating its direction with the public, stakeholders and staff and in supporting transparency and accountability. Having a clear statement of corporate priorities assists effective planning and prioritisation of work within services, informs the development of staff work programmes and annual development appraisals, and is recognised good practice.	Documented process. Project plan. Engagement of officers. Secured engagement and support of Member Services and Consultation and Engagement. The work has a timetable and will be progressed including public consultation for Council in October 2023.	Early draft stages of the plan progressing		6

10.0 HEALTH AND WELLBEING IMPLICATIONS

10.1 There are no health and wellbeing implications arising from this report although the Plan it refers to will have implications.

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 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

APPENDIX 1 – DRAFT COUNCIL PLAN 2023-2028

APPENDIX 2 – COMMENTS FROM THE COUNCILLOR WORKSHOP

APPENDIX 3 – EQUALITY IMPACT ASSESSMENT

APPENIDIX 1 – DRAFT COUNCIL PLAN 2023-2028

West Lancashire together; the place of choice to live, work, visit and invest

Our vision remains the same. Our four priorities are:

- Create clean and environmentally sustainable places
- Generate prosperity in our borough
- Nurture inclusive and healthy communities to grow
- Manage a resilient, financially strong Council that listens to its customers

Create clean and environmentally sustainable places

Area of Focus	Key activities to deliver this difference
Reduce our Carbon Footprint	Increase electric vehicle charging points in the borough
	Explore the potential of developing a community led energy company
	Facilitate green employment opportunities within West Lancashire
	Develop the carbon management programme
	Stipulate green build through Local Plan development
	Review our approach to printing - reduce paper systems and processes through digital transformation
	All Council homes to achieve Energy Performance Certificate 'C' rating by 2030
	Deliver our Climate Change Strategy 2022-2030
	Include low carbon design as part of the new leisure centres
	Embed 'green' environmental considerations in our procurement process
Reduce waste production and increase reuse and recycling	Develop a new recycling offer for residents and businesses
	Explore supporting the creation of Pop-Up Shops for recycled & reusable goods (Community/VCSE delivered)
Preserve and enhance our natural and built environment	Review our approach to commercial estate and clean environment
	Increase community involvement for maintaining a cleaner borough
	Introduce Cycle Schemes as part of the leisure insourcing - an outreach programming opportunity
	Improve our housing stock in the next 5 years through the investment plan
	Develop a new vision for Beacon Country Park in consultation with citizens
Enhance the natural landscape, biodiversity and green environment	Create more natural habitats within our green spaces through the rewilding of natural areas
	Seek inward investment for biodiversity projects
	Become a 'Sustainable Food Place' - take a holistic and systems approach to sustainable and healthy food
	Increase the number of allotment plots within the borough
	Increase community participation in managing greenspaces
	Develop and implement a tree management strategy for West Lancashire

Generate prosperity in our borough

Area of Focus	Key activities to deliver this difference
Support regeneration that creates sustainable growth	Deliver Skelmersdale Town Centre phase 2 Review Ormskirk market operations
Provide opportunities for housing and economic business growth	Develop a new Council housing business plan to support housing growth and investment Develop a new business plan to support investment in our commercial properties Encourage the growth of business start-ups across the borough through support from partners Progress the Local Plan 2023-2040 for adoption at full council Develop new homes for shared ownership and rent to buy Explore the potential of developing new business units to support local businesses
Attract investment, support businesses and direct wealth into the local economy	Develop a calendar of events for the borough Relaunch Ambassador Programme and Skelmersdale Place Board Develop ethical local procurement spend in West Lancashire Approve new Economic Development Strategy for the borough Deliver the new Community Wealth Building Strategy
Attract high quality skills, careers and job opportunities locally	Develop commercial opportunities linked to our future housing developments Skelmersdale/Ormskirk and Burscough Master planning
Support people to achieve their full potential through employment & training	Deliver training & support to help people into employment Develop apprenticeship and graduate schemes for the Council through partnership with higher education organisations

Nurture inclusive and healthy communities to grow

Area of Focus	Key activities to deliver this difference
Work with partners to improve health and wellbeing	Develop Health and Wellbeing Action Plan linked to other local priorities
	Chair the new West Lancashire Health & Wellbeing Partnership and collaboratively deliver the strategic direction
	Establish a network of Workplace Health Champions in West Lancashire businesses
	Deliver the authority's new domestic abuse duties
	Renew the Homelessness Strategy
	Support the delivery of Holiday/Hunger Campaigns (Food Insecurity Action Plan) tackling key local priorities
	Support the valuable work of our local foodbanks
	Increase Dementia Friendly facilities
	Establish a participatory budgeting exercise to tackle social isolation and loneliness in Northern Parishes
	Support introduction of Family Network Hubs
Design services around people and place	Establish face to face service to help alleviate digital exclusion
	Design and develop neighbourhood model (neighbourhood plans) addressing local needs and wider determinants of health and making a positive difference to lifestyles, homes and our communities
	Establish multi-disciplinary neighbourhood teams
	Refresh our website
	Codesign our services with partners and residents
	Target investment in housing stock based on tenant feedback and engagement
Working through partnerships to create better outcomes for our citizens	Use the UK Shared Prosperity Fund to empower communities, businesses and people to identify and build on their own strengths and needs at a local level building pride in place and life expectancy
	Deliver training, skills and employment support to improve employability for our most vulnerable
	Deliver More Positive Together
	Develop the West Lancashire Customer Engagement Strategy
	Establish West Lancashire Annual Vision Conference for partners and leaders of all sectors
	Establish West Lancashire Pride/Neighbourhood Weekender (funded through contributions)
	Host and Coordinate PIVOT - Multi agency team around vulnerable adults
Provide safe, quality and affordable homes	Implement our Damp Strategy
	Deliver Housing Standards in accordance with Housing Regulations
	Ensure compliance across all housing stock
	Deliver Housing Investment Programme based on outcome of the Stock Condition Survey
	Deliver Digmoor Regeneration Plan

Manage a resilient, financially strong Council that listens to its customers

Area of Focus	Key activities to deliver this difference
Maintain financial sustainability and strong council management	Explore the potential of developing a Solar Farm for financial return
	Attract investment into the borough for Council Projects
	Undertake reviews of car parking
	Implement changed governance structure for managing council decisions
	Develop and implement income generating activities
Continually improve and deliver value for money	Refresh our Value for Money Strategy
	Design, approve and implement the Council's Procurement Strategy/Policy
	Implement Accommodation Strategy
	Deliver front line staff digitalisation transformation e.g. mobile devices for field workers
Attract and retain an engaged, skilled and motivate workforce	Review & enhance our Organisational Development Strategy (People Strategy)
	Review and roll out mandatory training programme through the Councils new E-Learning system
	Revitalise and relaunch Wellbeing Workforce Group
Deliver great services shaped by insight and data	Develop new ways to seek feedback from our customers
	Use customer feedback to improve and shape our services

APPENDIX 2 - COMMENTS FROM THE COUNCILLOR WORKSHOP

Themes	Areas of focus - COMMENTS
Sustainable Organisation	None for removal.
	<ul style="list-style-type: none"> • Maintain financial sustainability and strong corporate governance <p>Suggest specific mention of: Recognising the importance of how we procure can positively impact our communities. E.g. more local procurement to support entrepreneurial growth and resilience, training etc.</p> <p>Recognise the importance of having targets for delivery – we can be held to account.</p> <p>Need to 'achieve' financial sustainability</p>
	<ul style="list-style-type: none"> • Work as One Council and collaborate with partners to deliver better shared outcomes <p>This should include other County and Borough Councils</p>
	<ul style="list-style-type: none"> • Improve efficiency and effectiveness of services through evidenced change and transformation
	<ul style="list-style-type: none"> • Attract and retain a healthy, engaged and motivated workforce with the right skills and behaviours <p>It is important that staff members input into this There needs to be training and career opportunities / progress</p>
	<ul style="list-style-type: none"> • Understand our residents and customers so they feel listened to, respected, treated fairly and part of the service offer <p>Consultation needs to listen, not be presented when already a done deal as a PR exercise</p> <p>Maybe heart of the service offer, rather than part Importance of understanding residents needs Understand and demonstrate to our residents...</p>

Safe, Clean & Green Environments	<p>Could say "places" instead of "environments" as that strongly associates with "the green environment", not "built" as also covered here.</p> <p>Assume 'safe' intended to cover env health/community safety, e.g. 'built' environmental protection (noise, nuisance, air pollution, food safety, building safety etc (other than tenants' homes / general housing / homeless which is still in 'communities'))</p>
	<p>None for removal. Suggest specific mention of:</p> <ul style="list-style-type: none"> — 'safety' e.g. ASB as referenced in the theme and no focus — Nature & wildlife — Flooding — Water Hazards – increase education/prevention
	<ul style="list-style-type: none"> • Limit the climate impact of our activities and influence the behaviour of others by example <ul style="list-style-type: none"> — Reducing our impact on climate vs climate change resilience is different and both important — 'by example' probably not needed?
	<ul style="list-style-type: none"> • Minimise waste production and increase reuse and recycling <ul style="list-style-type: none"> — Supporting people to recycle including messages for people new to the area
	<ul style="list-style-type: none"> • Look after and improve a clean, attractive built environment <ul style="list-style-type: none"> — Be clear on what the word 'Environment' means – it is where we live work eat — Consider Rural villages not just URBAN
	<ul style="list-style-type: none"> • Safeguard the natural landscape, biodiversity and enhance our green environment
Stronger Economy	<p>None for removal. Very broad theme – does it need to be clearer that it means what we influence locally</p> <ul style="list-style-type: none"> — Preserve of areas of natural beauty — Not to massively over urbanise – balance with we still need places to live
Economic Prosperity	<ul style="list-style-type: none"> • Enable well-planned infrastructure, sustainable growth and renewal <p>Suggest specific mention of:</p> <ul style="list-style-type: none"> — transport links and connectivity. E.g., "Encouraging clean and reliable transport links" — connectivity & public transport infrastructure – this is so important to attracting new residents, people getting to work. Also, safer cycles and footpaths

	<ul style="list-style-type: none"> • Provide development opportunities, including new employment and housing land allocations <ul style="list-style-type: none"> — concerned about the type of development, e.g. huge warehouses near the motorways may attract employees from out of the borough rather than benefitting West Lancs and look bad — want to use land that is already built on first so that not eating into green space — More effective use of existing availability as opposed to 'new' land — it needs to be high value employment – meet the needs of residents and attractive to people to move to the area. — plenty of manual work vacancies in northern parishes unfilled — Need to meet housing targets, but don't want to only associate with word "new" in the phrasing as should be looking at utilising/developing existing built on sites (e.g. old buildings converted) — The importance of addressing the shortage of housing – strategic way understanding future need and meeting the need: recognising the importance of services and amenities to support the growth — Development goes against what we are trying to achieve on biodiversity — If reference to housing should include reference to protecting agricultural sector
	<ul style="list-style-type: none"> • Attract investment and support diverse businesses to connect and succeed <ul style="list-style-type: none"> — importance of bringing community wealth building through this area — More in depth look at the Community Wealth Building Strategy – what does this mean – improve a stronger local economy — support entrepreneurial growth and resilience, training etc. — focus on homegrown growth to attract other businesses to join — importance of night-time economy — No mention of 'rural economy' – Grade A soil –
	<ul style="list-style-type: none"> • Help support and enable people to achieve their full potential through employment & training
Healthy & Inclusive Communities	<p>None for removal. Suggest specific mention of:</p> <ul style="list-style-type: none"> — Listening to the community and being responsive to our residents needs — Meaningful engagement with communities – communities shape and mould services. Mustn't just be tick box but genuinely shaping how we do things. <ul style="list-style-type: none"> • Provide quality services that are designed around people and place to improve health and wellbeing <p>Suggest specific mention of:</p> <ul style="list-style-type: none"> — importance of partnership and facilitating to deliver strong outcomes for citizens - also recognising the role of statutory organisations — must ensure we provide an enabling environment

	<ul style="list-style-type: none"> — No mention of social issues – social exclusion, food poverty, child poverty, homeless provision – these key themes are exceptionally important/ our role in addressing them — Foodbank preservation — Achieving Wellbeing is much broader than being healthy; needs to be a greater focus on supporting communities to achieve wellbeing; consider Wellbeing to be a priority. E.g. Covid & the impact — Consider Marmot reports as they provide a framework for improving wellbeing (psyco-social model) — support on mental health — better access to joined up services; should include 'other organisations'; look at active initiative — Supporting LGBTQ – wider inclusivity and diversity on the map – West Lancs Pride
	<ul style="list-style-type: none"> • <i>Provide excellent wellbeing and leisure facilities and green leisure spaces</i> <ul style="list-style-type: none"> — Conflict within this statement given that the Ormskirk new build will be built on green space gifted to the people of Ormskirk — It's essential we focus on Community facilities not just leisure facilities – critically important part of health & wellbeing — Not just about leisure – Arts & Cultural Strategy development – protecting fine art and supporting growth in that area – attached to wellbeing mentally
	<ul style="list-style-type: none"> • <i>Work collaboratively with voluntary and community groups to improve our place</i> <p>Suggest specific mention of:</p> <ul style="list-style-type: none"> — examples of groups we work with, for example, County Council, NHS, GPs etc. — Council needs to do more to get greater volunteer input and help instil civic pride. One way would be to recognise and celebrate those volunteers that already help. Don't only use social media channels to promote as miss out on a section of community. — Community cohesion — Annual Vision Conferences – bringing all leaders together – full panoramic view of WL coming together and delivering outcomes
	<ul style="list-style-type: none"> • <i>Help residents meet their housing needs and be sustainable and safe in their homes</i> <p>Suggest specific mention of:</p> <ul style="list-style-type: none"> — the types of housing we seek to provide, e.g. affordable homes, shared ownership, housing for elderly — Need to look at sustainable and energy efficient solutions. — Need a housing mix that satisfies need and affordable housing

Many of the comments refer to specific actions that will be included in Council work programmes/delivery framework rather than specifically mentioned in the Council Plan (Priority / Area of Focus).

Equality Impact Assessment Form



Directorate: Transformation, Housing & Resources	Service: Business Transformation and Change
Completed by: Alison Grimes	Date: 25 May 2023
Subject Title: Council Plan 2023 - 2028	
1. DESCRIPTION	
Is a policy or strategy being produced or revised:	Yes
Is a service being designed, redesigned or cutback:	No
Is a commissioning plan or contract specification being developed:	No
Is a budget being set or funding allocated:	No
Is a programme or project being planned:	No
Are recommendations being presented to senior managers and/or Councillors:	Yes
Does the activity contribute to meeting our duties under the Equality Act 2010 and Public Sector Equality Duty (Eliminating unlawful discrimination/harassment, advancing equality of opportunity, fostering good relations):	Yes
<p>Details of the matter under consideration: The assessment is for the draft Council Plan 2023-2028. The Council Plan details the Council's vision and priorities.</p> <p>The Council Plan is the overarching strategy for the Council and sets the vision and priorities for the Council. The Plan sets well-defined priorities to be used when shaping future budget decisions and during service planning. The plan actions may themselves involve service design, redesign or cutback, or contract specification development, or require budget considerations.</p> <p>The draft plan for consultation has been developed following review of the existing Council Plan and through initial targeted consultation with Councillors, key stakeholders and staff. The resulting draft Council Plan 2023-2028 is now proposed for wider public consultation.</p> <p><i>If you answered Yes to any of the above go straight to Section 3</i> <i>If you answered No to all the above please complete Section 2</i></p>	
2. RELEVANCE	
Does the work being carried out impact on service users, staff or Councillors (stakeholders):	Yes
If Yes , provide details of how this impacts on service users, staff or Councillors (stakeholders): <i>If you answered Yes go to Section 3</i>	Delivery of the vision and priorities is through a broad range of actions. Specifying priorities assists with managing resources. Outcomes and outputs will impact on a variety of customers, service users, communities, Councillors and employees depending on the action.
If you answered No to both Sections 1 and 2	

<p>provide details of why there is no impact on these three groups: <i>You do not need to complete the rest of this form.</i></p>	
<p>3. EVIDENCE COLLECTION</p>	
<p>Who does the work being carried out impact on, i.e. who is/are the stakeholder(s)?</p>	<p>Given the wide range of areas of focus covered by the Plan, there is unlikely to be a disproportionate effect on any single group with protected characteristics, or on any stakeholder group across the whole of the plan. The plan directly or indirectly impacts on all Council services and therefore all who work for the Council, those who use Council services or engage with the Council. Any specific actions that will be covered by the Plan that may impact upon equality groups should be subject to an individual EIA by the relevant service.</p>
<p>If the work being carried out relates to a universal service, who needs or uses it most? (Is there any particular group affected more than others)?</p>	<p>As above. The current wide-range of areas of focus included in the whole plan across many service areas means that there is unlikely to be ‘most relevant’ protected characteristics affected, or any particular group affected more than others. This may change with content in the lifetime of the plan.</p>
<p>Which of the protected characteristics are most relevant to the work being carried out?</p> <ul style="list-style-type: none"> Age Gender Disability Race and Culture Sexual Orientation Religion or Belief Gender Reassignment Marriage and Civil Partnership Pregnancy and Maternity 	<p>No No No No No No No No No</p>
<p>4. DATA ANALYSIS</p>	
<p>In relation to the work being carried out, and the service/function in question, who is actually or currently using the service and why?</p>	<p>The plan applies borough-wide and beyond and will include work with partners. Given the strategic nature of the plan and the wide range of priorities and areas of focus included, the work outlined will therefore impact on a broad range of service users and stakeholders in different ways.</p>
<p>What will the impact of the work being carried out be on usage/the stakeholders?</p>	<p>By having a clear statement of priorities through a refreshed Plan, attention and resources can be effectively focussed on achieving the Council's core objectives. The overall impact should be positive since the priorities of the plan aim for a positive impact on the borough. Negative impact will be mitigated through individual EIAs conducted by the relevant service.</p>
<p>What are people’s views about the services? Are some customers more satisfied than others,</p>	<p>A draft Council Plan was developed through a review of the existing Council Plan, available insight</p>

Appendix 3

and if so what are the reasons? Can these be affected by the proposals?	from various sources including the Citizen/Stakholder Suvey, and a targeted survey of Councillors, key stakeholders and staff during November-December 2022 for feedback on the current Council Plan. Emerging themes were then discussed through a cross-party Councillor workshop and this was then used to develop the proposed draft Plan for consultation.
What sources of data including consultation results have you used to analyse the impact of the work being carried out on users/stakeholders with protected characteristics?	As above. Individual projects that may impact upon equality groups should be the subject of EIAs themselves by the relevant service with involvement/consultation as appropriate. The final proposed Plan has been refined following consultation feedback.
If any further data/consultation is needed and is to be gathered, please specify:	A draft Plan is now proposed for wider public consultation during summer 2023 that will help assess whether the Council's draft Plan is proposing the right areas for our priorities and where to direct our resources. The results of this will be used to inform further development of the Council Plan 2023-2028. A delivery framework of specific actions and measures will then be used to achieve the priorities and areas of focus. The delivery framework will be subject to regular review.
5. IMPACT OF DECISIONS	
In what way will the changes impact on people with particular protected characteristics (either positively or negatively or in terms of disproportionate impact)?	Outlining the Council's priorities should provide reassurance that resources are being carefully managed. There is unlikely to be a disproportionate effect on any single group with protected characteristics, or on any stakeholder group. The plan can be provided in alternative formats on request. Impacts of changes resulting from individual actions will be dealt with by the relevant service.
6. CONSIDERING THE IMPACT	
If there is a negative impact what action can be taken to mitigate it? (If it is not possible or desirable to take actions to reduce the impact, explain why this is the case (e.g. legislative or financial drivers etc.).	Any initiatives within the plan that may impact upon equality groups should be subject to an individual EIA conducted by the relevant service.
What actions do you plan to take to address any other issues above?	The effectiveness and impact of Council priorities are assessed through responses to the annual Citizen/Stakeholder Survey.
7. MONITORING AND REVIEWING	
When will this assessment be reviewed and who will review it?	The assessment will be reviewed as part of the annual refresh process. This will include review by the senior management team.



CABINET: 27 JUNE 2023

COUNCIL: 19th JULY 2023

Report of: Corporate Director of Transformation, Housing & Resources

Relevant Portfolio Holder: Councillor R Molloy

Contact for further information: Chris Twomey (Chris.twomey@westlancs.gov.uk)

SUBJECT: COMMUNITY WEALTH BUILDING STRATEGY

Wards affected: Borough wide

1.0 PURPOSE OF THE REPORT

1.1 To approve the Council's first Community Wealth Building Strategy

2.0 RECOMMENDATIONS TO CABINET

2.1 That Cabinet approve the Community Wealth Building Strategy contained at Appendix A.

2.2 That the Director of Transformation, Housing and Resources be given delegated authority to make any minor or inconsequential amendments to the Strategy as deemed appropriate.

3.0 RECOMMENDATIONS TO COUNCIL

3.1 That Council approve the Community Wealth Building Strategy contained at Appendix A.

3.2 That the Director of Transformation, Housing and Resources be given delegated authority to make any minor or inconsequential amendments to the Strategy as deemed appropriate.

4.0 BACKGROUND

4.1 Community wealth building is an approach to economic development that changes the way that our economies function, retaining more wealth and opportunity for the benefit of local people. This is in contrast to the predominant economic model, whereby wealth is created by property ownership, regeneration

is based on speculative property development and large companies extract wealth for the benefit of distant shareholders.

- 4.2 CWB achieves its aims by harnessing the economic and social power of locally rooted institutions. These are commonly referred to as anchor institutions. Typically, this means local councils, health boards, universities, colleges and housing associations, and potentially, the private sector too. The Voluntary, Community and Social Enterprise (VCSE) sector also plays a fundamental role, by using its local intelligence and influence as a conduit for change and as an important part of the generative local economy.
- 4.3 CWB is an emerging agenda which is gathering momentum across the UK. It is seen as an opportunity to utilise the same resources differently to positively influence the growth and resilience of the local economy, create more opportunities and jobs, improve health & wellbeing outcomes and support the green agenda; it is therefore well aligned to the Council's current key priorities.
- 4.4 The Community Wealth Building Cabinet Working Group was established to undertake several key actions with a view to developing a CWB Strategy for the Council.
- 4.5 Research was undertaken to understand how other Council's had developed a CWB Strategy. In line with many other Council's, it was recognised that CWB is an emerging agenda and specialist knowledge would be required to support the development of a comprehensive strategy.
- 4.6 A decision was made by Cabinet in June 2021 to undertake a procurement exercise to identify the specialist support required to develop the strategy. In January 2022 the Centre for Local Economic Strategy (CLES) were appointed to support the Council. CLES are the UK's leading organisation around community wealth building and have designed numerous similar strategies.

5.0 CURRENT POSITION

- 5.1 Following a detailed desktop review of key Council strategies & policies, CLES have worked collaboratively with councillors, officers and key stakeholders in the development of the strategy presented in Appendix A.
- 5.2 Working through the Cabinet Working Group, CLES have developed a detailed understanding of the West Lancashire context and used their experience to develop a strategy. CLES have shared their knowledge of what works in different places and timeframes which are relevant to enable an iterative approach to implementation. The intention is also to create the behavioural change required to embed community wealth building as part of West Lancashire's wider transformation.
- 5.3 Having developed a baseline position it was agreed that the initial community wealth building strategy for West Lancashire should be a 5 year strategy, framed by the three core pillars of progressive procurement of goods and services, socially productive use of land and property, and plural ownership of the

economy. In this, three core aims and a series of 12 activities were identified as the focus for the strategy.

- 5.4 The strategy is complemented by an action plan for delivering the overarching aims. In this, activities have been prioritised, lead officers identified, and timeframes proposed. The action plan will be reviewed annually.
- 5.5 The draft strategy was shared with all Members in autumn 2022, feedback was reviewed by the Cabinet Working Group and a further draft strategy was developed. This was presented to the Cabinet Working Group on 29th March 2023. The Cabinet Working Group recommended the Community Wealth Building Strategy be presented to Cabinet and Council for approval.

6.0 SUSTAINABILITY IMPLICATIONS

- 6.1 Through the implementation of community wealth building, it is envisaged that a more sustainable economy will be created through the retention of the spend within West Lancashire and further investment in workforce development.
- 6.2 CWB can help to create a fairer economy and create new opportunities for local businesses and communities.
- 6.3 The identification of anchor institutions to be involved in the project will help to maximise the opportunities to re-circulate the West Lancashire pound (£) further.
- 6.4 As a focus of CWB is about accessing goods, services and employment at a local level, this provides a positive impact on associated carbon emissions created through a reduction in travel and logistics.

7.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 7.1 The strategy and action plan recognise the financial pressures of the Council. Rather than seeking to identify additional resources the proposed approach recognises that CWB is fundamentally about adopting a different approach and working smarter. The action plan has been developed in line with current resources.

8.0 RISK ASSESSMENT

- 8.1 A greater focus on local procurement will be predicated on the alignment of existing and future skills to the requirements of the Council and other anchor institutions service requirements.
- 8.2. The wider success of CWB will be reliant on the engagement of anchor institutions and other key partners.
- 8.3 The strategy is developed within existing resources and will require some key officers to upskill some areas. CLES have offered ongoing support to help achieve this as part of their commission.

8.4 Some areas of the strategy such as the development of community energy infrastructure require a drive from within the community. Without community ownership it is unlikely these areas will progress. CLES have provided case studies of where this has been successful.

9.0 HEALTH AND WELLBEING IMPLICATIONS

9.1 The strategy will help enhance economic activity within the borough. Potentially creating more training, apprenticeship and job opportunities. Greater financial independence is closely linked to higher levels of individual and collective health and wellbeing.

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

An equality impact assessment is attached as Appendix B

Appendices

Appendix A – Community Wealth Building Strategy

Appendix B – Equality Impact Assessment

Appendix C – Minute of Cabinet 27 June 2023

Community Wealth Building Strategy 2023-28

West Lancashire



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Executive Summary

This report presents the first Community Wealth Building Strategy for West Lancashire Borough Council. The Borough Council recognises that the local economy, local people, and local communities face significant challenges whether that be access to fairly paid and good work, sustainability of local Small to Medium Sized Enterprises (SMEs), the risk of growing inequality, or the growing climate emergency.

Like many places in the UK, West Lancashire has recognised that the orthodox approach to Economic Development has not benefited everyone and there is a need to move to a new approach which is shaped by the needs of people, framed by relationships across the public, commercial and social sectors, driven by harnessing the spending power of Anchor Institutions and which delivers multiple local economic, social, and environmental outcomes. This new approach is called community wealth building.

This report and embedded community wealth building strategy has been developed by the Centre for Local Economic Strategies (CLES) in coordination with both Officers and Members through the Community Wealth Building Cabinet Working Group at West Lancashire Borough Council. CLES are the UK's leading organisation around community wealth building and have designed dozens of similar reports and strategies. This experience has enabled us to develop a report and strategy which is framed by knowledge of what works in different places and identify timeframes which are relevant to enable an iterative approach to implementation and which will lead to the behavioural change required to embed community wealth building as part of West Lancashire's wider transformation.

To develop the report and strategy, CLES has reviewed a whole raft of existing documentation from West Lancashire Borough Council, interviewed Officers with responsibility for different aspects of community wealth building, and reviewed overarching aims and specific actions with the Cabinet Working Group. This has enabled a report and strategy which consists of the following elements

Community wealth building in West Lancashire – Progress to date

Community wealth building is framed by five 'pillars' or themes of activity around: the progressive procurement of goods and services; fair employment and just labour markets; making financial power work for local places; socially productive use of land and property; and plural ownership of the economy.

Our initial review of documentation enabled us to understand in more detail which aspects of community wealth building West Lancashire Borough Council were already working upon, which aspects needed enhanced work as part of the

strategy, and which areas would lead to quicker transformation of the West Lancashire economy. It also enabled us to identify aspects of community wealth building for concentrating on immediately and others which were perhaps longer terms in their nature. We came to the conclusion that:

- For the **progressive procurement of goods and services pillar**, there is an opportunity to embed an approach to procurement that is framed by public and social value and this is something that given support and guidance can happen relatively quickly as part of the strategy.
- For the **fair employment and just labour markets pillar**, much work has already been done internally at West Lancashire Borough Council to ensure that Officers are paid a fair wage and have good quality terms and conditions. There is however an opportunity to influence wider Anchor Institutions through this strategy, particularly around where they recruit from.
- For the **making financial power work for local places pillar**, West Lancashire Borough Council already has in place a Financial Inclusion Strategy and is actively pursuing the formulation of Credit Unions. In addition, other aspects of this 'pillar' around harnessing pension funds for regeneration activity are recognised to be more effectively undertaken at a larger geographical level (Lancashire and Liverpool City Region).
- For the **socially productive use of land and property pillar**, this is a key area of opportunity for West Lancashire through the retrofitting of Council homes and wider Anchor Institution owned land and assets and moving towards more community owned energy systems. This would also enable the objectives of West Lancashire's Climate Change Action Plan to be met.
- For the **plural ownership of the economy pillar**, this is almost an overarching outcome which will be dependent upon the realisation of the activities of the previous four pillars. However, we do recognise that the formulation of more generative organisations in West Lancashire such as Worker Owned Cooperatives could be a key component of this strategy – however these are longer term aspirations than the timeframe of focus here.

Embedding a Community Wealth Building approach in West Lancashire

The above development of a baseline position led us to the conclusion that this initial and iterative community wealth building strategy for West Lancashire should be framed by the three core pillars of progressive procurement of goods and services, socially productive use of land and property, and plural ownership of the economy. In this, we then identified three core aims and a series of 12 activities as the focus for the community wealth building strategy.

Community Wealth Building Strategy aims & actions

Aim: To embed a community wealth building approach within West Lancashire Borough Council and across wider West Lancashire based Anchor Institutions:

- **Activity 1** - Embedding community wealth building as a driver of organisational transformation.
- **Activity 2** - Embedding community wealth building as a principle of council strategy.
- **Activity 3** - Building support and motivation for the community wealth building programme externally.

Aim: To build a more generative local economy:

- **Activity 4** - Developing an approach to progressive procurement with actions including:
 - Developing an understanding of West Lancashire Borough Council's existing supply chain;
 - Creating a social value policy and framework, including a bespoke approach to monitoring shaped by the National TOMs.
- **Activity 5** - Supporting and growing local enterprise with actions including:
 - Building supplier intelligence;
 - Developing an Anchor network procurement pipeline;
 - Removing barriers to public procurement.

Aim: To drive a just, low carbon transition. By retrofitting the built environment:

- **Activity 6** - Supporting the existing local retrofit sector.
- **Activity 7** - Growing the local retrofit sector.
- **Activity 8** - Developing a market for the local sector.
- **Activity 9** - Taking an Anchor network approach to low carbon transition.

And building a decentralised energy system:

- **Activity 10** - Engaging communities in energy transition.
- **Activity 11** - Support energy community infrastructure.
- **Activity 12** - Enable a community owned, decentralised energy system.

Community Wealth Building Action Plan

The final section of this report details an action plan for delivering the overarching aims of the strategy. In this, we look to prioritise the activities,

identify lead Officers and Members for their implementation, and provide suggested timeframes.

Introduction

This report for West Lancashire Borough Council marks the beginning of a journey to develop a more inclusive economy through a new approach to economic development - community wealth building. In so doing, the Council joins a progressive movement of UK local authorities and areas using this approach.

The mobilisation of a community wealth building approach requires political buy-in and leadership at the highest level. The Cabinet Working Group's commitment to this progressive programme of work is therefore an important first step. In the following introductory section, we outline why this work is important, what community wealth building is, and why West Lancashire Borough Council is seeking to embed a community wealth building approach.

Why this work is important

It is increasingly obvious that our current economic growth model is failing some locations and communities. Recent OECD data showed that the UK is the only developed economy in which wages fell while the economy was actually growing, albeit meagrely. The UK is an economy where one in eight workers live in poverty, and where 1.3 million people (including children) rely on food banks.

Nationally, these problems are not caused by a lack of wealth, but rather where wealth is going, who owns it and who benefits from it. Fuelling this inequality is the fact that the fruits of growth are too readily extracted by the already wealthy few, rather than increasing incomes for the majority. At a local level, the prevailing and orthodox model of economic development has failed to engage with these questions of wealth distribution, focusing instead on generating contributions to Gross Domestic Product (GDP).

What is Community Wealth Building?

Community wealth building is an approach to economic development that changes the way that our economies function, retaining more wealth and opportunity for the benefit of local people. This is in contrast to the predominant economic model, whereby wealth is created by property ownership, regeneration is based on speculative property development and large companies extract wealth for the benefit of distant shareholders.

Community wealth building achieves its aims by harnessing the economic and social power of locally rooted institutions. These are commonly referred to as anchor institutions. Typically, this means local councils, health boards, universities, colleges and housing associations, and potentially, the private sector too. The Voluntary, Community and Social Enterprise (VCSE) sector also plays a

fundamental role, by using its local intelligence and influence as a conduit for change and as an important part of the generative local economy in its own right.

Community wealth building is framed and shaped by five 'pillars' of activity:

- **Progressive procurement of goods and services** - Develop dense local supply chains of businesses likely to support local employment and retain wealth locally. These include SMEs, employee-owned businesses, social enterprises, co-operatives and community businesses.
- **Fair employment and just labour markets** - Anchor institutions have a defining effect on the prospects of local people. Recruitment from lower income areas, paying the Living Wage and building progression routes all improve local economies.
- **Making financial power work for local places** - Increase flows of investment within local economies by harnessing and recirculating the wealth that exists, as opposed to attracting capital. This includes redirecting local authority pension funds and supporting mutually owned banks.
- **Socially productive use of land and property** - Deepen the function and ownership of local assets held by anchor institutions, so that financial and social gain is harnessed by citizens. Develop and extend community use – public sector land and facilities as part of “the commons”.
- **Plural ownership of the economy** - Developing and growing small enterprises, community organisations, co-operatives and municipal ownership is important because they are more financially generative for the local economy – locking wealth in place.

Why Community Wealth Building in West Lancashire?

Like many places in the UK, West Lancashire has recognised that the orthodox approach to economic development as described earlier has not benefited everyone and there is a need to move to a new approach which is (amongst other things) shaped by the needs of people, framed by relationships across the public, commercial and social sectors, driven by harnessing the spending power of anchor institutions and which delivers multiple local economic, social, and environmental outcomes. This need for transformation and behaviour change is the core reason why West Lancashire Borough Council is shifting its approach towards community wealth building.

To assist with this transformation, West Lancashire Borough Council commissioned the Centre for Local Economic Strategies (CLES) to work in coordination with both Officers and Members (through the Community Wealth Building Cabinet Working Group) to develop this report and a first and iterative community wealth building strategy for West Lancashire.

CLES are the UK's leading organisation around community wealth building and have designed dozens of similar reports and strategies. This experience has enabled us to develop a report and strategy which is framed by knowledge of what works in different places and identify timeframes which are relevant to enable an iterative approach to implementation and which will lead to the behavioural change required to embed community wealth building as part of West Lancashire's wider transformation.

To develop the report and strategy, CLES has reviewed a whole raft of existing documentation from West Lancashire Borough Council, interviewed Officers with responsibility for different aspects of community wealth building, and reviewed the overarching aims and specific actions that will follow in subsequent sections.

Community Wealth Building in West Lancashire - progress to date

At the outset of any strategy formulation, it is important to review and acknowledge the activities that a local authority is already undertaking in relation to the theme of the strategy. Therefore, our initial review of documentation enabled us to understand in more detail which aspects of community wealth building West Lancashire Borough Council were already working upon, which aspects needed enhanced work as part of the strategy, and which areas would lead to quicker transformation of the West Lancashire economy. It also enabled us to identify aspects of community wealth building for concentrating on immediately and others which were perhaps longer term in their nature. The table below summarises the progress to date for each of the five pillars of community wealth building.

Pillar of Community Wealth Building	Progress to date
Progressive procurement of goods and services	<p>An internal commitment to progressing the approach to procurement including a desire to develop a new policy</p> <p>Good relationships between the procurement and economic development teams and some signposting of suitable potential suppliers</p> <p>A 10% social value weighting in place across all procurement opportunities along with accompanying quantitative and qualitative evaluation criteria, shaped by the National TOMs</p>
Fair employment & just labour markets	<p>Payment of Living Wage to all direct Council employees</p> <p>Good direct employee terms and conditions in place</p> <p>Desire to transfer these principles to other anchor</p>

	institutions and suppliers
	Commitment to recruiting from West Lancashire's most deprived areas
Making financial power work for local places	Financial Inclusion Strategy in place
	Commitment to develop and sustain Credit Unions
	Recognition of role of pension funds in regeneration at larger geographical scale
Socially productive use of land and property.	Climate Change Action Plan in place
	Recognised opportunity around retrofitting and community energy
Plural ownership of the economy	Desire to support the creation of more generative organisations including Social Enterprise and Worker Owned Cooperatives

Aim 1: Embedding a Community Wealth Building approach in West Lancashire

Community wealth building should be made central to the narrative and actions related to improving the economy of West Lancashire and, by extension, the lives and fortunes of West Lancashire residents. This report and strategy should not be viewed in isolation – instead it needs to be cross-departmental and linked to existing strategy and practice. Indeed, this report and strategy is framed by wider strategic documentation in West Lancashire including the overarching vision and priorities for the Council, together with an exploration of existing community wealth building activities as outlined in the table above.

The review of documentation and the above development of a baseline position led us to the conclusion that this initial and iterative community wealth building strategy for West Lancashire should be framed by the three core pillars of progressive procurement of goods and services, socially productive use of land and property, and plural ownership of the economy. In this, we then identified three core aims of focus and accompanying objectives for the community wealth building strategy framed and shaped by these pillars:

The following section of the report details the activities and accompanying actions to be undertaken through the community wealth building strategy for Aim 1 which is to **embed a community wealth building approach within West Lancashire and across wider West Lancashire based anchor institutions.**

Activity 1: Embed community wealth building as a driver of organisational transformation

Incorporate CWB into the political governance framework, identifying a designated CWB lead member

West Lancashire Borough Council has a community wealth building Cabinet Working Group with cross party membership that has been meeting since 2019. As the Council's new political governance arrangements are developed, it will be important that oversight of this strategy is driven by one of the new cross-party committees as a political priority.

Establish an officer working group/board

To support the practical delivery of this strategy we would propose developing an officer working group or board which brings together officers from across the council to collaborate on the delivery of the strategy actions presented here. Each overarching activity should have 'lead' individuals or departments as detailed in the action plan at the end of this report and whose role it is to drive activities and actions forward. We would also propose identifying an overarching officer to lead the implementation of a community wealth building agenda across the council, with this officer reporting to the relevant committee and into the senior management team.

Activity 2: Embed community wealth building as the guiding principle of council strategy

Incorporate CWB principles in the refresh of the local economic development strategy

The current Economic Development Strategy 2015-2025 is due a refresh, arguably sooner than 2025 given the significant changes to the external economic context. At the point of refresh, we would suggest community wealth building member and officer groups taking a key role in ensuring that community wealth building principles are built into the refreshed strategy and using the above three aims and accompanying objectives as the basis.

Review all council strategies upon refresh against community wealth building principles where appropriate

For a community wealth building approach to be effective it should feature as a golden thread through the strategic framework of the council, making connections across areas of the council's delivery with a focus on maximising the local economic, social and environmental benefit. Therefore, upon refresh, all relevant strategies should contain this golden thread and connect to community wealth building principles. The refresh of the council's procurement strategy, estates strategy, housing strategy and the local plan for example, should all consider how they will and how they can contribute to growing community wealth and utilising the three overarching aims and accompanying objectives as the basis.

Create capacity within the Council to take this work forward

Community wealth building should not be viewed as a standalone activity which needs dedicated resourcing, it should be viewed as a set of principles or a lens, through which we view the operation of the council. Making community wealth building a political priority and developing an officer working group will give it the required priority, but wider staff knowledge and understanding of community wealth building will need to be developed. We would propose developing a programme of training and support for all existing and all new council via e-

learning modules to support a building of awareness, knowledge and understanding.

Activity 3: Build support and motivation for the community wealth building programme externally

Develop a West Lancashire Anchor Network

The West Lancashire Partnership involves several key anchor institutions working together to improve the health, care and wellbeing of people living in West Lancashire. The partnership works together to deliver a common vision: 'A place where we help each other, ourselves and our communities to be the very best we can be'. While this is a health focused partnership, it has recognised the connectivity between housing conditions and health and acknowledges that healthcare contributes only around 10% to preventing early death.

We would propose that West Lancashire Borough Council, utilises its position on the partnership to prioritise a greater partnership focus on the local economy and economic approaches to improving health and wellbeing, adopting a community wealth building approach across the partnership and developing individual institutions understanding of the behaviours and practices of an anchor institution within a community wealth building frame. Indeed, this report and strategy should form the basis of the anchor network, using its principles and seeking to embed the three overarching aims and accompanying objectives into the activities of the other partnership members.

Aim 2: Building a more generative local economy

Introduction

As outlined earlier in the context to this report and strategy, economic development policy and practice has not always delivered local economic, social and environmental benefits for the people it should have done. Often, and despite significant inward investment and wealth landing in place, the beneficiaries of this investment have been distant shareholders as opposed to local people and communities.

The same logic can be applied to the process of procurement – as local authorities have strived for efficiency savings, services have been outsourced and procurement has been undertaken on the basis of cost. This has often meant large commercial operators with little affinity to place delivering vast swathes of goods, services and works contracts.

Community wealth building takes a different view of economic development and procurement and one where rather than extracting wealth from local economies, in fact wealth is retained, circulates and delivers multiple local economic, social and environmental outcomes that benefit local people and place. This is therefore effectively Aim 2 of this West Lancashire community wealth building strategy which is to **build a more generative local economy**, by which we mean:

- Spending more money with West Lancashire based businesses and other organisations.
- Using procurement as a lever to contribute towards addressing wider local economic, social and environmental challenges.
- Engaging with and supporting organisations which by their nature bring local economic and social benefits and including SMEs, Worker Owned Cooperatives, Social Enterprises and Voluntary and Community Sector Organisations.

The following section of the report details the two activities and accompanying actions to be undertaken through the community wealth building strategy to realise Aim 2 – **to build a more generative local economy**.

Activity 4 - Developing an approach to progressive procurement

A key component part of community wealth building is to progress the way in which local authorities and other anchor institutions undertake the process of procurement. By progression, we mean moving beyond an approach focused

upon price and legislation to one that also includes consideration of social value and subsequently delivers community wealth building outcomes. In this West Lancashire Community Wealth Building Strategy, we have the following aim for procurement processes at West Lancashire Borough Council (this has been framed by accompanying work we supported around the leisure services contract which is detailed in Appendix 1).

“As part of every procurement exercise that it undertakes, West Lancashire Borough Council seeks to realise the best possible price for the goods, services or works which they are looking to buy and ensure that the chosen supplier has suitable experience and history in providing good quality and similar goods, services or works. West Lancashire Borough Council also seeks to ensure that the chosen supplier will bring benefits for the West Lancashire economy and its people and contribute towards addressing wider social and environmental challenges.:

As part of every procurement, that the Borough Council undertakes in the future, there will be an expectation that both those designing goods, services and works contracts (commissioners) and those bidding for and delivering contracts (potential suppliers) think about the following key considerations and that link to the overarching aim of building a more generative local economy:

- For **Service Managers/Commissioners** to think about the geographical location of potential suppliers and where possible engage local West Lancashire based suppliers in bidding for procurement opportunities. For **potential suppliers** to demonstrate as part of their bid the extent to which their own suppliers and sub-contractors are based in West Lancashire and utilise West Lancashire labour in their workforces.
- For **potential suppliers** to think about their own direct workforce and demonstrate as part of their bid the extent to which they are from West Lancashire (and particular deprived neighbourhoods) and also showcase policies and practices they have in place around ethical employment (Living Wage) and workplace health and well-being.
- For **Service Managers/Commissioners** to think about social value as part of the design of individual goods, service and works contracts, and identify social value outcomes that are relevant to what they are looking to procure. These additional benefits could include: the creation of new jobs and apprenticeships, volunteering in the local community, improving the skills of the local future workforce, and reducing the distances goods travel. For **potential suppliers** to demonstrate as part of their bid how in addition to the delivery of the contract they are going to deliver upon relevant Social Value outcomes for benefit of the West Lancashire economy and its people, and in turn contribute towards addressing social and environmental challenges.
- For **Service Managers/Commissioners** to think about how the supply chain of the Council can potentially be diversified to include more

generative organisations including SMEs, Cooperatives and Social Enterprises, for example. And to make these organisations aware of relevant opportunities.

The realisation of the above shifts in behaviour of service managers/commissioners, procurers and suppliers, however require a number of actions to be undertaken as developing an approach to progressive procurement as follows.

Develop understanding of West Lancashire Borough Council supply chain

Undertake annual spend analysis

- West Lancashire Borough Council should undertake annual analysis (at the end of each financial year) of their procurement spend. This should look to identify:
 - How much has been spent in total procuring goods, services and works in that year.
 - The extent to which spend is with suppliers based in the geographical areas of West Lancashire, Lancashire and Merseyside, and North West England.
 - The extent to which spend is with SMEs and other generative suppliers (Cooperatives, Social Enterprises, Voluntary and Community Sector Organisations).
 - The extent to which spend is with suppliers in particular industrial sectors and subsequently for suppliers based outside of North West England the extent to which this spend can be potentially influenced in the future.

West Lancashire Borough Council should undertake the analysis for financial year 2021/22 in order to create a baseline and then identify areas such as increases in SME spend as key aspiration moving forwards.

Manchester City Council

CLES has been undertaking annual spend analysis on behalf of Manchester City Council since 2008/09. The initial analysis enabled Manchester City Council to develop a baseline position that 52% of their spend was with suppliers based in the Council boundary. Subsequently, the City Council has sought to adapt the way in which it engages with suppliers and undertakes procurement policy to not only increase levels of spend with local suppliers but also embed considerations of Social Value into procurement practice.

Share findings with West Lancashire Partnership

The findings of this spend analysis should be shared with the West Lancashire Partnership, in order to demonstrate the methodology and to also start the

process of encouraging them to think about their supply chains and the extent to which they are contributing towards building a more generative local economy.

Encourage development of detailed understanding of West Lancashire Partnership supply chains

As part of the sharing of West Lancashire Borough Council's spend analysis findings with other partners, they should also share the methodology and encourage the partners to undertake their own spend analysis and commencing in 2022/23 financial year. This will enable a universal approach to be adopted and a detailed understanding of procurement spend across West Lancashire's anchor institutions.

Spend Analysis Tool

CLES has been undertaking spend analysis activity for nearly 15 years and as part of this has created a tool and accompanying guide in which local authorities and other anchor institutions can input their procurement spend data and the tool will develop data around percentage of spend with local suppliers and percentage of spend with local SMEs, for example. The tool can be viewed here: <https://cles.org.uk/making-spend-matter/>

Create social value policy and framework

West Lancashire Borough Council should create an overarching Social Value Policy and accompanying Framework. The policy and framework will predominantly be for service managers/commissioners as they seek to identify the types of social value outcomes that are relevant for the goods, services or works that they are seeking to procure. The policy and framework will need to include:

- The Social Value **outcomes** which West Lancashire Borough Council are looking to realise through the procurement process – these will be aligned to the outcomes detailed in the West Lancashire Vision.
- The types of potential Social Value **activities** which suppliers could deliver through procurement contracts to contribute towards realising those outcomes.
- The types of **questions** that could be asked during a procurement exercise to enable suppliers to demonstrate the types of social value activities they will commit to during the delivery of the contract.
- Means through which service managers/commissioners and procurers can **evaluate** suppliers' responses to social value questions.
- A **monitoring tool** against which West Lancashire Borough Council can monitor the successful suppliers against in terms of their social value commitments. This could be framed by the National TOMs and made bespoke to West Lancashire

- A **matrix** which details the extent to which the different social value outcomes and activities are relevant for the different types of goods, services and works that West Lancashire Borough Council procures.

The action is therefore for West Lancashire Borough Council as part of the refresh of the existing procurement policy to go through the process of developing the Social Value Procurement Framework. This will require cross-departmental working and potentially the support of an organisation like CLES and will involve a number of sub-actions:

- Identification of outcomes for the framework.
- Research into types of social value activities.
- Development of set of core questions and techniques for evaluating them.
- Exploration of the outcomes which are relevant for different types of goods, services and works procurements
- Development of monitoring tool to demonstrate output, outcomes and impacts during delivery.

Darlington Borough Council

In 2019/20, CLES produced a similar Social Value Procurement Framework for Darlington Borough Council and developed the elements described above. The Framework was shaped by the outcomes of the Darlington Partnership meaning that it was designed not just to influence the procurement decisions of the Council but also those of wider anchor institutions. The Framework is used as part of the commissioning of all goods, services and works contracts at Darlington Borough Council as a way of identifying suitable Social Value outcomes and as a means of asking specific questions about those outcomes.

Provide training for officers and members

West Lancashire Borough Council should develop and implement two different types of training for Officers and Members. The first will be open to all Officers and Members and will focus upon 'what is procurement?' and 'what is social value and why is it important'. The second will be open specifically to service managers/commissioners and will provide a step-by-step approach to implementing the Social Value Policy and Framework as described above.

Cascade to West Lancashire Partnership

Once the Social Value Procurement Framework has been developed, this could be shared with the West Lancashire Partnership and a discussion opened about how a collective West Lancashire wide approach to social value could be developed, so that when businesses work with the public sector they know what to expect, and a clear message is sent to the market about what is required to benefit from public sector money in West Lancashire. Similarly, the training programmes

described above could be shared with other anchor institutions and wider partners.

Blackpool Council

For Blackpool Council it is important that Social Value is not just something that is thought about as part of the commissioning of a good, service or work, but something that cuts across the entirety of the procurement cycle and including the monitoring of Social Value outcomes and outputs. To enable this to happen, Blackpool Council recruited a dedicated Social Value Officer, whose job it is to liaise with suppliers on their Social Value commitments, and also to influence and provide training for other anchor institutions around Social

Activity 5 - Supporting and growing local enterprise

The section about activity 4 above has outlined how West Lancashire Borough Council and potentially other partners will adapt procurement processes and practices in order to build a more generative local economy, where local businesses and other organisations deliver procurement contracts and whereby successful suppliers deliver a range of local economic, social and environmental benefits.

This will be helpful in shifting the culture of service managers/commissioners and procurers within the Council and other partner organisations. However, to build a more generative economy, there is also a need for a shift in the behaviour of the market – in this case local businesses and other organisations and existing suppliers. These organisations need to know more about the types of procurement opportunities available to bid for, more about what is meant by social value, and more about how they contribute towards wider priorities in West Lancashire.

Build supplier intelligence

The first set of actions as part of activity 5 is about West Lancashire Borough Council and other anchor institutions building knowledge and intelligence of organisations based in West Lancashire which might be able to bid for and deliver procurement opportunities. This action should build on the already strong relationships between procurement and economic development teams and should consist of two aspects.

Develop local business database

West Lancashire Borough Council should build a database of local businesses that could potentially bid for and deliver procurement contracts in the future. The

database will be framed by the spend analysis and particularly the sectors where the greatest amount of procurement money is being spent outside the Northwest of England. The database will be broken down by sector and will enable commissioners and procurers to identify relevant potential suppliers and raise awareness of upcoming opportunities with them.

Preston City Council

As part of their wider approach to community wealth building, Preston City Council has developed a database of local businesses and other organisations that could potentially deliver procurement contracts. The database includes organisations in the sectors where there is the greatest amount of extraction from the North West economy in the City Council's existing supply chain. There is a specific focus on sectors such as catering, IT, and construction, for example. Commissioners of goods and services look at the database as part of the design of specifications and explore whether there is scope to raise awareness of the opportunity with those organisations.

Share intelligence on local suppliers

This database can be used to highlight businesses that have and have not been engaged in the West Lancashire Borough Council supply chain previously. Working with the West Lancashire Partnership, this resource could be further developed and shared with other partner organisations, providing a mechanism for sharing intelligence on local businesses that are interested in procurement opportunities and also businesses that undertake wider and positive local economic, social and environmental behaviour.

Develop Anchor network procurement pipeline

One of the key challenges posed by the market when it comes to procurement opportunities is that they are often unaware of the types and goods, services and works local authorities are looking to procure and that the bidding process is too short between issuing the tender and expecting a response. This is a particular challenge for SMEs. This action is therefore about developing plans of the types of procurement opportunities that are upcoming and raising awareness with local organisations and SMEs earlier in the process.

Publish West Lancashire Partnership procurement pipeline

West Lancashire Borough Council should engage with the West Lancashire Partnership to encourage the development of a shared approach to progressive procurement. All anchor institutions in the partnership should be tasked with collating their procurement pipeline (defined as next 12-18 months) contract opportunities in the same format, publishing this and developing local awareness of it among local business representative organisations and business support agencies.

The economic development function at West Lancashire Borough Council and business representative organisations such as the North Western Lancashire Chamber of Commerce have a key role in delivering on the aspiration of building a more generative local economy. They have the knowledge of who local businesses are and importantly the ability to influence the way in which

businesses behave through business support and training functions. West Lancashire Borough Council should encourage business support and representative organisations to share the information detailed in the procurement pipeline and more broadly embed social value as a theme in their business support offer.

To enable this, West Lancashire Borough Council and in cooperation with partners will develop webpages that showcase the suppliers they use, highlight upcoming opportunities and promote the 'Get Ready to Bid' seminars (as outlined below)

Removing barriers to public procurement

West Lancashire Borough Council and particularly the economic development team will utilise the spend analysis and database (as described above) to identify the sectors of the economy where there is the greatest amount of leakage out of the West Lancashire and wider regional economy. This stratification will subsequently identify businesses and other organisations to be targeted for bidding for future procurement opportunities on the basis of being based in West Lancashire and their wider community wealth building credentials. However, these organisations will face further barriers in bidding for procurement opportunities which can be addressed as follows.

Get Ready to Bid seminar series

West Lancashire Borough Council (led by the Economic Development Team) should work with the North Western Lancashire Chamber of Commerce and other business support providers to develop and deliver a 'get ready to bid' seminar series for organisations identified through the database. The seminar series would cover off the basics of what procurement is, together with modules on putting together successful bids, and responding to questions around social value. These Seminars will be promoted through the webpages (as described above).

Aim 3: Driving a just, low carbon transition

Introduction

The current cost of living crisis has highlighted the urgency with which we need to drive the transition to a low carbon economy. Fuel poverty data from 2020 (latest available and as detailed in Appendix 2) indicates that 13.1% of households (6,357) in West Lancashire were estimated to be in fuel poverty, however in certain LSOA's this was estimated to be as high as 24% (Tanhouse & Digmoor in Skelmersdale).¹

Following recent rounds of energy price increases and the associated inflation in the cost of living, especially in food and transport, by the end of 2022, Tanhouse & Digmoor in Skelmersdale may have over 47% of households in fuel poverty, while more rural outlying areas such as Bickerstaffe and Scarsbrick may have the fuel poverty levels of Tanhouse and Digmoor entered this year with (circa 25%). By the end of 2022, it is estimated that the number of households in fuel poverty will have almost doubled within a year, increasing from 6,357 to 12,396 households.

The West Lancashire retrofit programme for council owned buildings and council owned housing stock is informed by a long term (30 year) Asset Management Strategy. This programme will create significant economic activity, with private sector businesses providing the skills, know-how and capacity to deliver the required works. As our timeframe for reaching our carbon targets gets ever shorter, those with the skills, know-how and capacity will be in ever greater demand. A community wealth building approach to retrofit would advocate for a range of strategies to ensure the local market is able to meet this local demand over time.

Lancashire has 151 TrustMark² registered suppliers in a range of retrofit sectors (as detailed in Appendix 3), however only 11 of these are based in West Lancashire. While the TrustMark database indicates a small specified retrofit sector locally, exploring the West Lancashire business base, we have identified 722 West Lancashire businesses who operate in what you would identify as 'retrofit' sectors. These are overwhelmingly micro enterprises, with 93% of these businesses employing under 10 people and the remaining 7% of businesses employing between 10 and 49 people. There are no medium sized or large business in these 'retrofit' sectors based in West Lancashire. These construction

¹

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1056777/annual-fuel-poverty-statistics-lilee-report-2022-2020-data.pdf

² TrustMark is a Government Endorsed Quality Scheme covering work a consumer chooses to have carried out in or around their home.

based firms may have the potential to develop retrofit specialisation and support deep retrofit activities locally.

The following section of the report details the two areas of activity to be undertaken through the community wealth building strategy to realise Aim 3 – **to drive a just low carbon transition.**

Retrofitting the built environment

Activity 6 - Support the existing local retrofit sector

Develop a detailed understanding of the local business base

We would suggest working with business representative organisations to further develop intelligence on the capability of the specialist retrofit businesses and the potential for firm diversification, understanding capacity for, and barriers to, engagement in public sector supply chains. North West Lancashire Chamber of Commerce maintain a local supplier list which could serve as the basis of a shared database.

Support the existing firm base to access local opportunities

Working alongside business representative organisations and the West Lancashire Partnership, routes to market for the procurement of retrofit works should be evaluated to understand the extent to which these opportunities are visible to local businesses. For example, the question could be asked of tender portals that advertise opportunities, what extent to which these are reaching local West Lancashire businesses. In terms of supplier engagement, utilising new intelligence (as above) would allow for more targeted engagement with this subsector.

Support the existing firm base to recruit locally

Many SME's in the retrofit sector are hesitant to grow given the constant uncertainty and flux in the UK governments support for the sector. Building intelligence about the capability of the sector will help to evidence firms looking to grow. Unpicking the challenges they face in recruitment and growth can support the development of the Constructing Low Carbon Lancashire programme as it grows from its current pilot status.

Given the sector is dominated by micro firms, a shared apprenticeship programme could support these firms, who are generally supportive of apprenticeships, but the practical considerations stop them from taking them on. A number of places have developed programmes which de-risk the process of taking on an apprentice and allow them to work part time or for fixed durations, with no commitment to take them on permanently.

Case Study: Y Prentis Shared apprenticeships

Y Prentis is supported by the Construction Industry Training Board CITB and Welsh Government. The scheme has been developed to offer the construction industry a flexible apprenticeship provision which assists in meeting corporate social responsibility targets within government contracts. The business model is based on the requirement on commissioners to consider early on, not only economic and environmental issues, but also the social benefit of their approaches to procurement. Part of the requirements to secure new work will often include Apprenticeship recruitment as a requirement of the tendering process. Employers that support apprentices can generally expect to get more invitations to tender.

The Y Prentis Shared Apprenticeship business model allows employers to enjoy all the benefits of an apprentice, without the direct employment responsibility as this is taken up by the Y Prentis. The scheme aims to provide a solution to employers involved in the procurement process so they can make a commitment to a young person, even though their contract on site may only be for a short period.

Procurement is pooled within a region and the apprentice rotated from one contractor to another, until they have completed their full Apprenticeship framework at Level 2 or 3. This means that employers can still play an important part in training as the scheme allows them to take on an apprentice, for as short a duration as three months, with no commitment to the apprentice at the end."

<https://www.yprentis.co.uk/>

Explore models of co-operation enabling micro firms to deliver larger contracts

From co-operation around apprenticeships, to co-operation around contract delivery. Given 93% of firms in the retrofit sector are micro firms, they are unlikely to be in the market for large public sector contracts on their own. However, if a platform to encourage co-operation could be developed then consortiums could be built that would enable local firms to come together and bid for the larger public sector contracts, supporting the decarbonisation of the public estate and social housing across West Lancashire.

Case Study: DigiConCoOp - Transforming Micro-Project Delivery through Digital Co-Operative Construction

Transforming Micro-Project Delivery through Digital Co-Operative Construction is the title of a research project led by Dr Fred Sherratt, previously of Anglia Ruskin University, funded by Transforming Construction Network Plus.

DigiConCo-Op is an alternative way of procuring construction, ideal for clients looking for different things from their projects, such as enhanced social and economic value. DigiConCo-Op will enable local trades (micro-SMEs and SMEs, here collectively termed MSMEs) to come together to plan the project before it starts and input to a digital platform, which then runs the job like a main contractor would. As all the trades are working to the common goal of project completion, rather than their own individual elements of the work, this will inherently improve time, cost and quality on the project. The trades are paid a fair wage for their time on the project and receive an agreed and fair share in the profit from the finished project on completion.

This removes the need for a main contractor and opens up opportunities for smaller projects to be built by local firms and sole traders in a way that rewards those who do the actual work, whilst also optimising the social and economic value of such projects to their local community.

CLES are currently working with Dr Fred Sherratt to explore how the concept of a DigiConCo-Op can be developed in the South of Scotland, working in conjunction with the Southern Uplands Partnership, a not-for-profit organisation with an environmental, rural regeneration and community focus operating in the Scottish Borders.

Activity 7 – Grow the local retrofit sector

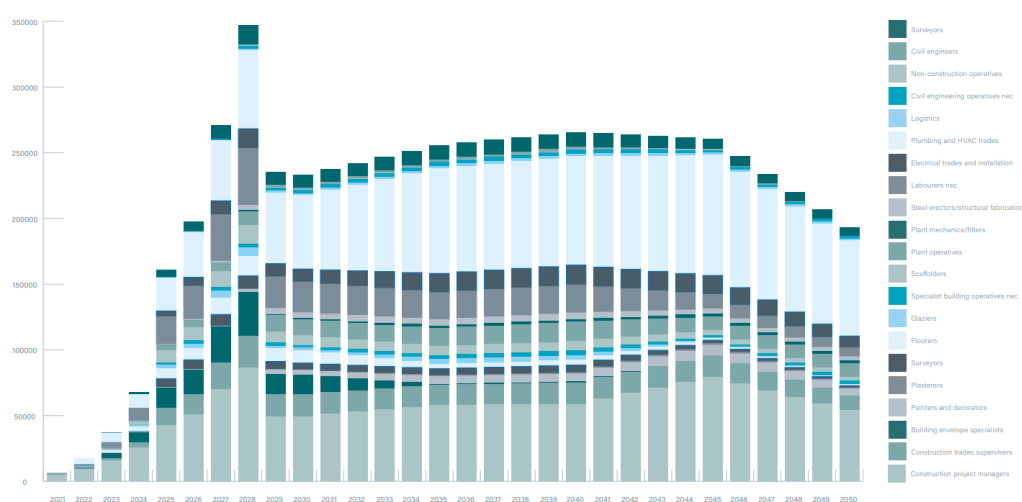
Develop a strategic view of new firm requirements

Having developed intelligence on the local retrofit sector, this should be mapped against West Lancashire's Asset Management Strategy to understand where there are gaps in the existing West Lancashire/Lancashire wide business base. This strategic view of new firm requirements can be fed through to business start-up services, inform developments in the Shared Prosperity funded activities and inform West Lancashire's economic development strategy.

Develop a detailed understanding of skills requirements in the sector

Lancashire Local Skills Improvement Plan (LSIP)³ has developed a root and branch review of the skills requirements needed by the business community across Lancashire, now and for the future. The Plan provides a range of recommendations based on employer feedback and highlights an apparent disconnect between employers and training providers.

CiTB's Building Skills for Net Zero report⁴ highlights the speed with which retrofit skills are going to be in demand, peaking by 2028. Plumbing and HVAC trades, labourers and construction project managers are going to be in huge demand. There will be a growing need for retrofit assessors, project coordinators, site supervision and management, with project management skills, rather than technical delivery skills being required. Areas where existing workers could be upskilled.



Work with local skills providers to develop skills pipeline

In July 2021, Lancashire was chosen by the Department of Education as one of eight Trailblazers to reshape the local technical skills system to better support the needs of the local labour market and the wider economy. A collaborative partnership has been created between employers, colleges, private sector providers, universities, trade associations and key stakeholders who have pledged to work together in shaping adult learning and apprenticeship programmes to satisfy the needs of industry.

West Lancashire College developed a £2.5m Construction, Engineering & Logistics Centre in 2019. Constructing Low Carbon Lancashire is a collaboration between

³

https://www.lancashirelsip.co.uk/downloads/LSIP_Report_31%20March%202022_Website_Publication.pdf

⁴ https://www.citb.co.uk/media/vnfoegub/b06414_net_zero_report_v12.pdf

eight core Further Education colleges across Lancashire with the Green Initiative Centre to be developed at West Lancashire College.

Local training providers beyond the traditional colleges are very flexible, as they are small they can be more responsive and flexible in delivery. SB Skills Solutions Ltd based in Skelmersdale and the Skills Construction Centre in Kirkham offer plenty of construction related skills courses, working collaboratively these providers should be viewed as assets in the development of the retrofit skills

Constructing Low Carbon Lancashire

Addressing a recognised industry need, in the context of the Lancashire region, the project aims to deliver the skills, qualifications and competences needed to support the meeting of ambitious targets in the Climate Change Committee's Net Zero Report, the Intergovernmental Plan on Climate Change (UK 2050 targets) and the Government's Ten-Point Green Industrial Revolution Plan, through positive and effective collaboration. This collaboration of colleges is committed to providing excellence in training, and a consistency of high quality provision, ensuring that large employers and their supply chains are able to effectively respond to emerging technologies in delivering against the greener homes agenda.

Collaboration between eight core Further Education colleges. The creation of Building Services Skills Zones at Preston College, a new Plumbing Technology Centre at Blackburn College, an Insulation Technologies Zone at Lancaster and Morecambe College, a Green Initiative Centre at West Lancashire College and the updating of curriculum resources and existing Building Services provision at Blackpool and Fylde and Burnley College, Lancashire-based employers will be supported as the Construction sector transitions to Air Source Heat Pumps, Ground Source Heat Pumps and associated Smart Technologies. Nelson and Colne College Group and Runshaw College are also engaged in supporting this exciting development.

<https://www.preston.ac.uk/preston-college-to-lead-ambitious-skills-drive-to-ensure-lancashires-construction-sector-is-ready-to-respond-to-the-low-carbon-agenda/>

West Lancashire will need.

Inspire younger people to pursue careers in retrofit

Attracting young people into the industries will be vital to sustain the growth of the sector and to meet demand. In this there is work to be done in changing perceptions and attitudes of both teachers and parents, in particular in highlighting the highly skilled and high paid roles within the sector and the growth of new specialisms and job roles around building energy management and modelling for example.

The LSIP highlights how priorities in schools need to change from academic attainment to a more mixed approach with vocational and technical skills (with strong employment outcomes) with recommendations to work with the careers service to develop way of better educating not only young people, but also

Retrofit Action for Tomorrow (RAFT)

RAFT provides education and retrofit advice to schools, local organisations and the wider community in a proactive response to the climate emergency. Today's children will confront the immense challenge of climate breakdown over the next few decades. RAFT's unique approach is to empower schools, children, their families and the wider community to improve thermal performance of the buildings they occupy, radically reduce their carbon emissions and inspire the next generation of young people to enter into built environment careers.

"My son...came back not only inspired to be an architect but also wanting to be a champion of change. He now wants us to get triple glazing and make our house energy efficient." — Year 6 parent



<https://www.retrofitaction.org.uk>

parents and teachers, of the opportunities that exist in these industries.

In the retrofit of school buildings, schools could be encouraged to engage the students in the process and build the school curriculum around the process. With the greater engagement of local firms in the supply chain, social value contributions could be harnessed to build on-going relationships between firms and local schools.

Activity 8 - Develop a market for the local sector

Programme the retrofit of the West Lancashire Borough Council public estate

Priority 1 of the Climate Change Strategy is to deliver a Carbon Neutral Council, focusing on reducing energy consumption as far as possible across the corporate estate. The West Lancashire Climate Strategy indicates a need to consider initiating a multi-year programme of insulation and other energy efficiency measures to the council's public estate. Developing this programme into works pipeline which could be shared with the local sector would grow the confidence of local firms to expand, take on apprentices and invest in skills development.

Programme the retrofit West Lancashire council owned housing

The Council housing stock of circa 5,880 properties (predominantly in Skelmersdale and Ormskirk) have had significant investment to improve their energy efficiency, but there is still far more to be done. The Housing Strategy, needs a renewed vision that is not only cognisant of the current energy crisis and the overall affordability of housing, but also the local economic opportunity of engaging with a local market to deliver retrofit programmes.

Review Asset Intelligence Model in light of energy crisis

The Stock Condition Survey in 2022 identified £230m of expenditure required over a 30-year period just to maintain the Council's housing stock at current standards. Improvement investments e.g. external wall cladding or solar photovoltaic panels) are however discretionary. For each property a Net Present Value (NPV) is calculated, which demonstrates its financial performance over a 30-year period. Consideration could be given to modelling NPV figures based on potential significant increases in rental defaults as more and more of tenant's income is consumed by energy bills and the increasing cost of living, with food and transport costs disproportionately impacting those on low incomes.

Harness social value commitments to further support and grow the sector

The Council's new 5-year Asset Management Strategy (AMS) provides greater scope to make connections between housing investment and increasing the social value of our contracts such as, increased training opportunities through the development of social enterprise models which could potentially benefit the whole borough, developing/utilising local supply chains and utilising local educational institutions.

Activity 9 - Take an anchor network approach to asset decarbonisation

West Lancashire Borough Council along with the members of the West Lancashire Partnership are facing shared challenges in the decarbonisation of the public estate. There are clear opportunities for collaboration and shared resources.

West Lancashire Partnership Low Carbon Working group

While the West Lancashire Partnership is a health focused partnership, it has clearly acknowledged healthcare contributes only around 10% to preventing early death, and the meaningful employment and good jobs with good terms and conditions play a critical role in improving population health. There is an opportunity for West Lancashire Partnership members to work together to share experiences, learning and approaches to asset decarbonisation with a focus on how this can support the local economy and improve local population health.

West Lancashire Partnership Low Carbon shared team

Moving beyond a working group, the West Lancashire Partnership could pool resources to support a shared low carbon team which could provide significant benefits, supporting additional local employment and re-spend in a shorter and better co-ordinated timeframe, in addition to carbon reductions faster than currently anticipated under business as usual. All institutions will need to conduct similar activities, from carrying out energy reviews of buildings, to devising heating system replacement programmes, energy management systems, and renewable energy feasibility to identify the potential on-site renewable energy generation across assets (Inc. wind, solar PV, Solar Thermal).

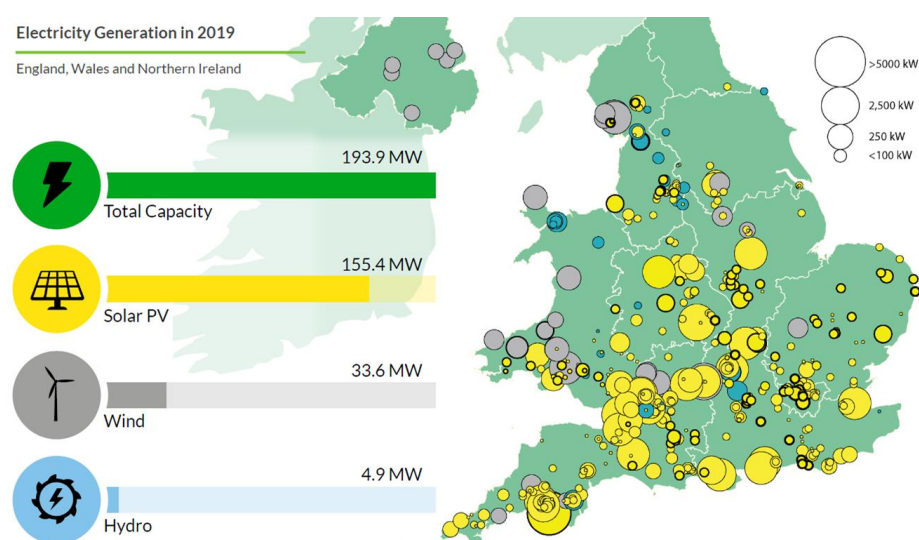
Develop place-based funding ask of government

There are immediate opportunities to secure funding to invest in low carbon infrastructure through the Public Sector Decarbonisation Scheme and other emerging funding streams announced in the Government's Net Zero Strategy. A shared asset decarbonisation team would provide the partners with the expertise and resource to bid for and access the capital investment needed to realise climate ambitions. Investment in carbon reducing infrastructure can also open up new revenue streams and commercial opportunities for the public sector in the long term. Any investment in a shared team should be considered with this in mind.

Building a decentralised energy system

In the UK, the energy system is predominantly centralised with centrally generated electricity and centrally distributed gas. Market rules, institutional arrangements, business models and social norms have made our energy system difficult to change, making the twin policy challenges of climate change and energy security more difficult to address.

A decentralised energy system would however offer a wealth of advantages, taking energy supplies away from major utilities and into the remit of local authorities and local communities. A decentralised energy system generates energy closer to the site of consumption, lowering carbon emissions, reducing transmission losses and building wealth in communities.



In 2018 the Council approved a 6-hectare ground mounted solar farm to the North West of Skelmersdale, providing electricity to the NSG Technical Centre. In this case, whilst the scheme was considered inappropriate development in the Green Belt and would involve the loss of high-grade agricultural land, on balance the benefits were considered to outweigh the harm, demonstrating the 'planning balance' that needs to be achieved. West Lancashire has a number of examples of district heating, with examples in sheltered housing schemes. A Combined Heat and Power (CHP) system serves a sheltered housing scheme of 40 dwellings also receives payments from the non-domestic RHI scheme. Air Source Heat Pump's (ASHP) have been installed in over 150 properties, and a feasibility study has been commissioned for a residential ambient heat loop.

Beyond these encouraging small scale examples, there has not been significant take-up of renewable and low carbon energy and a number of planning applications that have been brought forward have been refused. Green Belt, high grade agricultural land as well as ecological and landscape designations have been significant factors in reasons for refusals.

The NSG Technical Centre approval was able to demonstrate the use of the generated energy, supporting the sustainability of the scheme and its role in supporting a local institution. In achieving this 'planning balance', renewable and

low carbon energy projects need to demonstrate the benefits they provide to the local community and local businesses. One of the most direct way of doing this is to facilitate community ownership of projects so that the 'balance the benefits' clearly weigh in favour of development.

Activity 10 - Engage communities in energy transition

Given that among the most important factors influencing whether renewable and low carbon energy projects can come forward in West Lancashire, are the views of the local community (i.e., residents, businesses and other stakeholders), we would propose a range of strategies to engage local communities and empower them to take a lead role in the energy transition.

Empower local communities to engage in the agenda

The Skelmersdale Community Energy Association is nascent in its development trajectory, but has successfully applied for funds to undertake a feasibility study into potential for powering the town with renewable sources of energy. West Lancashire Borough Council should explore how it can support Skelmersdale Community Energy Association to build greater community buy in, and to start to stimulate the development of approaches in other parts of the borough.

West Lancashire Borough Council, working with VCSE sector partners and the local community should begin an open conversation about how the energy transition can be achieved while also building wealth in local communities. Working with the VCSE sector, made up of primarily small voluntary organisations, an assessment can be taken of where the energy and enthusiasm for the development of a community energy sector may lie.

While Skelmersdale is the largest urban area in the district, the communities of Ormskirk and Burscough can be supported to come together to explore how they can take control of the energy transition, as can the rural villages across the west and north of the district. West Lancashire Borough Council could support such a process by convening events alongside community partners, which bring together examples of good practice from the community energy sector, stimulating ideas and enthusiasm and demonstrating the art of the possible.

As a landlord, West Lancashire Borough Council should be seeking to empower its residents to understand the underlying issues with our centralised energy system and why the costs of energy are rising so fast and what alternative models could be developed. Oldham Energy Futures is an example of a project CLES has supported which has helped two deprived neighbourhoods to make key recommendations that will put their community on track for a low carbon future, one in which local people benefit from the solutions created.

Oldham Energy Futures

In Oldham Energy Futures Carbon Coop is supporting two neighbourhoods, Sholver and Westwood, to discover, shape, test and own plans & projects designed to transform their neighbourhood. The project seeks to engage local people to improve the power, heat and transport systems that serve them whilst also benefiting their neighbourhood. Putting citizens at the front and centre of decision making and planning in their local area is the key to kick starting a more democratic energy transition. The project is funded by ICLEI as part of Action Fund.

A group of 12 local representatives in each neighbourhood have come together alongside energy professionals and planners to share their local knowledge and expertise and develop a Local Energy Action Plans. The programme has provided a structured learning about energy issues and supported local people to make key recommendations that will put their community on track for a low carbon future, one in which local people benefit from the solutions created.

Oldham Energy Futures aims to empower Oldham communities to shape their future energy system, develop bespoke energy action plans, model how developing local energy systems can provide economic, environmental and social benefit for Oldham by locking in community ownership of new energy infrastructure, policy and practices. CLES are supporting the development of an Oldham Energy Futures toolkit to provide a model for neighbourhood energy action planning that places people at the centre of decision making, a toolkit that will be ready to be rolled out by local authorities, communities and wider anchor organisations.

Develop a focal point for an energy community

The energy transition is something all sectors of the community will need to engage with, residential homes, businesses and institutions will all need to be supported in the process. Having opened a conversation with these stakeholders we would propose developing focal points for this 'energy community'. Working with the VCSE sector, the library service and West Lancashire community centres, we would propose having a number of resource centres where residents and business owners can access information and support to reduce their own energy use/generate their own energy, but also get involved with their local community in developing collective solutions to the energy transition.. The development of the Skelmersdale Community Improvement District (CID) certainly aligns with this as a concept.

Energy Communities – European Commission definition

Energy communities organise collective and citizen-driven energy actions that help pave the way for a clean energy transition, while moving citizens to the fore. They contribute to increasing public acceptance of renewable energy projects and make it easier to attract private investments in the clean energy transition. At the same time, they have the potential to provide direct benefits to citizens by increasing energy efficiency, lowering their electricity bills and creating local job opportunities.

By supporting citizen participation, energy communities can help providing flexibility to the electricity system through demand-response and storage.

Energy communities offer a means to re-structure our energy systems by harnessing energy and allowing citizens to participate actively in the energy transition and thereby enjoy greater benefits.

Energy communities can take any form of legal entity, for instance that of an association, a cooperative, a partnership, a non-profit organisation or a small/medium-sized enterprise. It makes it easier for its citizens, together with other market players, to team up and jointly invest in energy assets. This in turn, helps contribute to a more decarbonised and flexible energy system, as the energy communities can act as one entity and access all suitable energy markets, on a level-playing field with other market actors.

https://energy.ec.europa.eu/topics/markets-and-consumers/energy-communities_en

Skelmsdale Community Improvement District (CID)

A post war new town, Skelmersdale in Lancashire was largely developed in the 1960s & 1970s and is served by the Concourse, a privately-owned, two-level shopping mall built in the 70s, and other smaller shopping areas serving different estates; the main focus will be Westgate, a single row of shops, and Digmaor Parade to the east of the town, both of them owned by the borough council. The pilot will see the community, the borough council and private owners working together to explore greater community ownership of businesses alongside community investment funding – the raising of non-transactional ‘community’ shares as a key source of funding for new businesses with explicit social objectives, and for existing businesses wanting to explore social ownership as a route to resilience and growth.

Reinvigorate neighbourhood planning as an approach

Empowering local communities and building engagement in energy communities will ultimately bring citizens into an engagement process with the local planning system. Navigating this system can be complex and frustrating for lay people to engage with. Neighbourhood planning, introduced by the Localism Act seeks “to hand power back to local communities” and as a tool to give people “the power to shape the future of their local area”. However, we know that neighbourhood planning has proved difficult for communities and has not been as successful in more urban, more deprived and more marginalized communities, those suffering most in the current energy crisis.

So far, West Lancashire Borough Council have received just one application for a neighbourhood plan, from Burscough Parish Council. An ‘energy community’ should be made aware of the ability to shape the local plan process through neighbourhood planning, and the planning team should track the development of the ‘Simpler Approach to Neighbourhood Planning’ pilots. This could be achieved through designating a neighbourhood planning champion who should work closely with the low carbon team.

Simpler Approach to Neighbourhood Planning pilot

The ‘Simpler Approach to Neighbourhood Planning’ pilot, overseen by the Department for Levelling Up, Housing and Communities, will support local councils to explore innovative ways to get even more people involved in community-led planning. Despite the benefits of creating a Neighbourhood Plan, currently less than 7% of existing plans are in the most deprived areas and only 5% are in urban areas.

<https://www.gov.uk/government/news/areas-selected-for-planning-pilots-for-deprived-communities>

Neighbourhood planning in a climate emergency

This guide to community engagement for low-carbon neighbourhood plans was written by the Centre for Sustainable Energy with funding from The Esmée Fairbairn Foundation and the endorsement of the Town & Country Planning Association. The publication, on its 3rd edition, explores the huge potential of neighbourhood plans to plan for and build a positive future for local communities, through addressing and responding to this, the most challenging issue of our times, climate change.

<https://www.cse.org.uk/downloads/reports-and-publications/policy/planning/renewables/neighbourhood-planning-in-a-climate-emergency-feb-2020.pdf>

Activity 11 - Support energy community infrastructure

Build internal capacity around the community energy sector

West Lancashire Borough Council, in developing a supportive platform for the growth of a community energy sector should first empower itself with the tools and resources to support the sector. Membership of Community Energy England,⁵ which is free, provides access to a range of resources, toolkits, case studies and networks to identify community energy projects and groups that could be learnt from closer to home.

Running between 2018 and 2022, mPOWER, a Horizon 2020 project facilitated a peer-to-peer learning programme among more than a hundred European local public authorities. They have produced an extensive set of guides which captured the knowledge and experience of the officers participating in the programme. The Building Energy Communities guide can provide some inspiration for establishing democratically owned and financed energy projects.⁶

‘When it comes to managing the energy transition the need for municipal level innovation has never been clearer’ - mPOWER

In building the councils Low Carbon team, to support the delivery of community energy ambitions, resources need to be made available to build internal skills and capacity to support the growth of a community energy sector, in partnership with local institutions (WLP), local businesses and local communities.

Take an active role in supporting Skelmersdale Community Energy Association

Skelmersdale Community Energy Association is in the early stage of its development and will be an important template for the borough as it grows further energy communities. The success or otherwise of the Skelmersdale Community Energy Association will be dependant on the support and advice it receives in this formative period. We would suggest that Skelmersdale Community Energy Association should be supported by West Lancashire Borough Council with officer support to enable it to grow and develop a sustainable ownership model.

⁵ <https://communityenergyengland.org/pages/local-authorities>

⁶ <https://municipalpower.org/best-practice-guides/>

Plymouth Energy Community (PEC)¹

PEC, established in 2014, empower the community to create a fair, affordable, zero carbon energy system with local people at its heart. They are a charity and a social enterprise, with a cooperative ethos. Plymouth Council had a distinct interest in the success of the project and provided seed funding to support its establishment and transition to a Community Benefit Society.

The company was structured in a way that allowed it to offer energy advice and energy efficiency work alongside its sister company, 'PEC Renewables', which was set up for asset ownership to deliver renewables projects.

PEC built the Ernesettle Community Solar farm in 2016 on council land that could not be developed or farmed. The land was transferred to the Four Greens Community Trust (FGCT) to develop a solar array. PEC generate income from the energy generation (with surplus helping to fund fuel poverty work) and pay FGCT an annual rent for the land (£18k in year one, then index linked in following years).

The combination of PEC and FGCT were crucial in obtaining local support for the solar array, and the two have continued to build trust in the local community. This relationship means that the council can now work with PEC and FGCT to deliver further projects, with a focus on supporting Plymouth's efforts to decarbonise the local transport system.

PEC has grown significantly since its establishment and is working with the council to make local renewable energy generation work for local people and businesses. They are exploring the potential of a private wire to provide electricity to a Southwest Water treatment works and have developed a local authority toolkit on synthetic Power Purchase Agreements, which helps councils to purchase energy directly from renewable energy generators (such as community energy projects).

Provide a supportive platform to grow the community energy sector

In building local energy communities, the council (and other public sector institutions) need to consider how they can provide a supportive platform to sustain and grow the community energy sector.

A West Lancashire Partnership wide recyclable community energy fund would help local initiatives get off the ground, with feasibility stages often the most difficult to fund. This could be viewed as an investment in securing future clean energy sources for institutions at current rates, providing greater certainty on future supply costs.

A clear policy which provides a route to market for community-owned generation should be developed, with a meaningful commitment to buy community-owned energy that is generated in West Lancashire, agreeing a price for the energy at an early stage before the infrastructure is built, limiting financial risks.

As the tools for a decentralised energy system develop over the coming years, West Lancashire Borough Council should ensure that community energy is placed at the heart of the agenda, from the digitalisation and the roll-out of Smart Local Energy Systems and Local Area Energy Planning,

Bristol City Council (BCC)

BCC winner of the Community Energy Local Authority Awards in 2019, has positioned itself as a facilitator when it comes to community energy and was recognised in the It does its best to support projects through to fruition; whether through investment in a community energy opportunity (as demonstrated at the Lawrence Weston Solar Farm), by helping groups navigate the council's decision pathways or getting community voices heard.

In 2018, BCC was the first UK council to declare a climate emergency. It has developed strong links with many different organisations across the city which in turn has provided additional connections and relationships with many of these members. BCC has also supported the Bristol Energy Cooperative, having worked with them to deliver solar projects on BCC assets over a number of years.

The Bristol City Council Energy Service is creating a clean energy strategy to benefit local communities, helping over 2,000 private and council-owned homes to become warmer, delivering a multimillion-pound solar investment programme on corporate and community buildings and establishing the best-practice recyclable Bristol Community Energy Fund, to support local community groups with sustainability and energy efficiency projects.

<https://www.bristol.gov.uk/policies-plans-strategies/the-energy-service>

Activity 12 - Enable a community owned decentralised energy system

Give clear support to community owned or led energy projects in the local plan

As the new Local Plan is developed and adopted, it should provide a policy which supports and encourages community energy schemes to come forward. The West Lancashire Low Carbon & Renewable Energy Study⁷ identified the need to develop community buy-in which would be addressed by building energy communities (as detailed above).

The study recommends a policy which supports and encourages 'locally connected' renewable and low carbon energy schemes, which provides a 'positive hook for potential energy developers looking to bring forward locally connected schemes that will benefit the community'. Evidencing the clear benefits to the community through ownership models that put wealth back into communities

Cornwall Local Plan - Policy 14

Support will be given to renewable and low carbon energy generation developments that:

- a. are '*led by*', or '*meet the needs of*' local communities; and
- b. create opportunities for colocation of energy producers with energy users, in particular heat, and facilitate renewable and low carbon energy innovation.

When considering such proposals, regard will be given to the wider benefits of providing energy from renewable sources, as well as the potential effects on the local environment; including any cumulative impact of these proposals.

'Led by' local communities

The proposed development has community involvement at the heart of the project's development process. Examples include:

- Proposals which are conceived in partnership between a community organisation and a developer (commercial or non-profit), or another party;
- Proposals which are supported, or promoted by a community at the planning or pre-planning stage.

'Meets the needs' of local communities

The proposal is capable of producing social, economic or environmental benefits which are inclusive and accessible to all within the local community over the lifetime of the project.

Examples of such benefits include:

- Community ownership and control over renewable energy assets (and their energy and financial outputs);
- The generation of surpluses which can be spent by the local community;
- Cheaper and more secure local energy supply (which could be achieved through measures such as deployment of smart energy management technologies, energy storage and through community controlled energy supply);
- Benefits to the local environment which are identified and desired by the local community.

⁷ <https://www.westlancs.gov.uk/media/545133/20190522-final-lcre-study.pdf>

can support a tipping of the 'planning balance' in favour of development.

Identify a pipeline of renewable energy sites

The West Lancashire Low Carbon & Renewable Energy Study indicates a need to develop a pipeline of suitable areas for wind and ground mounted solar schemes. West Lancashire Borough Council is currently investigating the suitability of council owned land for a solar farm development. Initial investigations indicate an identified area of Council land could accommodate a 7MW solar PV installation which would have the potential to generate over 6.1million KWh of renewable electricity per year, giving annual savings of 1,462 tonnes of CO₂e, however it is unclear to what extent the community may benefit from this proposed development and the wealth it will build.

A number of sites (4) have been identified as least constrained opportunity areas for wind turbine schemes. In the current planning context, community wind farms present an advantage over commercially developed projects because they have more scope to comply with the 2015 ministerial statement, which states: 'A proposed wind energy development involving one or more turbines should not be considered acceptable unless it is in an area identified as suitable for wind energy development in the development plan; and, following consultation, it can be demonstrated that the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing.'

West Lancashire Borough Council, through its role in the West Lancashire Anchor Network (suggested above) should collate an understanding of renewable energy potential on partners land and property, which can then be connected to the emerging community energy sector to deliver on. In opening a conversation with the community about energy transition, a call for sites can be opened up to identify community owned buildings, churches and private buildings that would

PowerPaired

A new, free online platform which provides a matchmaking service to bring together community energy groups and the owners of sites with potential for renewable energy generation. Created by sustainability NGO Forum for the Future, over 100 assets are already on offer from organisations such as the National Grid alongside churches, schools, offices and other sites across the UK that could potentially host a community-owned renewable energy project.

<https://www.powerpaired.org>

be willing to host a community-owned renewable energy project.

Develop a renewable energy funding approach

In delivering the ambitions of the Climate Strategy while building a community energy sector which builds community wealth, a detailed and continuous assessment of the funding landscape will need to be developed. There are a series of large-scale funds coming through to local authorities to support national goals in local regeneration, the retrofit of public buildings, and fuel poverty alleviation, and we would anticipate these growing over time as the timeframe for meaningful action shrinks and our climate targets get ever closer.

West Lancashire Borough Council can take advantage of the added benefits offered by community energy partnerships, while delivering on needed goals of reaching net zero and supporting local jobs and businesses. The Shared Prosperity Fund, Levelling Up Funding, the Public Sector Decarbonisation Scheme III, the Rural Community Energy Fund (RCEF), the Social Housing Decarbonisation Scheme and the Home Upgrades Scheme all need to be understood in the context of West Lancashire, understanding who is eligible for what and under what conditions.

In addition to central government funds, many local authorities are now looking to raise their own finance through innovative financial instruments such as Community Municipal Investments (CMIs), essentially climate bonds that allow retail investors to make a positive impact on the climate crisis. CMI's offer a powerful tool to allow councils all over the UK to accelerate their net zero plans. As well as offering a competitive alternative source of funding, they can also create real engagement with citizens and build the 'energy community' described above. The Bauman Institute at Leeds University has produced a useful 'Financing For Society Local Authority Guide',⁸ which assesses the suitability of crowdfunding for the public sector.

Community owned energy companies can also employ crowd funding mechanisms to raise the capital for renewable energy projects. Community share offers have become an important method also.

Abundance CMI case study - Camden

The Camden Climate Investment is looking to invest in directly fund local climate projects, including the installation of 80 further electric vehicle charging points to encourage residents to switch to electric vehicles, replacement of the Council's fleet of diesel and petrol vehicles with green alternatives, installing solar panels on public buildings to reduce carbon emissions and the cost of electricity.

The investment gives people the opportunity to get involved in and support projects in the Climate Action Plan. The investment offers a return of 1.75% interest per year fixed, before tax with the original investment back after five years.

Community Wealth Building Action Plan

Aim 1: Embedding a CWB approach in West Lancashire

	Lead	Timeframe (indicative start)
Activity 1 - Embed community wealth building as a driver of organisational transformation		
Steer CWB strategy document through council approval processes	Director of Transformation, Housing & Resources	Spring 2023
Identifying a designated CWB lead member	Director of Transformation, Housing & Resources	Spring 2023
Formalise oversight of CWB within the new political governance framework	Director of Transformation, Housing & Resources	July 2024
Establish an officer working group/board	Economic Development & Regeneration Manager	Spring 2023
Activity 2 - Embed community wealth building as the guiding principle of council strategy		
Incorporate CWB principles in the refresh of the local economic development strategy	Head of Wellbeing & Place	Ongoing
Review all council strategies upon refresh against CWB principles where appropriate	CMT	Ongoing
Create capacity within the Council to take this work forward	CMT	Ongoing

Activity 3 - Build support and motivation for the CWB programme externally

Develop a West Lancashire Anchor Network

Economic Development &
Regeneration Manager

October 2023

Aim 2: Building a more generative local economy

	Lead	Timeframe
Activity 4 - Developing an approach to progressive procurement		
Develop understanding of West Lancashire Borough Council supply chain	Procurement Manager	December 2023
Create social value policy and framework, including bespoke local monitoring approach	Procurement Manager	August 2023
Activity 5 - Supporting & growing local enterprise		
Build supplier intelligence	Procurement Manager	Commencing April 2023
Develop anchor network procurement pipeline	Procurement Manager	Once Anchor Network formulated (Activity 3)
Removing barriers to public procurement	North West Lancashire Chamber of Commerce	Upon completion of supplier intelligence raising (Activity 4)

Aim 3: Driving a just, low carbon transition

	Lead	Timeframe
Retrofitting the built environment		
Support the existing local retrofit sector		
Develop a detailed understanding of the local business base	Economic Development & Regeneration Manager	Ongoing
Support existing firm base to access local opportunities	Procurement Manager	
Support the existing firm base to recruit locally	More Positive Together Team	
Explore models of co-operation	Procurement Manager	Initiate November 2023
Grow the local retrofit sector		
Develop a strategic view of new firm requirements	Officer working group	Autumn 2023
Develop a detailed understanding of the skills gaps		Spring 2024
Work with local skills providers to develop skills pipelines		Ongoing
Inspire younger people to pursue careers in retrofit		
Develop a market for the local sector		
Programme the retrofit of West Lancashire Borough Council's public estate	Head of Housing Services	Autumn 2023
Programme the retrofit of West Lancashire council owned housing		Autumn/Winter 2023
Review Asset Intelligence Model in light of energy crisis		Ongoing
Harness social value commitments to further support and grow the sector		
Take an anchor network approach to asset decarbonisation		
Establish a West Lancashire Partnership Low Carbon Working Group	Environmental Sustainability Manager	Once Anchor Network formulated

Explore the potential of setting up a West Lancashire Partnership Low Carbon shared team		
Explore the potential of developing place-based funding ask of government		

	Lead	Timeframe
Building a decentralised energy system		
Engage communities in energy transition		
Empower local communities to engage in the agenda	Environmental Sustainability Manager	Ongoing
Explore the potential of developing a focal point for an energy community		
Reinvigorate neighbourhood planning as an approach	Planning Services Manager	Track government pilot
Build an energy community support infrastructure		
Build internal capacity to support the community energy sector	Environmental Sustainability Manager	Spring 2024
Take an active role in supporting Skelmersdale Community Energy Association		Ongoing
Provide a supportive platform to grow the community energy sector		
Build a community owned, decentralised energy system		
Give clear support to community owned or led energy projects in the local plan	Planning Services Manager	By 2024
Identify a pipeline of renewable energy sites		

Review the potential of developing a renewable energy funding approach	Environmental Sustainability Manager	To be agreed
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Appendix 1: Community Wealth Building Narrative for Leisure Services Contract

Introduction

West Lancashire Borough Council are currently in the process of procuring their Leisure Services Contract for the next ten years. As well as seeking a supplier that will deliver an effective and efficient service, they are also seeking one which will deliver wider benefits for the West Lancashire economy and its people and contribute towards addressing wider social and environmental challenges. Running parallel to the procurement, the Centre for Local Economic Strategies (CLES) are also working with West Lancashire Borough Council to produce a Community Wealth Building Strategy – a mechanism through which economic development can be shifted to bring more cooperation between local institutions and bring maximum benefit for the West Lancashire economy and its people.

This short document therefore seeks to align the Leisure Services procurement and the emerging Community Wealth Building Strategy by developing a narrative about Community Wealth Building that can be included in the tender documentation and potentially utilised in future procurements at the Council and other Anchor Institutions. It also details some common considerations for West Lancashire Borough Council when evaluating responses to questions in procurement around Community Wealth Building/Social Value.

The Draft Narrative

As part of every procurement exercise that it undertakes, West Lancashire Borough Council seeks to realise the best possible price for the goods, services or works which they are looking to buy and ensure that the chosen supplier has suitable experience and history in providing good quality and similar goods, services or works. West Lancashire Borough Council also seeks to ensure that the chosen supplier will bring benefits for the West Lancashire economy and its people and contribute towards addressing wider social and environmental challenges.

We call this approach to delivering wider benefits Community Wealth Building and it applies as much to our internal behaviour as a Council as it does to our expectations of suppliers delivering contracts on our behalf. Community Wealth Building seeks to ensure that everything we do as a Council brings maximum economic, social and environmental benefit for our residents. So, this means:

- Engaging with and supporting local West Lancashire businesses to develop and grow and improve levels of employment, skills and health and well-being.
- Where possible, supporting those residents from more deprived parts of West Lancashire into employment opportunities at the Council and other key local Institutions.

- Having procurement processes which enable suppliers to demonstrate how they will contribute towards our Community Wealth Building objectives and in turn deliver Social Value in the delivery of contracts.
- Managing our land and Council owned assets in a way that enables use by local Voluntary, Community and Social Enterprise Sector organisations.
- Using our finances in a way that benefits West Lancashire people and not in a way where wealth is extracted for the benefit of distant shareholders.
- Supporting more generative businesses (such as Cooperatives and Social Enterprises) to develop and shift the ownership model of our economy.
- Through our procurement processes and our weighting around Social Value of 10%, we also expect businesses and other organisations to contribute towards and support the Council to deliver upon these Community Wealth Building principles and objectives. So, we expect suppliers to:
 - Think about their own supply chains for the delivery of the contract and demonstrate the extent to which their own suppliers and sub-contractors are based in West Lancashire and utilise West Lancashire labour in their workforces.
 - Think about their own direct workforce and demonstrate the extent to which they are from West Lancashire (and particular deprived neighbourhoods) and also showcase policies and practices they have in place around ethical employment (Living Wage) and workplace health and well-being.
 - Think about Social Value and demonstrate how in addition to the delivery of the contract they are going to deliver a range of other benefits for the West Lancashire economy and its people and in turn address social and environmental challenges. These additional benefits could include: the creation of new jobs and apprenticeships, volunteering in the local community, improving the skills of the local future workforce, and reducing the distances goods travel.
 - Think about their own land and assets and demonstrate how they can be utilised for community activity during the delivery of the contract.
 - Think about their own supply chains and demonstrate the extent to which they work with Small to Medium Sized Enterprises (SMEs), Cooperatives and Social Enterprises, for example.

As part of this procurement opportunity around {ADD NAME OF CONTRACT}, we would anticipate that potential suppliers respond to the following questions around Social Value:

{ADD QUESTION}

{ADD QUESTION}

{ADD QUESTION}

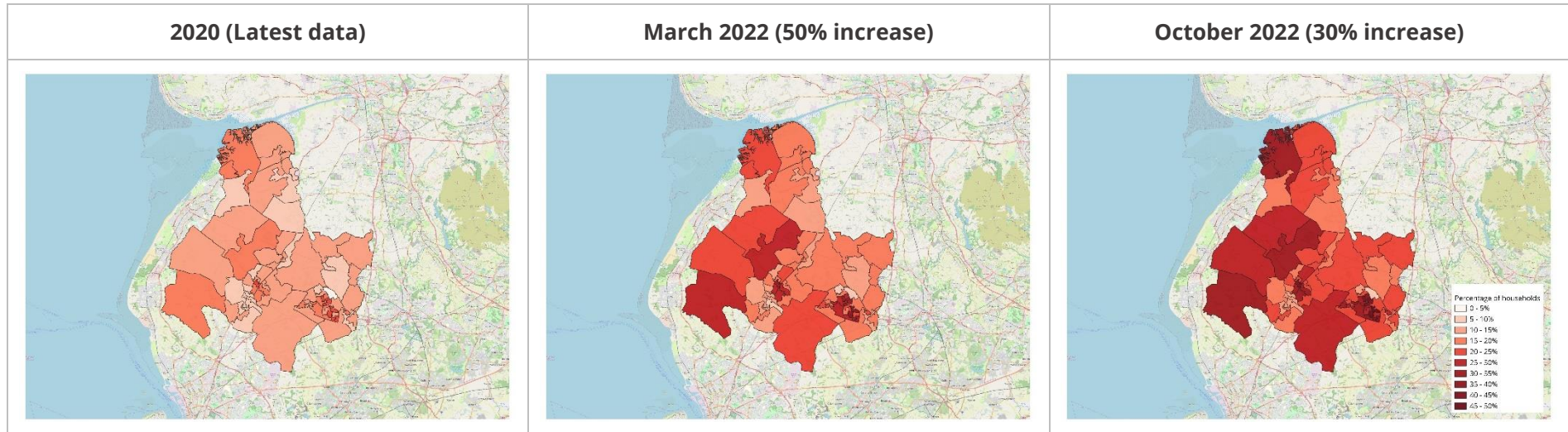
Common considerations when evaluating for Social Value

Local authorities are increasingly weighting procurements with a specific Social Value weighting (often upwards of 10%). However, they often face challenges in evaluating responses, as responses from potential suppliers can be subjective, and can often look very similar. The

following therefore sets out some key consideration for service managers/commissioners and procurers when designing and evaluating Social Value questions and responses:

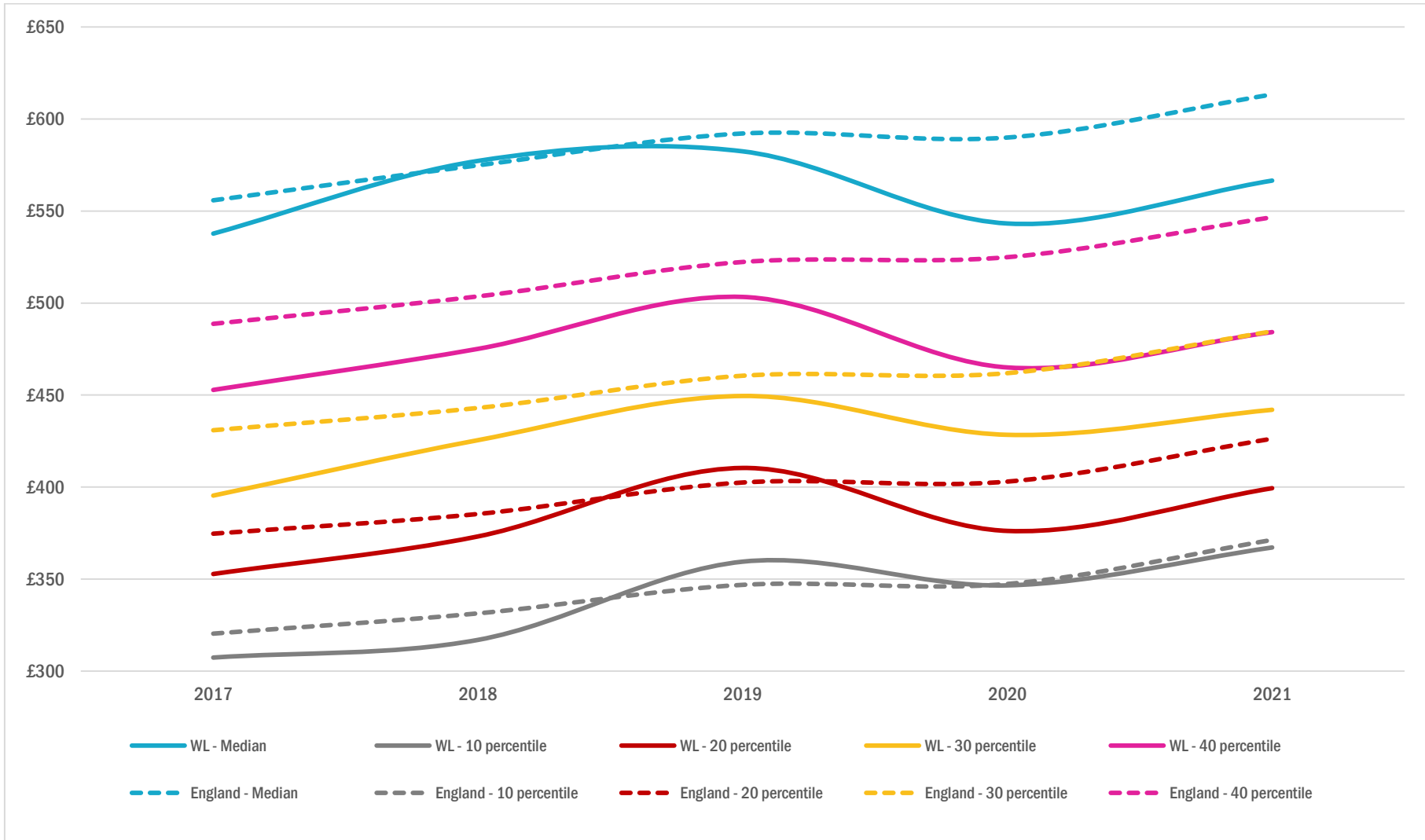
- Make sure the outcomes are clear – the first consideration is to make sure you are clear as a Council exactly what you want to achieve around Social Value. This means having a clear and well defined set of outcomes that you want to achieve and a robust Social Value Procurement Policy and Framework.
- Make sure the questions you ask are specific – the second consideration is to make sure that you ask specific questions around Social Value and that link directly back to the outcomes detailed in the first consideration. DO NOT ask ‘what Social Value are you going to create as part of this contract’. DO ask ‘how many jobs are you going to create’, ‘how long will these jobs be for’, ‘what opportunities will there be for progression’, ‘where are you going to recruit from for these jobs’.
- Make sure you don’t evaluate what a potential supplier is doing already – the whole point of Social Value is that suppliers deliver additional economic, social and environmental benefits for your place. Whilst it is good to understand the Social Value activities they are already undertaking, for the purposes of evaluation it has to be relevant to the good, service or work you are procuring and it has to be additional to what a supplier would be doing anyway.
- 1 Apprenticeship may be better than 5 – evaluation cannot just be done on a purely quantitative basis with potential suppliers offering 5 apprenticeships scoring more than those offering 1. The quality and timeframe of these apprenticeships need to be explored in more depth as part of the evaluation process which is why you need to ask specific questions.
- The Social Value offer needs to be measurable – a Social Value response, much like timeframe and budget responses should be binding in the contract with the successful supplier and should be contract managed during delivery. This means that during evaluation you need to explore whether the Social Value offer by each supplier is measurable – will the supplier be able to monitor outputs, outcomes, and impacts.

Appendix 2: Fuel poverty in West Lancashire



Weekly earnings (full time) - West Lancashire vs England

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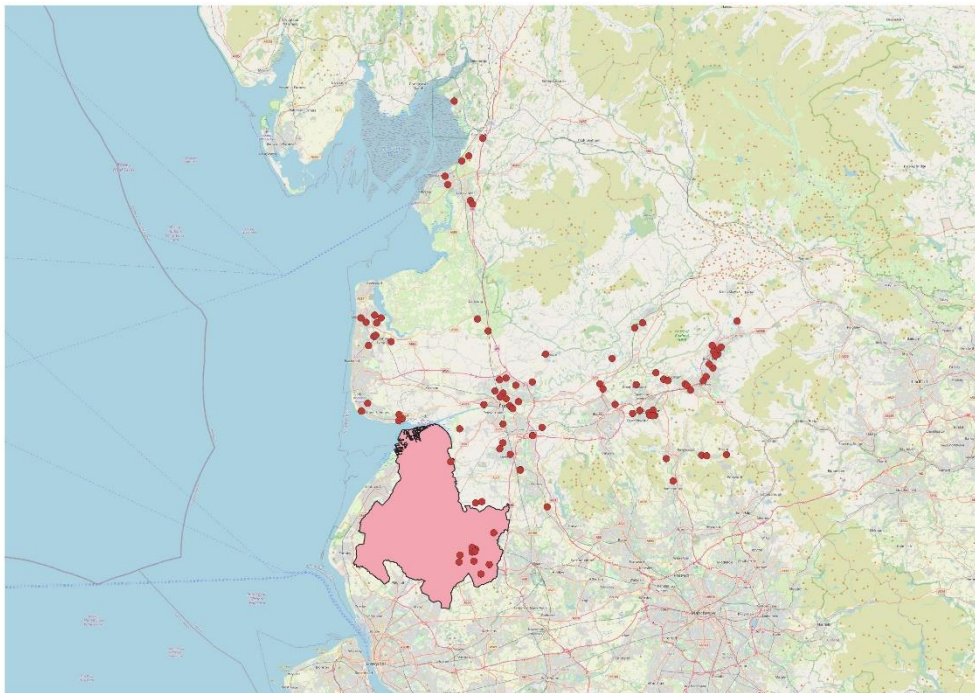


Source: Annual survey of hours and earnings - resident analysis

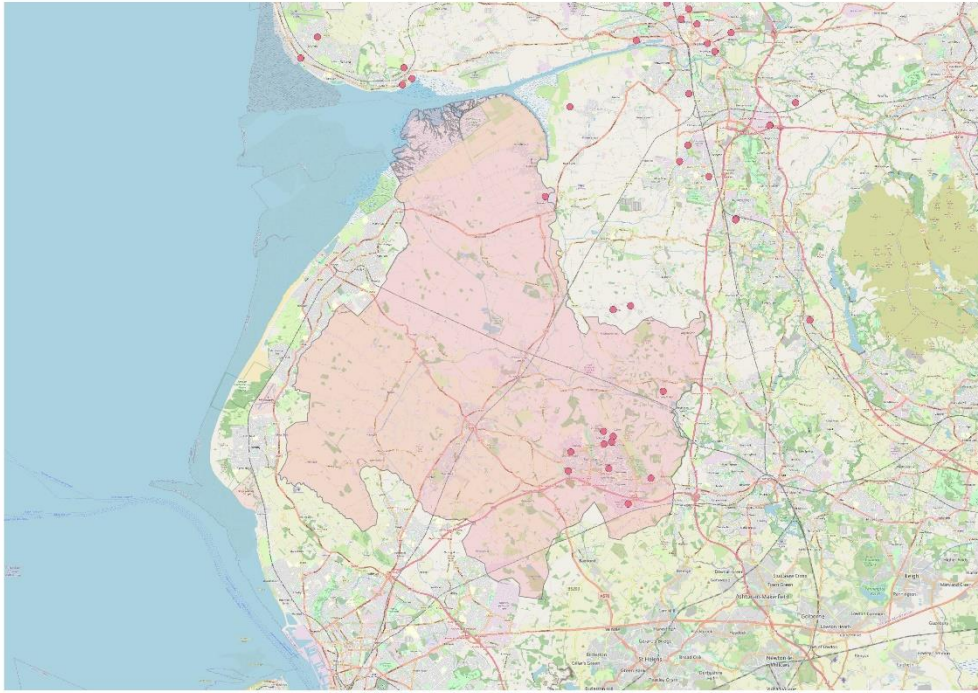
Appendix 3: Local retrofit sector

Lancashire has 151 TrustMark⁹ registered suppliers in a range of retrofit sectors, however only 11 of these are based in West Lancashire.

Lancashire based TrustMark accredited suppliers	No.
Retrofit Assessor/Co-ordinator	73
Insulation (Wall/Roof/Floor)	26
Heating Engineers	19
Air Source Heat Pump Installers	10
Ground Source Heat Pump Installers	7
Solar Panel Installers (PV)	6
Solar Panel Installers (Thermal) [MCS]	4
Energy Efficient Glazing and Doors	3
Draught Proofing	1
Wind Turbine Installers [MCS]	1
Biomass Boiler Installers [MCS]	1

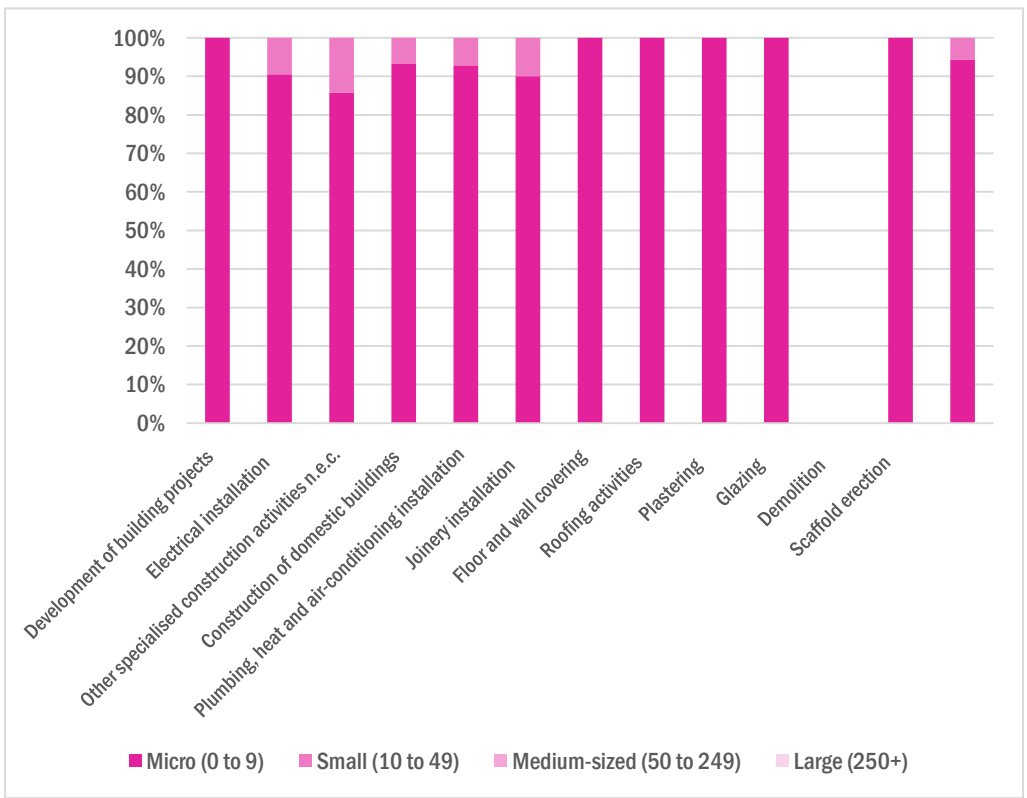
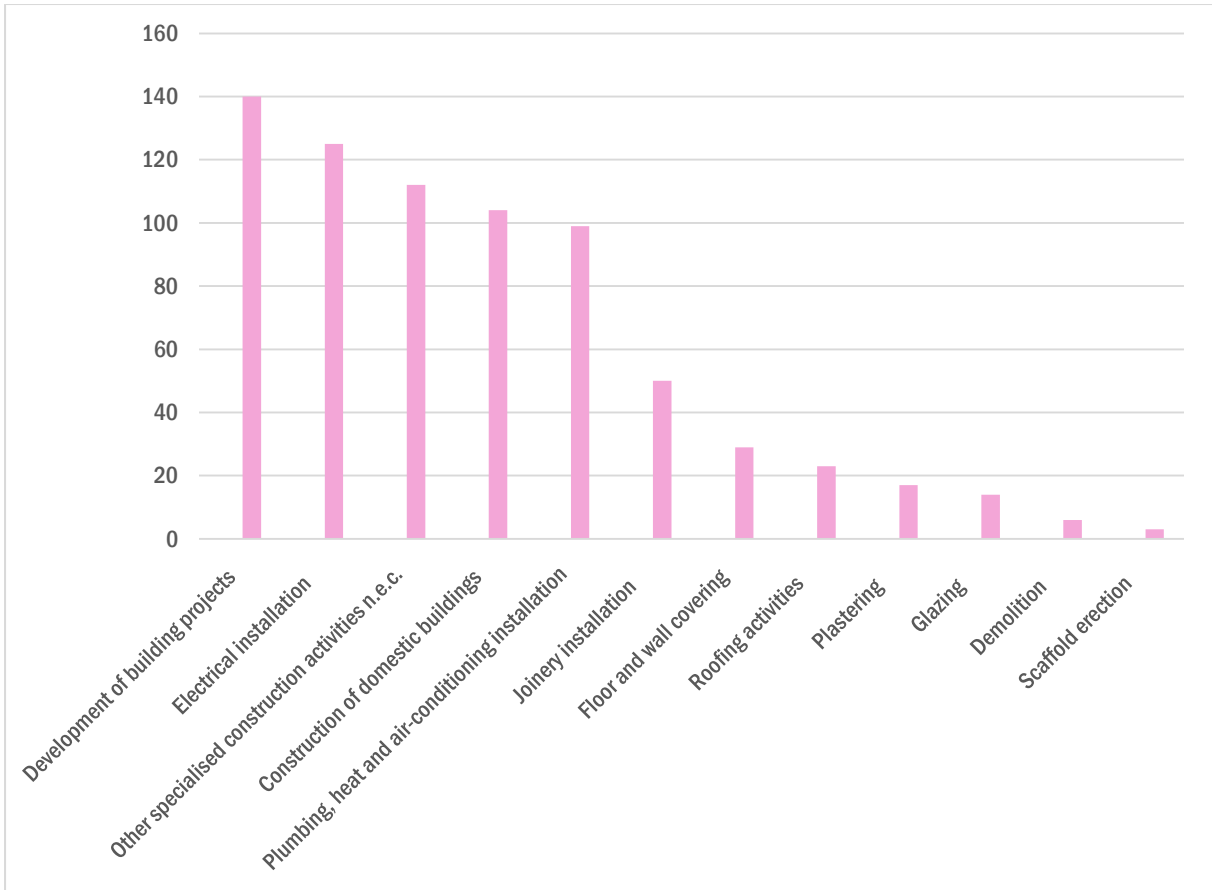


⁹ TrustMark is a Government Endorsed Quality Scheme covering work a consumer chooses to have carried out in or around their home.



	Air Source Heat Pump Installers	Ground Source Heat Pump Installers	Heating Engineers	Retrofit Assessor/Co-ordinator	Solar Panel Installers (PV)	Solar Panel Installers (Thermal)
Amy Mansfield				Y		
Benjamin Burke				Y		
David Goodier				Y		
David Jones				Y		
GE National	Y		Y		Y	
Huyton Plumbing & Heating Limited	Y				Y	Y
Kevin Cassidy				Y		
Laura Sallery				Y		
Michael Penman				Y		
Plum-UK Limited	Y	Y				
Stephen Edwards				Y		

While the TrustMark database indicates a small specified retrofit sector locally, exploring the West Lancashire business base, we have identified 722 West Lancashire businesses who operate in what you would identify as 'retrofit' sectors. These are overwhelmingly micro enterprises, with 93% of these businesses employing under 10 people and the remaining 7% of businesses employing between 10 and 49 people. There are no medium sized or large business in these 'retrofit' sectors based in West Lancashire. These construction based firms may have the potential to develop retrofit specialisation and support deep retrofit activities locally.





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Equality Impact Assessment Form



Corporate Services: Transformation Housing and Resources	Service: Economic Regeneration
Completed by: C Twomey	Date: 20th March 2023
Subject Title: Community Wealth Building Strategy	
1. DESCRIPTION	
Is a policy or strategy being produced or revised?	<i>*delete as appropriate</i>
Is a service being designed, redesigned or cutback:	No
Is a commissioning plan or contract specification being developed?	No
Is a budget being set or funding allocated:	No
Is a programme or project being planned?	Yes
Are recommendations being presented to senior managers and/or Councillors:	Yes
Does the activity contribute to meeting our duties under the Equality Act 2010 and Public Sector Equality Duty (Eliminating unlawful discrimination/harassment, advancing equality of opportunity, fostering good relations)?	No
Details of the matter under consideration:	The approval a community wealth building strategy
<p><i>If you answered Yes to any of the above, go straight to Section 3</i></p> <p><i>If you answered No to all the above, please complete Section 2</i></p>	
2. RELEVANCE	
Does the work to be carried out impact on service users, staff, or Councillors (stakeholders):	<i>*delete as appropriate</i>
<p>If yes, provide details of how these impacts on service users, staff, or Councillors (stakeholders):</p> <p><i>If you answered Yes go to Section 3</i></p>	
<p>If you answered No to both Sections 1 and 2 provide details of why there is no impact on these three groups:</p> <p><i>You do not need to complete the rest of this form.</i></p>	
3. EVIDENCE COLLECTION	
Who does the work being carried out impact on, i.e., who is/are the stakeholder(s)?	The strategy potentially positively impacts on economically active/those about to become economically active within West Lancashire and beyond. The recipients of services from WLBC
If the work being carried out, relates to a	See Above.

universal service, who needs or uses it most? (Is there any group affected more than others)?	
Which of the protected characteristics are most relevant to the work being carried out? Age Gender Disability Race and Culture Sexual Orientation Religion or Belief Gender Reassignment Marriage and Civil Partnership Pregnancy and Maternity	<i>*delete as appropriate</i> Yes Yes Yes Yes Yes Yes Yes Yes Yes
4. DATA ANALYSIS	
In relation to the work being carried out, and the service/function in question, who is actually or currently using the service and why?	It is considered that this impacts on the whole range of protected characteristic. The greatest impact is likely to be on those in training, education and of working age
What will the impact of the work being carried out be on usage/the stakeholders?	The implementation of the strategy is likely to create economic growth within West Lancashire which will lead to training opportunities and job creation for people of working age.
What are people's views about the services? Are some customers more satisfied than others, and if so, what are the reasons? Can these be affected by the proposals?	The strategy outlines the framework for achieving community wealth building. Some elements of the strategy directly impact citizens, community engagement will form a key part of developing these areas.
What sources of data including consultation results have you used to analyse the impact of the work being carried out on users/stakeholders with protected characteristics?	Census Data Council strategies and policies The strategy outlines a number of data sources identified by the Centre for Local Economic Strategy
If any further data/consultation is needed and is to be gathered, please specify:	Consultation will be undertaken prior to the development of key elements of the strategy
5. IMPACT OF DECISIONS	
In what way will the changes impact on people with protected characteristics (either positively or negatively or in terms of disproportionate	The strategy will focus on creating a more generative economy in West Lancashire. As

impact)?	such, people who are of an economically active age or about to become economically active will be positively impacted through an increase in opportunities
6. CONSIDERING THE IMPACT	
If there is a negative impact, what action can be taken to mitigate it? (If it is not possible or desirable to take actions to reduce the impact, explain why this is the case (e.g., legislative, or financial drivers etc.).	See above in 5.
What actions do you plan to take to address any other issues above?	No further actions on equality impact need to be taken.
7. MONITORING AND REVIEWING	
When will this assessment be reviewed and who will review it?	The EIA will be reviewed in line with the review of the strategy.



CABINET: 27th June 2023

Report of: Corporate Director of Transformation, Housing & Resources

Relevant Portfolio Holder: Councillor G Dowling

Contact for further information: Christine Whittle (Extn. 3336)
(E-mail: Christine.whittle@westlancs.gov.uk)

SUBJECT: LOCAL PLAN 2040 – CONSULTATION FEEDBACK ON ISSUES & OPTIONS CONSULTATION

Wards affected: Borough wide

1.0 PURPOSE OF THE REPORT

1.1 To inform Cabinet of the feedback received through the Local Plan 2040 Scope, Issues and Options consultation which ended in January 2022 and endorse the publication of the two Consultation Feedback Reports so that all interested parties can review what comments have been submitted to the Council.

2.0 RECOMMENDATIONS TO CABINET

2.1 That the Consultation Feedback Report on the Local Plan 2040 Scope, Issues and Options consultation (provided at Appendix A) be noted and endorsed.

2.2 That the Consultation Feedback Report on the Strategic Housing and Employment Land Availability Assessment, 2021 (provided at Appendix B) be noted and endorsed.

2.3 That the next steps in the Local Plan 2040 preparation process set out at Section 4.0 of this report are noted.

3.0 CURRENT POSITION

3.1 The Local Plan 2040: Scope, Issues and Options public consultation ran for ten weeks (four weeks longer than the statutory requirement) from 18 November

2021 to 27 January 2022. This was carried out under Regulation 18 of the Town and Country Planning (Local Planning) Regulations 2012. The main consultation document(s) comprised the "Local Plan 2040 Scope, Issues and Options consultation" paper which covered the following topics:

1. Scope
2. Portrait of West Lancashire
3. Issues
4. Vision
5. Objectives
6. Indicators
7. Policy Areas

3.2 The summaries of comments received to this main consultation are included in Appendix A. The main paper was consulted on alongside an update to the Strategic Housing and Employment Land Availability Assessment (SHELAA) 2021. Summaries of site specific comments made to the SHELAA are provided in a separate report (see Appendix B).

3.3 As this consultation took place whilst some Covid restrictions remained in place, the consultation was adapted from the usual procedure, including greater use of digital and online engagement. The consultation involved several strands of public and stakeholder engagement, which included the following:

- A dedicated set of Local Plan webpages on the Council's website
- Online Survey for respondents to engage with, and respond to, the consultation material; the survey was based on the main consultation document and was conducted using the Council's "West Lancashire....Your Voice" digital engagement platform
- Leaflet distribution and Press adverts
- Letters / Emails to all contacts on the Local Plan consultation database, including reminder emails sent throughout the duration of the consultation
- Briefings for All Council Members and for Parish and Town Councils
- Engagement with student population at Edge Hill University, including attendance at Edge Hill University Sustainability Festival
- Virtual consultation meetings
- Unstaffed exhibitions and online exhibition
- A Developers Forum
- Engagement with local businesses
- Duty to Co-operate meetings with Neighbouring Authorities

3.4 The consultation went well, with active engagement from the public and stakeholders in the process. A total of 232 individuals and organisations responded to the Scope, Issues and Options consultation, generating several hundred separate comments on a variety of topics. The majority of respondents used the online survey tool to submit their consultation. In a small number of cases, respondents sent in separate written feedback, and these were added to comments received online.

3.5 The Consultation Feedback Report provided at Appendix A sets out a summary of responses received from all aspects of the consultation exercise but the

following gives an indication of some of the key messages and themes emerging from the consultation:

- Protection of Green Belt
- Protection of Grade 1 Agricultural Land for food security and climate change
- Priority to be given to brownfield development, over greenfield
- Climate change and sustainability should be a top priority of the Plan
- Flood Risk and water management concerns
- Affordable housing and homes for older people
- Importance of biodiversity and habitats
- Traffic and congestion concerns
- Need for infrastructure to serve new development / strain on existing services and infrastructure
- Developers and housebuilders generally supportive of the Plan approach and encourage growth

3.6 At the current time, the priority is to publish the comments received through the consultation so that all interested parties are aware of the nature of the feedback that the Council has received. As such, the Feedback Report does not include any Council response to the comments received, particularly as the purpose of the consultation was to gather initial views and did not set out specific proposals which could be commented on. It is important to publish this as soon as practicable because, while the formal consultation on the Scope and Issues and Options is now closed, Regulation 18 of the Local Planning Regulations covers the whole preparation of the Local Plan until Publication stage. Councils preparing a Local Plan are open to receiving and considering any comments submitted throughout the preparation of the Local Plan, even those received informally outside of formal consultation periods. The publication of the Consultation Feedback Report is important to maintain the transparency of the process and stimulate further dialogue with stakeholders.

3.7 As the Plan goes through the next stages of preparation, the Council will need to demonstrate how it has taken responses to previous consultations into account and how these have informed the contents of the next version of the Plan to be consulted on. In later feedback reports (produced after the next public consultation), the Council will respond collectively to each issue that has been raised. These will be published and will eventually form part of the submission to the Planning Inspectorate to be considered as part of the Local Plan Examination.

4.0 NEXT STEPS

4.1 Officers are now preparing a Preferred Options version of the new Local Plan. This will involve close working, and regular meetings, with the Portfolio Holder for Planning as well as updating and briefing Cabinet and Members in general at appropriate times on the progress of, and proposals for, the Preferred Options.

4.2 The preparation of the Preferred Options will, firstly, involve establishing the preferred Strategic Development Option for the housing and employment land requirement, the agreed period the Local Plan should cover and how the housing

and employment land requirement should be distributed across the Borough. This can then lead to an assessment of potential site allocations to identify what land should be allocated for development to deliver the preferred Strategic Development Option. Alongside this, specific policies will be drafted to address relevant topics and issues, drawing on the specific feedback received in the recent consultation on each topic/issue and on the latest evidence available to the Council on that topic/issue.

- 4.3 As such, there is a great deal of work involved in preparing the Local Plan Preferred Options and so it is not anticipated that the final draft Preferred Options document will be brought to Cabinet for their consideration until later in 2023, after which public consultation on the Preferred Options will be able to take place.

5.0 SUSTAINABILITY IMPLICATIONS

- 5.1 Although the decision being considered in this report only relates to the publishing of Consultation Feedback Reports, it is part of the wider preparation of a new Local Plan and the Local Plan will have implications for sustainability and for the delivery of the objectives of the Community Strategy. However, at this early stage in the preparation of the Local Plan, it is not possible to identify what the precise implications will be. The Sustainability Appraisal of the Local Plan will be an important consideration in the preparation of the new Local Plan.

6.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 6.1 There are no financial and resource implications related to the publishing of the Consultation Feedback Report.

7.0 RISK ASSESSMENT

- 7.1 There are no risks associated with the publishing of consultation feedback received through the Local Plan Review consultation.

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

The decision Cabinet are being asked to make is simply related to the publication of a Consultation Feedback Report and so there is no direct impact on members of the public, employees, elected members and / or stakeholders. Therefore, an Equality Impact Assessment is not required.

Appendices

Appendix A – Local Plan 2040: Scope, Issues and Options Consultation Feedback Report

Appendix B – Strategic Housing and Employment Land Availability Assessment Feedback / Site Specific Comments

West Lancashire Local Plan 2023-2040

Scope, Issues & Options Feedback Report



**West Lancashire Local Plan 2023-2040: Scope, Issues and Options
Consultation (Regulation 18) Feedback Report**

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1. Purpose of the Report and Background

- 1.1 This report provides summaries of all responses made to the Local Plan 2040 Scope, Issues and Options consultation. This consultation was carried out under Regulation 18 of the Town and Country Planning (Local Planning) Regulations 2012 and ran for ten weeks from 18 November 2021 to 27 January 2022. The main consultation document(s) comprised the "Local Plan 2040 Scope, Issues and Options consultation" paper which covered the following topics:
1. Scope
 2. Portrait of West Lancashire
 3. Issues
 4. Vision
 5. Objectives
 6. Indicators
 7. Policy Areas
- 1.2 A total of 232 individuals and organisations responded to the Scope, Issues and Options consultation, generating several hundred separate comments on a variety of topics. The majority of respondents used the online survey tool to submit their consultation. In a small number of cases, respondents sent in separate written feedback and these were added to comments received online.
- 1.3 The main Scope, Issues and Options document was consulted on alongside other material, including an update to the Strategic Housing and Employment Land Availability Assessment (SHELAA). Comments were also received on site-specific matters and summaries of these are set out in a separate "SHELAA 2021 Feedback Report".
- 1.4 The following sections provide summaries of comments made to the consultation in the order of the published paper and by specific question. Wherever known, the comments have been grouped according to type of respondent, including: local residents and members of the public; community groups; elected Members and Parish Councillors; private organisations and businesses; landowners, developers, housebuilders and agents; statutory consultees; and other interest groups.

CONSULTATION RESPONSE SUMMARIES

2. Scope of the Local Plan

A total of 119 respondents made comments in relation to Scope of the Local Plan.

Questions:

1. Is there anything else you think the new Local Plan should cover?

72 respondents answered this question.

Residents and members of the public:

Green Belt / Grade 1 agricultural land

- Prioritise preservation of Green Belt - for environmental requirements and for mental health benefits
- Given amount of top quality agricultural land and capacity for food production, explicit reference should be made to preserving this to contribute to UK's food security
- Benefit to economy of Grade 1 agricultural land; Plan should take account of this dwindling resource; hierarchy of site selection with presumption against development on existing Green Belt if other sites are available; Green Belt should have a hierarchy e.g. Grades 1-5, based on Agricultural Land Classification
- Refer to West Lancashire's strategically important contribution to food supply; preserving scarce land resources is more important than new housing and employment land
- Maintaining the capacity to produce healthy and environmentally friendly local food
- New development will affect capacity to produce local food reducing food miles
- No building on Green Belt in Parbold
- There are no exceptional circumstances where Best and Most Versatile Agricultural Land should be used for development
- Strategic protection of most productive farm land for future generations
- Release all brownfield land available, why has West Lancs only used 38% of this?; stop building on greenfield; all Plan B sites should be put back into the Green Belt
- Government states more housing and business land needed but imperative this is only done on infertile land and brownfield sites; according to estimates by the Food and Agriculture Organization (FAO), by 2050 we will need to produce 60 per cent more food, more important as we have now left the EU; we must conserve all the productive farm land especially in West Lancs as has some of the most fertile land in the UK. Ethically must not build on Grade 1/2 agricultural land as could cause catastrophic food shortages in future; must not be influenced by the fact that it is easier and cheaper to build on farmland than brownfield

Environment / Sustainability / Climate change / Wildlife / Habitat

- Protect existing housing from increased pollution, noise and congestion
- Climate change and environmental sustainability should be the top priority of the plan. with the protection of green belt second
- Policy on eliminating the use of plastic as much as possible
- Introduce a zero waste to landfill policy as waste releases CH₄ and CO₂
- Require energy efficiency in changes of use, not just new build; have conditions that require insulation, green energy; will create more sustainable buildings and stimulate a green economy

Scope, Issues & Options Feedback Report

- Protect and promote wildlife in gardens, set up projects to encourage this, involving the community
- Policy wording needs to be more specific e.g. how does this development attract as much wildlife as possible; how does this development fully utilise trees for flood control
- Emphasise mental health benefits of open space - these should be preserved
- Policy to control light pollution in residential, industrial, on trunk roads through type and design of street lighting - to avoid light spill and consider cut off times e.g. on roads when light traffic
- Policy to make existing housing energy efficient, improve appearance of older housing estates
- Energy and water efficiency to all buildings, not just new build
- Biodiversity, the protection of wildlife, flora and fauna is intrinsic to the local environment and the general amenity of the local residents;
- Protection and enhancement of wildlife
- Provide more Countryside Rangers
- Detailed survey of agricultural land to determine which areas should not be built on; Council to produce a declaration of climate emergency. Modify building regulations to ensure all new developments to be eco friendly, roofs to be south facing and solar panels fitted, green and grey water systems SuDS systems to be better than agricultural run-off.

Traffic / infrastructure / development general

- Impact on local facilities; increases in congestion and reduce road safety
- Get new businesses in Skelmersdale town centre- would reduce deprivation and crime
- Improve connectivity and broadband speeds to all houses, not just urban area
- The plan should look to meet the needs and change as said needs adapt. The provision of both employment and housing land should be seen as minimums and not as maximums
- More priority to be given to good design
- Personal safety and property security
- Future proofing of buildings - leave enough space to expand
- Need training for retrofitting of buildings to give local trades more work; Better building regulations - all buildings should be carbon neutral
- If Green Belt has to be developed, make sure sustainable building products and practices are used e.g. green roofs, allotments created New development will affect: GPs, dentists, hospitals will be affected by population increase; will cause air pollution and congestion; building over wildlife habitats and lead to over-population
- Impact of new development on already congested roads
- Increase in traffic, noise and pollution
- Additional development should be adjacent to existing settlements; for the developers ease of continuation of services supplied to each project; Should not create development islands which need separate infrastructure with added cost and ruination of nearby countryside;
- Distancing of industrial and residential uses; reduce HGVs on unsuitable roads
- Adding charging points to new builds does not mean people will own electric cars as they are not affordable to the majority of people

Transport, active travel and accessibility

- Transport network should provide for cycle and walking routes

West Lancashire Local Plan 2023-2040

Scope, Issues & Options Feedback Report

- Separate out cycle and footpaths from "transport networks and access" as a separate heading; add criteria requiring discussions with e.g. LCC, Environment Agency on cross-cutting issues in West Lancs e.g. waste collection, footpaths
- Environment and Health - add "and the health benefits of physical exercises"
- Encourage opportunities for outdoor exercise
- Cycling and walking should also be considered under health, not just transport
- Need to encourage alternatives to cars to combat climate change
- Improve public safety on public transport e.g. at isolated rail stations
- Create green multiuser off-road networks
- Better buses between rural and urban areas
- Rectify poor transport provision around Skelmersdale; is has been cut off for too long

Water, drainage and flooding

- Manage sea flooding to protect communities, Grade 1 agricultural land and the Mosses
- When large housing development is planned, there needs to be the infrastructure to go with it e.g. roads, schools, medical centres, shops etc
- Add "drainage" to "Flood Risk and Water Management"
- Do not allow development on floodplains
- Reduce flooding
- More emphasis on flooding and climate change
- More attention paid to run off water from new development

Places and communities

- More affordable houses in places like Newburgh as people who grew up there cannot afford to remain due to lack of affordability
- Protect villages so they are not over-developed or become suburbs of larger towns
- Planning for an aging population
- Enable elderly people to be able to stay in their own homes for longer
- Consider housing for single young adults, not just older people
- There needs to be more help for poor people
- Less on GREEN more spent on urgent matters facing all councils today. Green comes later.
- Needs to take account of Burscough Neighbourhood Plan
- East Quarry on Appley Lane North, Appley Bridge was once a working quarry but that was 30 years ago. It is still classed as an industrial area / brownfield site, but it is now a lake with habitat of rare and protected species of birds (swans, kingfishers, grebe etc), wildlife (3 species of bat, great crested newt), flora and fauna; area could be recognised by Natural England as Site of Significant Scientific Interest (SSSI). Request that this area known as East Quarry, Appley Bridge, Wigan now be re-categorised as green belt and afforded protection.
- No need for major releases of green belt around Appley Bridge when we have a plentiful range of other options; a number of sites in and around the village have been unsuccessful due to the proposed sites being on greenbelt land, which has continued to protect our current environment
- Retain all Green Belt especially around Appley Bridge and West Quarry; East Quarry could be a residential/leisure/nature reserve built on the rock surrounding the quarry - this previously had planning permission
- As residents of Appley Bridge, consider the current Local Plan 2012-2027 has served the village well and would be happy if new Local Plan were to take a similar format
- Slow down traffic on Appley Bridge North e.g. speed bumps

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Scope, Issues & Options Feedback Report

- Bickerstaffe: Long standing sewerage problem from the waste area opposite Long Lane; pipeline does not have sufficient gravitational fall - needs more investment; lack of facilities and public transport; too much traffic; need long term maintenance after development has taken place - WLBC need to ensure this is put in place
- Bickerstaffe - need to consider increased infrastructure e.g. schools, GPs if allowing more development; Forests around the area support wildlife - should be protected from development; Bickerstaffe agricultural farm land is essential for food production in our country and local people; Building on extensive areas of green belt/agricultural land will take away precious greenery, farm land, forests, wild life, food production and will affect quality of life; removing wooded areas and green belt affect on climate change, increase pollution, traffic congestion and energy use; development would also put added pressure on existing services and infrastructure
- The Plan goes against the Government's initiative is to use brownfield land; There is a large amount of brownfield land in Skelmersdale that should be used instead of taking away agricultural land;
- Traffic congestion is a current issue along the M58, M57, M6 and the Ormskirk/Burscough area. Adding further residence at this scale would add to these pressures and add to air pollution

General

- All consultants and WLBC should be required to identify and publish the sources of data used so the electorate can verify if their data differs from the ONS's whose initial data follows consistently from the National Census of 2011. It is recommended that the NUSAP (number, units, spread, assessment & pedigree) process be used to validate the quality of the data, remembering that data are not information
- There is no financial information anywhere in the Consultation: without this a Plan will not be credible

Borough, Parish, Town Councillors / Community Groups:

- Hard for layperson to comment on what should / shouldn't be included as don't know the scope of the Local Plan
- Include policies on allocation and control of waste management and landfill in Environment and Health policies; there are existing businesses that operate outside the scope of regulatory authorities - more environmental protection should be given
- Protect existing industrial areas and ensure working to licences and conditions
Fine companies who put in retrospective planning apps - both happen at Simonswood;
West Lancs Borough Council should be able to assist Lancashire County Council in the waste transfer planning applications and to be able to recommend if companies need enforcement notices served. this would provide local knowledge and help to have regular site visits as we recognise the planning office in Lancashire County Council is quite a distance away.
- Protection of agricultural land for food sustainability and climate change.
- Effects on Appley Bridge are: the need for more detailed planning cooperation between the various Authorities which serve this community; the inappropriate application of planning policies to such a large community; the insufficiency of services, facilities and infrastructure
- Protect Green Belt and most versatile growing land
- Aughton Residents Group: Do not pursue any development on productive agricultural land; this would fly in the face of the Council's stated ambitions to promote a greener healthier environment and the Climate Emergency it declared in 2019 and be contrary to the NPPF

West Lancashire Local Plan 2023-2040

Scope, Issues & Options Feedback Report

Organisations, including developers, landowners and representatives:

- Policy to encourage preservation and active use of heritage assets; reduce number of Buildings at Risk; climate change should be at the top of the agenda

Satplan on behalf of Gleeson Homes

- Encouraging to see reference to updated housing requirements, ageing population and need for elderly accommodation; agree need for significant economic growth to attract younger economically active households to help the competitiveness of West Lancashire. To ensure this is achieved, imperative to ensure correct quantum, type and location of new housing can be achieved

Emery Planning submitting on behalf of Wain Estates Limited

- The decision to pursue a significantly shorter plan period, to simply fulfil the Framework's minimum 15-year requirement is a negative step; NPPF states that for larger scale development the Plan should look up to 30 years
- Consider extending plan period to say 2042, to provide inbuilt flexibility to deal with delays in adoption of Plan, which are all too common
- Government support housing requirements in excess of the standard method; would also allow for more affordable housing
- Council has previously stated that pursuing a housing requirement in line with the standard method would have significant adverse impact upon economy and social sustainability; this plan presents an opportunity to drive economic growth and address demographic issues, such as aging population and need for affordable housing.

Savills on behalf of Harworth Group

- Essential the Local Plan is positively prepared and aspirational for the scale of homes and jobs supported, and that Standardised Methodology is taken as a minimum
- Skelmersdale is well placed to capture economic growth from the Liverpool City Region and the NW; an aspirational growth target higher than Standard Method should be set, given the need for industrial and warehousing floorspace, job creation and housing within a sustainable distance of employment West Lancashire is well located to the strategic highway network and air, rail, and sea ports; strategic policies and sites must reflect this
- Policies must encapsulate changes in market demand, and need for development to be viable and capable of being brought into operational uses without excessive marketing periods - which could mean greenfield development
- M58 locations represent major opportunity to capture investment

Vernon

- Housing requirements should be considered at a level higher than standard method to 'future proof' the Plan and to highlight exceptional circumstances that exist to justify green belt release; sustainable urban extensions and garden villages should be considered

Aster Planning on behalf of Richborough Estates Ltd.

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- Housing and Economic Development Needs Assessment (“HEDNA”) should inform the Borough’s spatial strategy and approach to the selection of site allocations, shaping the wider strategic and detailed policies
- Engagement with authorities involved in the Liverpool City Region Spatial Plan should be continued in a meaningful way to consider whether neighbouring authorities identify any unmet housing and/or employment land needs in the medium and longer-term

Smith and Love on behalf of Mr David Hill

- Support the proposal to restructure and amend Policy RS1 and include a Rural Exception Sites policy; however that rather than being a sub-part of a longer policy, include a specific policy for Rural Housing Exception Sites.

Savills on behalf of Harworth Group

- Essential that quantum of development is reflective of identified need for housing and employment and to support growth shown through current market demand, and that the Plan fully reflects impacts of the Covid-19 pandemic in terms of changes in market requirements.

Statutory consultees and other organisations:

Sustrans

- Policies should include cycling networks; a robust network of high quality routes is necessary for active travel to become a realistic alternative to vehicles; guidance from Local Transport Note 1/20 should be explicitly mentioned with an ambitious goal to reduce reliance on private transport towards active travel and public transport journeys

National Highways

- Encourage patterns of growth that minimise need to travel and promote use of sustainable modes, however, patterns of growth should be promoted solely on basis of minimising travel on the SRN, nor should this preclude development that seeks to capitalise on the connectivity of the SRN, provided it can be demonstrated through evidence that these sites can be safely and sustainably accommodated by the SRN (any resulting improvements / capacity enhancements necessary should be identified in the Infrastructure Development Plan); Plan's policies should be cognisant of National Highways’ perspective
- Support the focus on environment and air quality

The Wildlife Trust for Lancashire, Manchester & North Merseyside

- "Preserving and enhancing the Borough's nature" should read 'Conserving, enhancing and restoring the Borough's nature'; "conserving" rather than "preserving" as the latter relates to maintaining status quo in stasis which is not possible for dynamic ecosystems, particularly with climate change
- Government commitments to reversing nature decline and BNG net gain require significant restoration of what has been lost and for it to be delivered in a strategic manner through Local Nature Recovery Networks and Strategies underpinned in 2021 Environment Act
- Note that authority has declared a climate emergency in isolation but the climate and nature emergencies are inextricably linked
- BNG net gain should be greater than 10% in West Lancashire, where intensive and expansive agricultural and built development have meant historic losses of semi-natural habitats and diversity of native flora and fauna over a wide area

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- "Green Infrastructure" should be expanded to "Green & Blue Infrastructure" - blue infrastructure is particularly important in a largely low-lying borough with a naturally high water-table; large areas of associated peat soil are rapidly oxidising due to artificial pumped drainage, lowering ground level and increasing vulnerability to flooding and wind-blow of residual sands and silts; extensive network of agricultural drains, ditches open water bodies, and channelised watercourses draining sediment, agricultural and road run-off water from farmland and roads downstream onto other farmland and into towns, estuaries and Irish Sea
- Effective and efficient blue infrastructure management in association with future development (and retro-fitting) is of key importance

Natural England

- Expect biodiversity, geodiversity, ancient woodlands, soils, priority habitats, ecological networks and protected species to be covered under natural environment
- Approach to nature protection could be more robust by references to "restoring / restoration" where appropriate, e.g. Preserving, restoring and enhancing the Borough's nature
- Would like to see the new Plan's policy objectives being measured by specific targets

The Canal and River Trust

- The waterways of West Lancashire can play a significant role in promoting health and wellbeing across all social and economic groups
- Within Transport and Infrastructure Policy should promote role of active travel - canal towpaths have a multi-functional use and assist in promotion of walking, cycling, health and wellbeing, reducing car dependence and reducing air pollution and congestion.
- Include a specific policy relating to canals

Sport England

- More emphasis to protecting sporting facilities and greater opportunities to participate in formal and informal activities. Should consider the Sport England's 12 Planning for Sport Principles, particularly: Recognise and give significant weight to the benefits of sport and physical Activity; Plan, Design and maintain buildings, developments, facilities, land and environments that enable people to lead active lifestyles.

The Coal Authority

- Records indicate that there are recorded coal mining features present at surface and shallow depth; these may pose a potential risk to surface stability and public safety
- Records also indicate that surface coal resource is present, although this should not be taken to imply that mineral extraction would be economically viable, technically feasible or environmentally acceptable; consideration should be given to such advice in respect of the indicated surface coal resource; the Coal Authority provide the LPA with downloadable GIS data in respect of Development Risk and Surface Coal Resource plans.
- Would expect inclusion of a policy in any Local Plan that addresses risks posed to development by coal mining legacy and land instability and sets appropriate criteria for its consideration
- Any sites being consideration for future development should be assessed against the downloadable data we provide to the LPA in order to ensure that any constraints or issues can be identified at an early stage

CPRE, The Countryside Charity

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Scope, Issues & Options Feedback Report

- Conservation of heritage assets for quality of life; conservation is not a passive exercise, it requires policy on maintenance and use of heritage assets and for development within their setting to make a positive contribution to local character and distinctiveness
- Conservation is not a standalone exercise satisfied by standalone policies that repeat the NPPF. The Local Plan should also consider role of historic environment in delivering other planning objectives such as building a strong economy, ensuring vitality of town centres; should consider the following factors: How the historic environment can assist in the delivery of the vision and objectives; How the Plan will address heritage at risk; How local lists might assist in identifying and managing the conservation of non-designated heritage assets; How the archaeology of the Plan area might be managed; How CIL funding might be used to ensure a sustainable future for individual assets or specific historic places; Whether masterplans or design briefs need to be prepared for significant sites where major change is proposed; What implementation partners need to be identified to deliver the strategy; What indicators should be used to monitor the effectiveness of the strategy
- Should have policies and allocations that enable needs to be met in a sustainable way, reducing greenhouse gas emissions, reversing environmental degradation, and affording future generations with high grade farmland, enhanced biodiversity and conserving the rural character of the area
- Rural economy should be fully valued and championed to increase quality of life of residents, businesses and support visitor economy to attract inward investment in a way that enhances natural and built environment
- Rural landscapes should be protected and conserved with policies to avoid industrialisation of the countryside

Lancashire County Council

- The Plan as a whole needs to articulate and support an overall vision for sustainable growth and development and should explore potential strategic development options
- Need to take account of evidence bases prepared for Lancashire Independent Economic Review and Environment Commission; as priorities emerge these will need to be reflected within the Plan
- The relationship of the Borough to the Liverpool City Region and its growth priorities also needs to be taken into account
- As part of the Service Level Agreement there is provision for the Historic Environment Team to provide comment/advice on any proposed new Historic Environment Policies and should WLBC be considering altering or re-writing historic environment Policy, we would be happy to do so
- LCC as the Lead Local Flood Authority made a number of detailed comments which will be taken into account in the Local Plan, including on flood risk, SuDS, Natural Flood Management, ensuring Policy wording takes account of national policy e.g. "Green infrastructure" should be "Blue-Green infrastructure", biodiversity net gain, allowance for urban creep and increases in paved surface areas; defining 'previously developed site' and 'greenfield sites' in drainage terms and to define what requirements are applicable to each; climate change allowances, discharge of surface water into watercourses; easements from banks of watercourse to allow access for future maintenance; avoiding and minimising culverting watercourses; reference to "critical drainage areas" and whether the term is still appropriate to consider using different or updated terminology to avoid confusion

2. Is there anything in the list above that you think should NOT be included in the new Local Plan?

39 respondents answered this question.

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Scope, Issues & Options Feedback Report

Residents and members of the public:

- Housing development in Aughton and Ormskirk - local infrastructure is overcrowded currently - any further housing development will exacerbate an already intolerable level of urbanisation.
- Answer depends on the priorities that you order the above in. Some are a lot less of a priority as they can and are being done by private sectors e.g. student housing.
- Low carbon energy should aspire to be No carbon
- The presumption we need more development- we don't
- The university and student population should not be allowed to grow, it is already out of balance with our once small rural market town
- Yes, airy fairy language that provides loopholes for developers
- Healthy eating and drinking - not the role of Planning policy or Development Control. In any case what is a healthy or unhealthy food or drink?
- Accommodation/sites for travellers/gypsies
- Custom and self-build housing
- Stop building on Greenfield Sites and put back into the Greenbelt ALL Plan B Sites.
- Strongly support the retention of all green belt boundaries in West Lancashire
- With regard to areas around Appley Bridge, West Quarry should remain a designated green belt zone; East Quarry, Appley Bridge, could be a carefully planned residential/leisure/nature reserve opportunity with houses built on the rock surrounding the water filled quarry. A similar idea was previously granted planning permission.
- Draining the quarry and building 300 houses is absolute madness as traffic is already a danger; damage to properties on Appley Lane North could be substantial with that many lorries fully laden with waste to fill in the quarry; have already been refused planning but have carried on with some kind of work; this needs to be stopped as it would destroy the village and the dust and waste would be dangerous to residents
- Provision for heavy goods vehicles to access on the A570 onto any of the land from the petrol station onwards to Ormskirk due to high volume of traffic already travelling along this route, there simply isn't the room to accommodate extra traffic turning and exiting off the A570
- Green belt land should not be considered for any development as it is a very precious resource
- No building should be done on any productive farmland whatsoever - only redevelopment of Brownfield sites or pieces of land too small to farm
- Should not allow building of any kind on green belt or farm land under any circumstances; one of 2 areas in the UK with grade 1 agricultural land so this should be protected at all costs. Given the effects of climate change and the need to be more sustainable and self sufficient with food production after Brexit, this land is now more precious than ever; we haven't fully realised the impact on local services and roads of the houses built on Yew Tree Farm, Burscough and on Martlands Farm on A59, as these are not yet finished, and the roads are already very congested.

Borough, Parish, Town Councillors / Community Groups:

- The omission of Policy ST02 & ST05 and the potential housing and employment land needs that will be targeted through to 2040
- Building on or using agricultural land for housing use, there is significant supplies of alternative land for that purpose.
- Garden villages are not seen to be desirable developments in the Local Plan.

Scope, Issues & Options Feedback Report

3. Do you have any other comments about the 'scope' of the new Local Plan?

64 respondents answered this question.

Residents and members of the public:

- Ensure a more positive and engaging consultation programme especially in relation to housing and communities planning processes - the consultation process led in 2019 was appallingly managed and needs to be better this time
- The schedule for the new plan should allow for revision of the plan after feedback from the public and take this into account before it is approved by the council; this current consultation cannot be considered adequate feedback on the full local plan
- Why isn't protection of green belt at the top of the priorities?
- Green field sites should not be considered as there are plenty of brown field sites
- Protection of green belt should be the top priority
- Green belt areas should not be included and agricultural land should be saved
- The scope needs to have priorities against the issues; no one can make an informed decision without it
- The plan does look to be driving in a green and sustainable direction, also planning development is realistic and is taking into account what West Lancashire is; we have to be bold, we have no choice and owe it to future generation and our planet we MUST go green.
- When large housing development is planned, there needs to be the infrastructure to go with it e.g. roads, schools, medical centres, shops etc
- More affordable houses in places like Newburgh as people who grew up there cannot afford to remain due to lack of affordability
- The plan should consider the financial disbenefit to the Council and council tax payers of student HMOs; students impact the local economy and there are benefits and disbenefits in the make up and structure of towns such as Ormskirk.
- Needs to be a way the Council is able to influence type of new housing proposed possibly to include greater priority to design
- Environmental crisis is urgent - sound environmental policy must be number one criterion in all decisions. Evident in abnormally mild but wet weather we have now and risks that brings - especially of not being able to use our very good soil to grow food as too wet. Also vital need for better public transport for all those who can't walk or cycle and innovative ideas - tricycle rickshaw taxis? Roads are congested and dangerous and pavements also need attention - bad surfaces but also how they are used
- The scope seems to be wide ranging but it should take into account Burscough's Neighbourhood Plan
- Consideration needs to be made this time for residents and the areas they live in. Don't walk all over the beautiful areas people live in to get big money from developers like was planned last time
- There needs to be a lot more help for poor people, what is being offered and suggested isn't enough.
- Climate change and environmental sustainability should be the top priority of the plan, with the protection of green belt second
- Council to produce a declaration of climate emergency. Modify building regulations to ensure all new developments to be eco friendly, roofs to be south facing and solar panels fitted, green and grey water systems SuDS systems to be better than agricultural run-off.
- You only get one chance in making the right decision, don't spoil beautiful Countryside and Greenbelt forever, the General Public will never forgive those in

Scope, Issues & Options Feedback Report

power if they get it wrong; listen to residents, especially those who live in Aughton and Ormskirk; for the builders, its just another day at the office making huge profits on small houses that are over-priced

- Object to the local plan; Bickerstaffe agricultural farm land is essential for food production especially since leaving the European Union and issues around trading; taking away further green belt/agricultural land to build housing will lead to further issues of population hunger as there won't be enough for essential farming; losing wooded areas and green belt land for housing would have a detrimental effect on climate change as it would increase pollution, traffic congestion and energy use
- Development would put added pressure on services and infrastructure; Sefton have already built on a vast amount of green belt land - by taking away further green belt in Bickerstaffe, you are taking away farmers livelihoods and land needed to feed our country.
- The Government's initiative is to use brown belt, not agricultural land/green belt land but this development goes against the this
- There is a large amount of brown belt land that could be used in the Skelmersdale
- Traffic congestion is a current issue along the M58, M57, M6 and the Ormskirk/Burscough area. Adding further residence at this scale would add to these pressures and add to air pollution.
- Productive Grade 1 agricultural land has been earmarked for business development near junction 3 of the M58 and for development on farmland along the Rainford bypass. This is unethical use of some of the top grade productive farmland in the UK
- Much of the plan is based on out of date data which poses questions about its quality and relevance; data is not information but becomes so through use by planners, so any consultation is never 'value' or opinion free
- The quantity of land cannot be increased but may be degraded easily to become derelict taking the settlement with it; agriculture and horticulture are the major sources of wealth and employment in the area but they do not receive a corresponding mention; the UKs lack of self-sufficiency emphasizes that BMV land must be used exclusively for food production with an absolute ban on its use for any other purpose; the Plan attaches little importance to the certain necessity of food production
- The modest population increase is spread across the different age groups, indicating a need for around 960 new homes but the listed potential building land far exceeds that needed and much of it is Green belt and best and most versatile agricultural land
- The desire to reduce the area's energy footprint is excellent but it requires a deep understanding of where renewable sources, such as wind, PV fit into land use and how the energy footprint of the stock of buildings can be reduced. Does WLBC have capabilities in these fields?
- The Plan expresses a desire to attract businesses without indicating how this would be done or what kinds of businesses are needed. WLBC has limited control over whether companies find West Lancashire an attractive location.
- The influence of the Liverpool Superport on business and employment in West Lancashire is not discussed in this Consultation and remains highly uncertain:
- The purpose of the Consultation is to seek approval of the WLBCs 'preferred option' for embodiment in the New Plan for 2023 to 2030: it seeks to close off the discussion; all consultants and WLBC should be required to identify and publish the sources of data used throughout so that the electorate can verify it
- Throughout the consultation there is a good deal of 'hand waving' and some open admissions that WLBC does not have the necessary expertise or funds to implement the 'Policies' proposed,
- The 'tick-box' Consultation seeks comment on the WLBC's vision for West Lancashire. Like all 'survey' based consultations publics opinion tends to be

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restricted rather than the professed reverse. It can be summed up as the 'Council knows best' with limited freedom of expression granted to the population

- There is no mention of the effects of COVID 19; of the developing effects of BREXIT; of the possible effects of rising inflation and costs of living; changes that affect the building and construction industry; etc.; there is no financial information in the Consultation: without this a Plan will not be credible. How budgets will be created is crucial information

Borough, Parish, Town Councillors / Community Groups:

- West Lancs Borough Council should be able to assist Lancashire County Council in the waste transfer planning applications and to be able to recommend if companies need enforcement notices served. this would provide local knowledge and help to have regular site visits as we recognise the planning office in Lancashire County Council is quite a distance away
- There is a lack of commitment to safeguarding the agricultural nature of West Lancashire
- Development on brownfield sites should be carried out before any other land is used
- Aughton Residents Group (ARG): the group was established in response to the efforts of developers to create large scale housing estates on prime agricultural land in the middle of our community; ARG sincerely hopes it can continue to work with the Council to stop developers dictating the terms of housing development; we appreciate that the majority of sites put forward by developers and land owners will not progress to the preferred options stage so we will seek to respond at a strategic level – the Council should not pursue any development on productive agricultural land, this would fly in the face of the Council's stated ambitions to promote a greener healthier environment and playing its part in the Climate Emergency and be contrary to the NPPF

Organisations, including developers, landowners and representatives:

PWA Planning

- The plan should look to meet the needs and change as said needs adapt. The provision of both employment and housing land should be seen as minimums and not as maximums.

Satplan for Gleeson Homes and Stewart Milne Homes

- The Scope is comprehensive and reflects our experience and understanding of the issues in West Lancashire;
- Encouraging to see reference to updated housing requirements, the ageing population and the need for additional elderly accommodation
- Agree there is a need for significant economic growth which will attract younger economically active households, making a valuable contribution to the competitiveness of West Lancashire
- To ensure economic growth is achieved it will be imperative to ensure the correct quantum, type and location of new housing

Edge Hill University

- EHU generally supports the proposed scope of the Local Plan but notes a significant amount of evidence is missing from this consultation exercise, such as the Housing and Economic Development Needs Assessment ("HEDNA"), a review of the Borough's Urban Capacity, and a review of the Green Belt boundaries – these are crucial facets of evidence on which to form judgments on the spatial strategy,

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development needs and its distributions, site allocation and policies; It important that whilst seeking views, the Council does not predetermine the outcome of these critical pillars of the evidence base, and that the Local Plan is informed by robust evidence that supports a deliverable and sustainable Local Plan to 2040. EHU will share its own evidence with the Council to inform the evidence base and content of the Local Plan.

Emery Planning on behalf of Wain Estates

- The decision to pursue a significantly shorter plan period, to simply fulfil the Framework's minimum 15-year requirement is a negative step. The key benefits of a longer period, as identified by the Council, will not be achieved
- The proposed plan period for the Local Plan is 2023 to 2040; this means for the strategic policies to cover at least 15-years from adoption, it must be adopted by 31 March 2025. The current timetable is unlikely to be realistic, considering the almost inevitable need for main modifications and further public consultation and it would therefore be sensible at this stage to consider extending the plan period to say 2042 to provide inbuilt flexibility to deal with any delays
- A housing requirement higher than the standard method should be pursued, in line with NPPF; the examples listed by the Government to do so closely mirror the circumstances in West Lancashire - in particular, there is a need to secure economic growth, and to align housing and economic strategies and whether it is necessary and/or appropriate to help to meet any unmet needs from the Liverpool City Region and neighbouring Sefton where constraints to meeting housing needs have previously been identified.

Smith and Love on behalf of Mr David Hill

- Support the proposal to restructure and amend Policy RS1 of the adopted Plan and include a Rural Exception Sites policy (which should be a specific stand alone policy); which can be comprehensively and clearly set out, and which is written to take account of the location, needs and opportunities for each of the villages, and clusters of villages.

3. A Portrait of West Lancashire

Questions:

1. Do you have any comments on the 'Portrait of West Lancashire'?

Skelmersdale with Up Holland

- *17 respondents made* comments in relation to Skelmersdale with Up Holland.

Residents and members of the public:

- Detail on Up Holland is very scant and the portrait of Up Holland is likely to be very different to Skelmersdale in terms of demography, transport links, car and housing ownership, educational levels, employment and housing stock
- Why aren't all new builds in Skelmersdale zero carbon?
- Skelmersdale has a bigger population than Ormskirk and more new housing but fewer facilities; Upholland is similar to Burscough but with fewer facilities; they are misrepresented in the hierarchy

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- Skelmersdale Concourse has been left to decline for too long, better facilities would improve lives; more houses equals more cars and Hall Lane is already an extension of the M6 as well as a death trap.
- Need to consider education and library provision
- No mention of drainage problems - county road to Hurlston Brook should be improved

Borough, Parish, Town Councillors / Community Groups:

- Council should cease referring back to plans made in the 1950s/60s for Skelmersdale to grow to a population of 80,000, when housing density had been far greater than has since proved acceptable e.g. for modern car parking standards and developments have since proved to be socially divisive
- Do not look at continual growth of housing and commercial demands (which have often proved to be based on excessive forecasting) but live within overall needs of this area, emphasising dependence on nature, rather than hurtling towards flooding, food shortages
- By the time the new Local Plan is in place, the population of this Parish will have more than doubled, taking out once-productive farmland
- No account has been taken of an ageing population
- Council has failed to build homes in the town centre by abandoning plans to build flats over new retail units and by sterilising too much brownfield land in pursuit of a new railway station; the station should not take up the whole site area which used to be Glenburn School
- Villages should have the ability to grow but Green Belt is enormously important and any changes to allow development should be small scale and proportionate
- Up Holland is over developed, lacking in amenities and encourages car travel in a climate emergency
- Traffic is increasing all the time, and congestion and traffic hold-ups are getting worse due to the volume of traffic using roads from increased development.

Organisations, including developers, landowners and representatives:

- Should have a greater focus on opportunity to improve the vitality of Up Holland as a local service centre; appropriate housing development to serve the village could provide critical mass to boost vitality and viability; surprised there is no reference to St Joseph's College in Upholland, a very significant heritage asset identified by the Council as being a Building at Risk
- Much employment in Skelmersdale is in declining industries reflected in the type, quality and quantity of available employment land and premises – there is a need for the Plan to create and deliver growth opportunities for Skelmersdale to achieve its vision of becoming a regenerated, re-invented and commercially-attractive town and business location for major new employment and jobs
- Green Belt review should be carried out to release more land for employment, particularly to south of M58; implied level of constraint caused by Grade 1 and 2 agricultural land should not be overstated
- Skelmersdale is where most growth should be directed; a site to north of Beacon Lane on land associated with Whalley Farm represents an appropriate location for housing growth in a highly sustainable location within walking distance of services and public transport; the site offers the opportunity to deliver significant housing numbers whilst protecting more open greenfield and Green Belt sites

Savills on behalf of Harworth Group Plc

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- Locating new employment opportunities adjacent to higher population and high unemployment areas will provide jobs in the most sustainable locations; the Authority must be proactive in planning to deliver a significant quantum of employment floorspace, creating a continued and enhanced supply of jobs for the local working age population
- Significant opportunity exists to position industrial and warehousing employment uses towards the south of the Authority. Options for strategic employment-led development to the south of Skelmersdale should therefore be considered in detail
- Rotherham's Green has the potential to deliver up to 9,600 permanent new jobs and contribute £291 million to the local economy within an exemplar environmentally friendly employment-led strategic development

Statutory consultees and other organisations:

Environment Agency (EA):

- It is outside EA's remit, but correspondence has been received on surface water flooding issues in Skelmersdale and the capacity of the existing drainage infrastructure; flooding from surface water in Skelmersdale may need further consideration

Historic England

- Should include a proper description and assessment of the historic environment in the Borough and contribution it makes to the area (NPPF, Paragraph 169); should describe historical growth, identify historic environment and clearly identify the character and identity of different places and their contribution it makes to all aspects of life in Borough

CPRE – the Countryside Charity

- The town needs revitalisation, and brownfield land should be used for development in advance of greenfield land.

Ormskirk with Aughton

- 11 respondents made comments in relation to Ormskirk with Aughton.

Residents and members of the public:

- No sports or leisure centre in Ormskirk, only Park Pool; nearest sports centre is Burscough but bus service is very poor and no safe cycle route
- Ormskirk would greatly benefit from more leisure facilities for the youth e.g. drop in centre similar to that in Skelmersdale
- The long delays with improvements to road transport in Ormskirk by Lancashire County Council are a significant drag on the town.
- Proposals to restrict the road in Derby Street to one lane are ridiculous. A pedestrian walkway should be installed as has been done at other local crossings; the bridge reinforced and maintained as a two way highway.
- Stronger measures needed to discourage car use for local travel and to make walking and cycling in and around the town centre safer and more attractive
- Cycling levels are very low in the borough; as a university town this should be altered significantly; continuation of the cycle lane down the A59 into Ormskirk would be easily achievable and most welcome; cycle lanes and crossings connecting Edge Hill University and train station are really good
- Need better rail and cycle links between Southport and Ormskirk

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- Need evidence on state of current student HMO [Houses of Multiple Occupancy] market; How many HMOs are underoccupied or empty? How many have returned to C3 [dwelling house] use?
- More student accommodation is needed to free up housing for young families and first time buyers who struggle to afford houses in Ormskirk; also need more affordable accommodation including flats, for those who wish to rent and buy
- Population increasingly polarised with increasing numbers of elderly as well as students who are reducing housing available for younger families
- Not opposed to new developments: young people and key workers needs places to live but development needs retail and other amenities to go with to reduce car use;
- Needs to make more use of proximity to Liverpool – need to emphasise benefits of being semi-rural with proximity to a big city
- The rural settlements suffer from flooding and this is set to worsen with impacts of the climate emergency

Statutory consultees and other organisations:

CPRE – the Countryside Charity

- Recent development needs more supporting infrastructure to tackle congestion and flood risk. The University should not be expanded into Green Belt, which is of value to the rural economy
- Neighbourhood plans would be a way to support local character and decision taking in the future
- Rural local road network is completely unsuitable for HGV traffic and despite local communities raising the problem, the Highways Authority seems unable to enforce speed limits and weight restrictions

Burscough

- 14 respondents made comments in relation to Burscough.

Residents and members of the public:

- No more large scale development allocations in Burscough
- Further incursion into Green Belt should be resisted, particularly given availability of brownfield sites
- Drainage and flooding is a big concern / Surface water flooding is now a regular occurrence
- HGVs and speeding traffic through the village is a concern
- Increasing development is putting pressure on services
- Burscough is over-developed and this has overloaded infrastructure and services
- Public transport links to local towns is poor and frequently unreliable due to the increasing traffic congestion, public transport should be improved to encourage people out of their cars;
- Evening transport is very poor
- Provision for cyclists needs to be improved to encourage more use for local journeys.
- Life in Burscough is adversely affected by over development due to traffic and HGVs, making roads unsafe for pedestrians and cyclists; access to green belt land is a key factor in making Burscough an attractive place to live
- Object to plans for future development in Burscough; it needs to maintain its heritage and open spaces to maintain its attractiveness
- UBH site would be a perfect place as a park

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- Scale and pace of development within the area is shocking; area cannot cope with the new housing being built -increase in traffic, flooding, pollution, rubbish, pressure on services. Further developments will affect the character of the village and become one enormous housing estate forming a mass of poorly constructed properties
- It is strange that so much development is concentrated in such a small town; this would not happen in Aughton
- Housing needs for Burscough have already been met by the development of Yew Tree Farm; there should be no more development
- Further development in Burscough needs to stop immediately
- Over the last 5 years considerable flooding has occurred to my front and back gardens and this is happening across Burscough on a substantial scale
- Services are under extreme pressure
- Public transport is poor
- Residents of the new Redrow development are already experiencing flooding issues as short cuts have been made to the original plan and not ratified by the planning approvers / building regs.
- Significant concerns over flooding and drainage which will be exacerbated by climate change
Infrastructure of the town / drainage systems needs improving significantly over the next 10 years and then from 2032 developments should be considered on a managed basis
- Burscough has been subject to far more than its fair share of development in recent years and has changed beyond recognition. Any further development would not be for the current residents of Burscough as there is currently sufficient housing in place or under construction to cater for them already

Organisations, including developers, landowners and representatives:

- Burscough is a key service centre and a sustainable settlement; issues listed should not be seen as development barriers; non-green belt sites may help its further growth on a proportionate basis.

Pegasus Group on behalf of Bloor Homes:

- Important to note that the town itself is served by two train stations and there is also a third station close by at New Lane.

Lichfields On behalf of Crompton Property Developments Ltd:

- The Portrait identifies flooding and drainage as being a main infrastructure concern for Burscough, despite no part being located within Flood Zone 2 or 3. Concerns largely stem from capacity issues at the New Lane Wastewater Treatment Works; development at Yew Tree Farm has helped to address some of the existing issues with local drainage infrastructure and has helped to reduce overall risk of flooding. There is an opportunity for further development to deliver additional infrastructure improvements that will further assist capacity issues in the local drainage infrastructure.

Statutory consultees and other organisations:

Environment Agency (EA):

- Sewerage capacity and surface water management issues exist in Burscough; the Council is working with United Utilities (UU) to ensure existing problems are not made worse as a result of new development; the Lead Local Flood Authority

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(Lancashire County Council) also has a role to play in advising planners on the management of surface water from major development and EA recommend liaising with them and UU where surface water drainage issues exist.

Northern Parishes

- 9 respondents made comments in relation to The Northern Parishes.

Residents and members of the public:

- Banks relies on access to services in Sefton; not a great distance to travel but the lack of a cycle path between the Plough roundabout / roundabout at junction of the A565 / Guinea Hall Lane isolates cyclists from accessing Southport safely.
- Residents avoid the junction of the A565 / Station Road (adding extra miles to journeys an increasing carbon footprint) due to volume and speed of the traffic; this junction is extremely dangerous
- Existing housing badly affected by the increased volume of traffic. Noise and congestion affecting existing homes should be considered and protective measures should be put into place e.g. a noise reducing fence along the embankment on this stretch of road would reduce additional impacts.
- Area contributes greatly to UK food requirements; development will mean this is lost forever and this shouldn't be allowed;
- Improvements to public transport need to be made, but large scale employment such as large office blocks or warehouses should be avoided given the nature of the area.

Organisations, including developers, landowners and representatives:

On behalf of Melford Construction Ltd.:

- Much of the area around Banks is zone within Flood Zone 3 but on the assumption that the 400 year old sea walls are not in existence. They are in existence and have allowed Banks to be developed. Developers have proved that sites do not flood and recent housing development has taken place. New houses will be no more at risk than those recently developed and there is scope for more development that will support employment, retail and community services

PWA Planning on behalf of Applethwaite Homes:

- Hesketh Bank is an appropriate location for future housing growth, it is a sustainable location with a variety of services available
- The further range of services in Tarleton are well connected to Hesketh Bank via Hesketh Lane and bus services from Moss Lane which also access Southport and Preston

Tarleton Estates and Lilford Estates:

- Lilford Estates have provided information in support of the development of:
 - Site 1: Hesketh Lane North
 - Site 2: Hesketh Lane South
 - Site 3: Coe Lane
 - Site 4: Southport New Road North
 - Site 5: Liverpool Road South; and
 - Site 6 Southport New Road South
- Lilford Estates have made the following comments:
- The above sites were subject to an extensive masterplanning exercise, including comprehensive assessment of technical considerations; the sites are deliverable and

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would generate significant benefits subject to review of Protected Land and Green Belt

- The Estate's vision for its landholdings at Tarleton is to create attractive, high-quality development which complement the village's existing built form
- Appropriate mitigation will be delivered to address any concerns and to limit the effect on and protect the character and appearance of the surrounding landscape. Acute need to deliver new employment/ retail development in Tarleton following years of under delivery, due to a policy focus on Skelmersdale, Burscough and Ormskirk, constraining economic growth and opportunities for local businesses to expand; essential that more employment land is allocated in Tarleton

Statutory consultees and other organisations:

Environment Agency:

- Issues on the Alt Crossens catchment regarding the pumped drainage system; flood risk affects more than the settlement of Banks, it affects large parts of the rural area used for agriculture and horticulture; risk to the whole area should be acknowledged
- Tarleton and Hesketh Bank have experienced sewerage capacity issues and impacts of any additional development in these areas may need require further consideration / investigation.

CPRE – the Countryside Charity

- Northern parishes, such as Rufford, have nature reserves that need to be enhanced in the future. They are threatened with flooding and traditional farm businesses increasingly seek industrial type sheds for operations that harm Green Belt purpose and the five functions.
Flood risk is a genuine problem.

Eastern and Southern Parishes

- 13 respondents made comments in relation to the Eastern and Southern Parishes

Residents and members of the public:

- Area contributes greatly to UK food requirements; development will mean this is lost forever and shouldn't be allowed
- If the country wants to feed itself, farm land will be at a premium and it is at this moment overworked
- Improvements to public transport need to be made, but large scale employment such as large office blocks or warehouses should be avoided given the nature of the area
- Lathom South has a large proportion of retired people
- Many concerns about poor infrastructure e.g. electricity, gas, communications, poor state of roads and pavements
- Although not listed as an area of flood risk there is road flooding and foul water disposal issues, into the River Tawd and via Westhead sewerage treatment works; It is a rural area and major housing development was roundly opposed in the abandoned Plan - it would be equally roundly opposed this time
- The A5209 is increasingly busy, being used as access to the M6. The canal bridge causes congestion
- HGV access from farms/ nurseries of northern parishes and from new warehouses of Stanley (and 2 new ones) will make things worse

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- Green belt boundaries need protecting, particularly in Appley Bridge; infill should allow small scale development during the life of the plan
- West Quarry, AB should stay in the green belt / East Quarry should have a clear defined use to protect the community. Previous permission was granted for floating housing, so this site could be redefined for residential/ housing usage
- The Pad should go back to green belt; it has been used as an illegal dump for the last 5 years
- W.L.B.C has tried to build on green belt in Appley Bridge for the last 50 years – this has always been rejected due to flooding which will be worse if more houses are built
- Wildlife has already been decimated
- A recent survey reported a drop in the working population and that if it continues a serious deficit will occur
- We would hope our grandchildren could have a better environment to live in not worse
- Disappointed that Appley Bridge is again seen as somewhere to build housing; bordering on harassment that, annually, developers try to build on green belt; last project was denied due to detrimental effects of development on surface water, drainage, flooding, air pollution, traffic safety and woodland habitat. Given climate issues, more housing will exacerbate existing problems. Future building on green belt, especially in Appley Bridge, should be dismissed; however, it is laudable that 2040 plan recognises need to redevelop areas such as Skelmersdale concourse; brown field sites and improving urban areas will address socio-economic pressures e.g. lower cost / energy efficient housing in such areas will help with social housing, fuel poverty and access to facilities, helping service industry to grow and provide jobs. Building large, expensive, detached but developer friendly houses on green belt is not a sustainable solution to future pressures in the Borough

Borough, Parish, Town Councillors / Community Groups:

- Appley Bridge (AB) is one single community; the population of Appley Bridge is approximately three times that of Parbold. However planning policies applied in previous Local Plans categorise AB as significantly smaller than Parbold; application of planning policies, as if AB was a small / rural village is unfair.
- West Quarry should remain in Green Belt; East Quarry, Appley Bridge, could be a carefully planned development/leisure/nature reserve opportunity with houses built on the rock around the water filled quarry. A similar idea was previously granted planning permission.
- Rationale for bringing the Eastern and Southern parishes appears inappropriate; they have different landscapes and environments and will require distinct considerations; the Northern areas have good public transport services and access to local community facilities that far exceeds Bickerstaffe, Lathom, Lathom South and Simonswood in the Southern area; Simonswood is largely occupied by waste management sites and adherence to controls and measures to protect residential amenity have not been enforced and the sites cause many problems for local communities; Local Plan should consider separating the portraits of the Eastern and Southern Parishes into individual areas.

Organisations, including developers, landowners and representatives:

Comments made by Stephen Abbot Associates on behalf of the owner of Strawberry Fields, Newburgh:

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- The site remains available for development and provides an opportunity to provide much needed housing and new services, although only the eastern portions would be released for development in the short- term. An indicative masterplan has been provided
- Parbold and Newburgh are treated separately but they should be a “coupled” settlement, enabling greater levels of growth (appropriate to the combined settlement) which could also provides affordable housing (in an area where affordability is an issue); there is a clear need for housing within the Eastern Parishes, which should be supported by provision of additional services
- Current spatial strategy directs 3.5% of the proposed housing requirement to the Eastern Parishes, significantly below the current amount of households/housing stock which creates a skewed spatial distribution
- Delivery of housing in the Eastern Parishes has been significantly constrained by tightly drawn Green Belt boundaries NPPF para.s 140-143 states a need to identify safeguarded land between the urban area and the Green Belt.
- With additional housing, there will be greater opportunity for under-utilised employment land to be developed, further supporting the sustainable development of Appley Bridge and the Eastern Parishes.

Comments made by Lichfields on behalf of Taylor Wimpey:

- The Portrait identifies access to affordable housing, provision for elderly people, lack of accessibility to transport and key services within rural areas as key concerns. The shortage of a variety of business premises is holding back provision of local employment and acknowledged that Appley Bridge has had limited development or take up of land for employment.
- Agree with the assessment that there is a clear need for housing and where possible this should be supported by provision of additional services; delivery of housing has been significantly constrained by tightly drawn Green Belt boundaries.
- Additional housing in Appley Bridge will allow for currently under-utilised employment land to be developed, further supporting sustainable development
- Appley Bridge, with its already established transport connections and existing services, provides an opportunity to support growth within the Borough. Taylor Wimpey's sites at Appley Bridge deliverable and will contribute to meeting the housing requirement

Statutory consultees and other organisations:

CPRE – the Countryside Charity

- Eastern and Southern parishes are isolated due to lack of public transport and are threatened by flooding
- The lack of 'genuinely' affordable housing is a problem, particularly in older age groups

Western Parishes

- 9 respondents made comments in relation to The Western Parishes

Residents and members of the public:

- Public transport to Ormskirk is very limited and this needs urgent attention
- Agree completely about possible isolation for elderly people
- Concerns about plans to close pumping stations

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- Contribution area makes to UK food requirements should not be taken lightly, once prime agricultural land is developed, it is lost forever
- Impact of flooding needs to be borne in mind

Organisations, including developers, landowners and representatives:

- The following additions and alterations should be made to the proposed text:
Western Parishes have a clear physical and functional relationship with the settlement of Southport;
Western Parishes rely on Sefton for access to facilities and there is a strong economic link between the boroughs for employment; Sefton periphery within Western Parishes is a highly sustainable location for new housing growth
- Western Parishes have become increasingly unsustainable over time as they have gradually lost local services, bus services have reduced, younger people and families moving away and there is an ageing population.
- The spatial portrait of the Western Parishes must also identify solutions and not become overly-negative
- NPPF Para. 78 requires rural local planning authorities to devise policies which are responsive to local circumstances and support housing
- Opportunities to bring rural exception sites forward, providing affordable housing to meet local needs should be facilitated, with consideration whether allowing some market housing on the site sites would help to facilitate this
- Further population growth will help increase and sustain bus services; development in the Western Parishes can be sustainable and should be achieved by making appropriate housing site allocations or extending settlement boundaries, or in the absence of any Green Belt changes, a permissive Rural Housing Site Exception policy.

Statutory consultees and other organisations:

Environment Agency:

- Local Plan should strengthen wording on need for future changes to address sustainability issues, flood risk and water quality in accordance with The Environment Bill, Flood and Coastal Risk Management Plans, and the England Peat Action Plan
- The impacts of changes to pumping on the catchment described are not solely related to flood risk
- Human intervention for drainage purposes has caused peat wastage and land level changes in the surrounding land. Frequent channel maintenance of these heavily modified watercourses is now difficult, and breaches and seepages of perched rivers is a growing issue. Maintenance costs are rising and the need for repair is becoming more frequent
- A Lowlands Agricultural Peat Task Force has established subgroups and the North West subgroup is in the process of agreeing recommendations to government to identify options. West Lancashire has a significant amount of peat and soil levels have dropped as the land has oxidised and broken down through cropping. In addition to degrading soils, this process also releases a significant amount of carbon. The taskforce is exploring management options for landowners that support farming and the wider environment whilst adapting to the flood risk and climate change.

CPRE – the Countryside Charity

- Western parishes also suffer from isolation
- There are peat deposits that must be conserved to properly provide carbon sequestration benefits

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- The Alt Crossens pumping arrangement is to be changed and there is concern over the flooding of high-grade farmland, due to harm to business viability
- Farmland of high quality should be protected so future generations can grow its own food
- Environmental designations and land that supports important ecology should be conserved and enhanced by the local plan

Trans-Pennine Trail

- Cheshire Lines is part of the national Trans Pennine Trail providing over 370 miles of route; West Lancashire section provides a key link between Sefton and Liverpool and is part of the National Cycle network. Vital that the Council recognise this to ensure importance of this national connection is recognised to attract investment. Can be used for leisure and commuting, e.g. to employment sites within neighbouring authorities.

Social and Demographic Matters

- 17 respondents made comments in relation to Social and Demographic Matters.

Residents and members of the public:

- People are aware that there are increasing numbers of elderly but few would appreciate the scale of increase described
- Demand for services will be considerable, and the imbalance between demand and supply will force up costs that will have to be borne by public authorities and users;
- Effects of the pandemic and Brexit on population projections must be factored in and 2021 census used as soon as available; to say "Between 2001 and 2011, the proportion of households who rented privately increased by 69% whilst the proportion in social rented tenure decreased by 8%." - information this dated should not be used in determining a new plan - it should be updated.
- New housing must be carbon neutral due to the Climate Emergency; smaller homes could be built which would be more affordable; many houses in Aughton are oversized
- Need more flats for people other than students e.g. Young employed.
- Need to look at how much "affordable" house prices are and ways for young people to get onto the housing ladder without part-ownership schemes; in Burscough there are lots of houses for sale on the Yew Tree Farm for well above £300,000, but who is able to afford those prices on today's wages, especially young people as finding a deposit is unrealistic. Private rents are also very high and people need help.
- Has any work been done to look at likely demand for self- and custom-build? I should imagine it would be fairly low;
- Where is the evidence for demand for accommodation in caravans and houseboats? It is the opposite, many people who have this type of accommodation are looking for houses. Need to do an exercise with the Council's Housing Options team to truly establish the situation
- Statistics on population do not recognise that people die or become more dependent on specialist accommodation. It is not explained how over 75s population will rise from current levels. If the number of working age people declines, it assumes that the child bearing percentage of that declining group will produce more children. What evidence is there to support this?
- There is a statement about poor public transport which excludes Bickerstaffe but the only route that is actually served by regular buses is the corridor from Skelmersdale to Ormskirk. There is no rail link and most roads are poorly maintained,

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narrow and over-used. Pavements, where they exist, are narrow, poorly maintained and require frequent road-crossing to walk any distance. Cycling and pedestrian activities are severely constrained by carriageway conditions. The summary ignores these points.

- Unconstrained growth of Edge Hill still seems to be the Policy, in spite of the strains it places on Ormskirk and on much of West Lancashire, including Bickerstaffe.
- Average house price in the area was £185k but little evidence anywhere outside Skem for that money - even there very little under £100k and even fewer new builds under £150K; WL data shows high levels of private ownership, therefore surprised by stats for rental
- Greater variety of housing needed other than bog standard developers supply. WL slow to adopt Government requirement to supply serviced self-build plots in a variety of locations; the register doesn't echo need
- Looking at these figures, it seems that we need to improve bus services; should encourage younger people to live and work in West Lancs by providing affordable housing; better GP provision is required for the ageing population
- Vital we maintain good agricultural land in order to feed ourselves as a nation. Recent fuel prices have highlighted the problem with relying on imports.

Borough, Parish, Town Councillors / Community Groups:

- Section 8 data is not current and inconsistent with Local Plan timeframe; data from the 2011 census does not provide adequate baseline for 2022 and does not portray the best picture of demographics in 2021/22; more up to date figures may be available when the new HEDNA is published and so likely that this whole section will need to be brought into line with updated data
- A matter of concern that the portrait which uses old data is being used to influence and define Policy Areas and Approaches presented in the Issues & Option
- 8.24 provides a superficial commentary on road infrastructure and fails to recognise unsuitability of rural road networks feeding from M58 & M6 (M6 does not pass through West Lancashire) and increasing traffic volumes and congestion arising from development that has already taken place during timescale of the current Local Plan.

Organisations, including developers, landowners and representatives:

- Given the rural nature of the area, the new Plan must recognise needs of rural communities. Disparities in demographics between urban and rural populations must be identified and accounted for to ensure that these settlements do not become isolated, ageing, imbalanced and unsustainable populations. Must make opportunities for young professionals and families to stay in these rural areas; this can be achieved by identification of small and suitable housing allocations in the most sustainable villages complemented by permissive policies for rural housing

Savill's on behalf of Harworth Group:

- For the purposes of the geographical portrait, the site at Junction 3 of the M58 (SHELAA 2021 site BK.030) falls within the 'Eastern and Southern Parishes' area, which excludes the urban areas of Skelmersdale and Up Holland situated to the SE
- Eastern and Southern Parishes has combined population of over 10,000 existing residents, and Skelmersdale and Up Holland, 42,000 residents. The south and south- therefore currently supports around 52,000 existing residents (around 47% of the population)
- A large portion of the population is clearly situated towards the south of the authority area close to the main settlements of Skelmersdale, Up Holland, and Ormskirk,

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mirroring pattern of unemployment rates across the Borough, and the positioning of new employment adjacent to existing higher population density and unemployment rate areas, will provide jobs in the most sustainable locations

- Clear that the demographics of Skelmersdale and Up Holland necessitate need for both employment and housing land uses to come forward in adjacent areas and / or with a critical mass to viably support provision of new or improved infrastructure including public transport
- Portrait identifies average house price in the area as higher than the Lancashire average, is forecast to see an increase in the older population, and reduction in working-age households, with anticipated outward-migration of working aged households; therefore the Authority must be proactive in planning to deliver a significant quantum of employment floorspace, creating a continued and enhanced supply of jobs
- Rotherham's Green has potential to deliver up to 9,600 permanent new jobs and contribute £291 million to the local economy
- Given existing distribution of the population is focused towards the south with the greatest levels of unemployment also situated within Skelmersdale towards the south, significant opportunity exists to position industrial and warehousing employment in this area
- It is also essential that specialist accommodation, such as over 55s bungalows, are provided at sustainable sites to meet needs and should develop policies to support this to ensure demand is met in the long-term

PWA Planning on behalf of Applethwaite Homes:

- Should also support homes which are accessible and fully adaptable to meet the needs of elderly residents, meeting Part M(4)2 of Building Regulations, ensuring elderly residents can live in their own homes for as long as possible and reduce the strain on health facilities.

Statutory consultees and other organisations:

CPRE – the Countryside Charity

- New plan must not have an excessive requirement, due to the problems CPRE shows in the 'Set Up to Fail' report. Government has a clear mandate to focus on towns and cities and the Standard Method identified a Housing Requirement of 193 dwellings per annum (dpa), but the adopted plan sets a target of 324 dpa; the Housing Delivery Test 2021 shows that over the past 3 years 1,394 homes were completed when only 513 homes were required so delivery has outperformed by 272%
- New plan should cater for local housing need and avoid an inflated requirement. It ought not to compete with surrounding urban authorities that have brownfield in need of reuse.
- In rural areas, genuinely affordable housing is needed at a size and tenure to meet local needs, and not larger family / executive homes for maximum profit, leading to more people commuting long distances into Liverpool, Greater Manchester and beyond. Increasing car dependency is inappropriate and not sustainable. Government cuts have led to fewer bus services across Lancashire with rural services disproportionately affected

Economic Matters

11 respondents made comments in relation to Economic Matters

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Residents and members of the public:

- Regrettable that no reference to Up Holland's local centre and its relative vitality. It has a range of services but vitality could be improved, through a recognition that appropriate housing development would provide a stronger local customer base to support services
- Given the nature of area, surprising that agriculture is only worthy of one sentence – this may not provide significant "employment" per sq.m. but its importance to the UK should not be underestimated. Once lost to development, it is a permanent loss to UK food production. The contribution that West Lancashire makes to meeting our food requirements shouldn't be overlooked but the consultation does not appear to place any particular importance on this which is very concerning
- Need to focus on industries that retro fit housing with green technology as a priority to tackle climate change and help local employment, will require local training and college courses
- It would be good if a major clothing retailer could be encouraged to Ormskirk or more independent businesses would be welcomed; should encourage modern innovative businesses and liaise with local education to ensure training with the necessary skills
- Over-reliance on warehousing provision means that the area is also over-reliant on road transport, with consequential damage to the environment and road safety. Home working is constrained by very poor and vulnerable communications in large parts of Bickerstaffe but home working has limitations and is not a panacea for future working population
- Commuter flows could be greatly improved if Burscough curves were re-opened and Merseyrail network looped to Southport (giving better links to Wigan, Manchester and Preston)
- Less warehousing, this is land hungry with low skill low pay. Develop at White Moss further and bring/ incentivise more office jobs to Skem
- Improve / create cycle path to link Edge Hill to Skem and direct EH to engage/ invest in Skem instead of just Ormskirk/ green belt. The payoff would change attitudes and perceptions
- Desirable to attract more technical and professional industries to the area.

Organisations, including developers, landowners and representatives:

- References to the economy and employment base in Skelmersdale should be linked to make clear that while it remains a significant employment destination, this is by being heavily dependent on traditional industry and manufacturing, which are predicted to decline
- The Plan needs to create and deliver growth opportunities for Skelmersdale to achieve vision of a regenerated, re-invented and outwardly better-positioned and commercially-attractive town and a business location for major new employment and jobs growth, to which businesses and investment can be attracted and retained

Statutory consultees and other organisations:

Environment Agency:

- Agricultural and horticultural employment will be impacted by the England Peat Action Plan (May 2021) that will ban horticultural activities on peat from 2030 as we must accelerate the switch to alternative land uses. Government is introducing new funds e.g. Nature for Climate Fund and Nature for Climate Peatland Grant Scheme

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and stakeholders are encouraged to work with the combined DEFRA agencies to investigate opportunities

- Infrastructure constraints may not prevent development now but important to ensure potential pressure from new development can be suitably managed e.e. use of SUDS to reduce surface water pressure in areas where capacity issues exist or are expected to arise due to climate change
- Note that the document indicates no water availability issues that would prevent development, though water pressure issues in the northern parishes are identified. Water resources are not considered more broadly and water supply only appears to refer to the United Utilities public supply. Water is also used from other sources (i.e. private abstractions) and climate change expected to affect these. Environment Agency regulates abstractions, and are reviewing water availability in the catchment; until this is complete, new applications for abstractions are being limited
- More sustainable practices such as trickle irrigation and above ground storage lagoons are likely to be required. Other advantages could include reducing pressure on public supply and financial benefits over the longer term.

Transport and Infrastructure

16 respondents made comments in relation to Transport and Infrastructure

Residents and members of the public:

- Surprising there is no specific reference to how proposed development should contribute towards infrastructure. Currently managed through site-specific contributions (such as s106 and s278 agreements) or via CIL
- Adopted CIL Charging Schedule is out-dated and needs a timetable for formal review and introduction of a Discretionary Relief and Exceptional Circumstances policy as advocated in the Council's evidence to the CIL Examination
- Bus services between Ormskirk and Burscough Bridge (rail station, sports centre) are inadequate, and no safe cycle route between the two
- Action needed to encourage active travel / discourage car use for short journeys in Ormskirk
- Expanding capacity on Ormskirk to Preston single track train line would allow more frequent services
- Amazing Skelmersdale is so poorly served by train services but question if the proposed station will have the impact wished for; use of Council Tax Payers funds needs to extend beyond just providing shiny new facilities - careful consideration to be given to onwards management
- Proposed train link with Skelmersdale will be a massive boost for the area and will help to reduce car reliance.
- What consideration has been given to the environmental impact of any new rail links for Skelmersdale?
- More cycle lanes would encourage higher cycle use - especially on the A59, St Helens Road and Southport Road.
- Drains across the borough are unable to cope as there are significant blockages - need major work otherwise will be the cause of home flooding
- Public transport needs to be Improved, with exception of Merseyrail which offers a good and reliable service; much more needs to be done to improve environment and biodiversity which is very poor; dearth of woodland in the area and more trees and hedges needed

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- Consideration needs to be given to the WWTW upgrade as human waste disposal needs to be changed to a compostable system and sustainable waste water management needed
- Unbelievably complacent view of infrastructure provision within the Borough. Health services are poor, roads are not "good", telecommunications and electricity supplies area poor and vulnerable to damage and much of area has no mains sewerage
- Encourage Aughton & Ormskirk elderly to reduce reliance on cars and buses that they don't want to use anyway for lack of quality, security, high costs, un-social behaviour and use Merseyside facilities, assisted by the Free Rail Travel for the over 60's, which should be extended to West Lancs
- WLBC should continue to lobby Lancashire County Council to provide decent public transport in the borough
- It is hoped that Merseyrail will return to a 15 minute service.

Organisations, including developers, landowners and representatives:

Smith and Love on behalf of I and J Hill Partnership:

- Specific reference should be made to emphasise locational advantage of Skelmersdale relative to the national strategic network. Its proximity and high level of accessibility to the M6 via M58 junctions and the opportunities to attract business should be made clear.
- Should be highlighted that, as the largest town and focus for regeneration and employment, and housing investment Skelmersdale does not have a railway station and cannot be adequately served by the station at Up Holland

PWA Planning on behalf of Applethwaite Homes:

- Council should enable elderly residents to be cared for at home and retain independence; can be achieved by ensuring an adequate supply of specialist homes for older people which meet Part M4(2) of building regulations

Statutory consultees and other organisations:

United Utilities

- United Utilities note that some comments relating to water supply and wastewater are not up to date.

Trans-Pennine Trail

- No mention of sustainable transport or key connections which should include reference to the Trans Pennine Trail. It is essential that this is included to demonstrate West Lancashire's commitment to sustainable transport and Trans Pennine Trail.

Natural and Built Environment

16 respondents made comments in relation to The Natural and Built Environment

Residents and members of the public:

- Viability implications of environmental policies should be tested to ensure that it does not prejudice to deliverability
- No expressed intent of how Plan will seek to preserve and enhance these assets, or any specific interventions that would promote those objectives

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- Should set out an ambition to reduce number of Buildings at Risk and promote policies to give considerable positive weight in the planning balance exercise
- This approach could assist delivery of projects to secure improvement and active use of heritage assets designated as Buildings at Risk, especially that might require appropriate enabling development to facilitate delivery
- Absence of hedgerows in many areas is concerning; they are important for biodiversity, can reduce flood risk and act as a wind break to prevent erosion. Planning policies should encourage reintroduction of hedgerows, in rural and urban areas, and should protect those that remain
- Importance of West Lancashire to UK food production needs to be given highest priority. Once our quality food producing land is developed it is lost forever to the UK
- Block tree planting should be avoided
- Attention needs to be given to insisting on high standards of environmental considerations for new housing as well as extensions/ alterations
- Flood risk only increases with development; any mitigation required should be costed and developers should pay for upgrades to systems several miles from their site if that is where the impact will be felt
- Carbon emissions are high in the borough - ALL new houses should have significant green technology so they are carbon neutral; Eco retrofitting of all existing private housing stock - as has been successfully achieved in council housing in Skelmersdale; all new housing should be max 3 bedrooms to prevent oversized unsustainable properties
- More areas should be designated for tree planting as tree coverage in West Lancashire is below the national average
- Gardens need to be encouraged to be wildlife habitats; increasing fad for paved driveways and artificial grass is significantly reducing ability to move towards a sustainable future and needs to be addressed - possibly through council tax incentives for green spaces.
- Area is very poor for woodland and biodiversity. Tree and hedge planting would greatly improve the situation and help prevent flooding
- Further green spaces would help wildlife, collect carbon and be beneficial for physical and psychological health.
- Some areas have invested in their own wind turbines and if the benefits are direct to the local people, they can be very successful initiatives
- Better public transport links and cycling paths would help cut emissions
- Use of the canal could improve transport links e.g. Water taxis
- Landscape is characterised by largely flat, extensively drained mosslands and wetlands of the Coastal Plain in the west and north. Resultant, readily fertilised peat-soil plains provide highly productive farmland, so long as pumped drainage is sustained, so the Borough currently contains a very high proportion of the Grade 1 agricultural land in the North West; however, if drainage continues unabated, the oxidation rate of the carbon stored in the exposed peat suggests most of the peat-soils will be lost to the atmosphere by 2040
- Agricultural sector remains extremely important for national food security
- West Lancashire provides important habitats for a number of legally protected animal species
- There is a network of major wildlife corridors running through the Borough
- In the face of the continuing global and national biodiversity crises, increasingly important to protect, restore, expand and enhance the Borough's biodiversity and Habitats of Principal Importance
- Climate Change poses a threat to the social, economic and environmental well-being and measures will be needed to rapidly adapt to, and mitigate, climate and biodiversity emergencies at a local level

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- Development of more sustainable systems for water level management is likely to become ever more pressing in the Borough
- As well as the need to reduce CO2 emissions massively and urgently we need to have climate adaptation measures in place especially for flooding
- Agriculture should be given greater prominence across the whole borough and stress the importance of preserving agricultural areas that are not so vulnerable.
- We want the Green belt boundaries to be preserved and to keep the West Quarry in the Green belt
- Preserving rural nature of the borough is important
- Better home insulation and better public transport would help reduce emissions
- Green energy should be explored in a more proactive way
- Need more green spaces given the huge increase in house building where fields, hedges, trees have been displaced and nothing put back in their place
- Maintaining green spaces is vital for biodiversity and wellbeing. One small initiative to tackle vehicle pollution is to encourage people to switch off engines whilst stationary - particularly when collecting children from school.

Statutory consultees and other organisations:

Environment Agency

- The landscape has been influenced by practices with environmental consequences, for example Alt Crossens perched watercourses caused by peat shrinkage and land level changes due to intensive agriculture and pumped land drainage. The plan will need to consider how development could contribute to or facilitate adaptation requirements from the effects of previous land and water management practices.
- Important to make clear that Biodiversity Net Gain (BNG) will be a mandatory requirement for most development
- Expect to see peat soils identified as a valuable resource to the Council in tackling climate change and reference Defra's Lowland Agricultural Peat Task Force should be made
- Carbon emissions are identified as being higher than other boroughs in Lancashire and the national average; would be useful to understand what sectors are driving this and whether carbon loss from peat degradation in agricultural areas is accounted for in the figures
- The document seems to prioritise flood risk in northern parishes, but it is a district wide issue set to get worse because of climate change. Only where it cannot be avoided should new development be permitted in areas at risk. Where development is permitted, mitigation and adaptation measures will be essential to ensure safety and prevent increasing risk off site
- Should provide more information about water bodies and issues that impact their quality
- Should highlight that flooding from tidal and fluvial sources are of particular importance in this area and given the expected impacts of climate change, avoiding development in flood risk areas should be the priority
- No reference to past flood events, such as those in summer and autumn 2020. Level 1 SFRA was updated in 2019, but given flooding has occurred since then, need to ensure evidence is as up to date as possible. Any new or emerging flood risk not identified in 2019 should be identified now

The Wildlife Trust for Lancashire

- Landscape of West Lancashire is characterised by largely flat, extensively drained mosslands and wetlands of the Coastal Plain in west / north. The resultant, readily fertilised peat-soil plains provide highly productive farmland, so long as pumped

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drainage is sustained, so the Borough currently contains a very high proportion of the Grade 1 agricultural land in the North West; however, if drainage continues unabated, the oxidation rate of the carbon stored in the exposed peat suggests that most of the peat-soils will have been lost to the atmosphere by 2040.

- The agricultural sector remains extremely important for national food security
- West Lancashire provides important habitats for a number of legally protected animal species
- There is a network of major wildlife corridors running through the Borough
- In the face of continuing global and national biodiversity crises, it will be increasingly important to protect, restore, expand and enhance the Borough's biodiversity and Habitats of Principal Importance
- Climate Change will pose a threat to social, economic and environmental well-being and clear that measures will be needed to rapidly adapt to, and mitigate, the climate and biodiversity emergencies at a local level
- Development of more sustainable systems for water level management is likely to become an ever more pressing issue in the Borough into the future

Sport England

- Sport England welcome paragraph 8.32. However, it should be recognised that new developments offer the opportunity for creation of additional outdoor and indoor sport facilities as well as informal recreational spaces. The protection, replacement and enhancement of sport facilities should be supported by a robust evidence base.

2. What do you think is special about West Lancashire?

3 respondents answered this question.

Residents and members of the public:

- The Tawd Valley Park runs through the centre of Skelmersdale and the canvas is amazing as it changes with the season

Borough, Parish, Town Councillors / Community Groups:

- West Lancs has lovely thriving pretty villages, fantastic countryside full of nature, great things to do outdoors and in towns, great transport links by road and rail, a number of tourist attractions, several nature reserves, busy industrial centres, great schools, colleges and an award-winning university. We have lots of agricultural land which provides food and jobs. We are very lucky to have so much green space and I really value it;
- It needs to be cherished and not allow encroachment onto green belt for the benefit of developers; need to protect our countryside for future generations to enjoy. Housing is needed but not at the expense of green spaces.

Statutory consultees and other organisations:

CPRE – the Countryside Charity

- West Lancashire is one of the most important rural areas of Lancashire, providing jobs in agriculture and other rural sectors, but the Countryside has intrinsic value for residents and visitors for recreation and leisure
- It has high natural capital value due to the high grade of soils (including Best and Most Versatile Grade 1-3a) and wide-ranging biodiversity; and a unique landscape character arising from its geology and history

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- The area has a flat topography and large areas within the Northern Parishes (and to a lesser degree the Western Parishes) are at risk from potential flooding

4. Issues Affecting West Lancashire

Questions:

1. **Have we identified the main planning-related issues in West Lancashire? Should any be changed? Should any be removed? Should any others be added?**

By Thematic/Topic Area

48 respondents made comments in relation to issues affecting West Lancashire by thematic/area.

Residents and members of the public:

- Traffic congestion and the capacity of the local road network needs to be fully taken into account when making planning decisions.
- Consideration should be given to incentivising development on brownfield sites and increasing developers' contribution to infrastructure development as a consequence of development on Green Belt.
- Serious consideration should be given to building a new secondary school in Skelmersdale.
- The policy needs to be more proactive for endangered species.
- All looks good. Please no more unsustainable large houses.
- A rail link for Skelmersdale needs to be a priority. Cycle lanes are a priority and financial cycling incentive initiatives to be encouraged. Eco retrofitting of existing housing stock.
- Yes, agree with these.
- More brownfield sites should be used for housing development. Planning conditions should be strictly adhered to.
- Yes, the main issues have identified, and none should be removed.
- There is a need to support and maintain a wide range of job opportunities. This needs to also state whilst protecting rural areas and limiting development wherever possible to existing industrial areas.
- More housing needed in Skelmersdale specifically.
- Agricultural land should be protected from building/development.
- There are a number of very large housing estates in Burscough and more needs to be done to ensure developers truly offer affordable housing.
- Speak to the traveller community to ask what they would like to be located and facilities they require. Need honest discussion with the local community and residents.
- To look at the impact of the massive growth of Edge Hill university especially in terms of the local housing market.
- Not enough school places available for the growing populations.
- Need to encourage transport to the university by other means instead of by car with perhaps out of town park and ride facilities explored.
- More emphasis on looking at providing better public transport.

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- Much of the social/health/economic/employment disparities are due to the lack of decent, accessible, affordable and frequent public transport.
- Accessibility to the Industrial Estates is very poor, by public transport or bicycle and walking.
- Rail transport should be high on the list. The council also needs to secure a commitment that the rail links to Southport and Manchester.
- There is no mention of the issues Burscough has regarding traffic congestion as a direct result of the town expansion. A traffic plan needs to be put in place.
- To investigate the damage to the other infrastructure below the roads gas pipelines under square lane that are constantly fracturing.
- Brownfield site is missing, can be utilised before any other type is considered.
- Before expanding industrial sites, look at the current sites to see how and why they are failing, consider other uses such as solar or wind farms.
- With developers having the upper hand thanks to government policy, the borough council must do everything in its power educate themselves to the loopholes these developers are able to exploit to stop developers grabbing land against the wishes of the residents.
- The council needs to get better legal advice to find ways to stop developers from finding loopholes to use our assets. Must do more to learn about culture and heritage, enlist the help of local communities and societies to come forward with sites deem to be of significance. List community assets and protect them. Need a register.
- Not enough is being done to look at the issues of flooding in and around Burscough and the northern parishes. The council needs to engage with and listen to the Flood Groups and must work more closely with the environment agency and united utilities to come up with and enforce, solutions.
- It is mentioned that one of the reasons for increased flooding is that people are taking up their gardens for parking - as people can't park outside their own properties because of the yellow lines or parking restrictions. Maybe this is something can work on with LCC Highways to look at the removal of unnecessary restrictions.
- A plan needs to be made to limit the number of charity and cheap shops in town centre. Those successful high street in town such as Kirkby Lonsdale and Settle with diversity of shops makes people want to visit. Encourage people to stay with free or cheap parking.
- No swimming pool in Burscough.
- Need to shout about places for people to visit (The Tawd, Fairy Glen) in West Lancashire. To consider the amazing asset of the Leeds Liverpool Canal. There is no investment in having the tow paths paved. It could be utilised so much more as a link between the villages. Paving the Tow Paths would be a great crowd puller to the various outlying villages. Should look at ways of encouraging or providing ways of using the canal for water sports.
- Worth looking at brownfield and contaminated land for solar or wind farms.
- This seems a comprehensive list but maybe plastics should be a separate issue.
- The issue of factory farming in sheds built on Grade 1 Agricultural land should be addressed and discouraged.
- Every future policy should be linked to promoting means of sustainable travel and improving infrastructure/connectivity to accommodate the inevitable rise in Personal Electronic Transport options.
- Retain all green belt areas throughout West Lancashire.
- Retain West Quarry Landfill in Appley Bridge as green belt and East Quarry remains full of water.

Borough, Parish, Town Councillors / Community Groups:

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- All major issues are identified here.
- The comments on flooding and water management do not adequately reflect the significance of the issues in certain parts of the Borough.
- Do we need significant extra employment land if it will suck in more road traffic commuters from neighbouring boroughs? A better understanding of the direction of travel in regards to work patterns for the larger existing employers would be beneficial.
- The main planning-related issues in West Lancashire have been covered. Existing settlement boundaries should not be changed and the existing Greenbelt boundaries should be upheld.
- The general inadequacy of the existing surface and foul water drainage infrastructure to cope with any further residential developments. Improvements to the waste water treatment facility at New Lane have been promised by UU but never delivered.
- The amount of traffic on the lanes and unclassified roads around and through the villages especially HGVs on their way to the motorway system.
- The pressure on the existing health and community facilities within the villages caused by increasing population and the ageing.
- The provision of good quality jobs through the provision of high-quality employment premises in the right places.

Organisations, including developers, landowners and representatives:

Aylward Town Planning Ltd

- In the context of the section on "Heritage Assets", we welcome the recognition that there are numerous Buildings at Risk within the borough. This should go on to say that policies will be formulated to encourage that these can be brought back into viable use.

Tawd Valley Developments

- The availability of quality homes fit for modern living will be vital to the future success of the borough and the health and well-being of current and future residents.
- The need for a well-connected society should be incorporated into planning policy supporting the desire for housing land availability, housing accessibility and efficiency.
- West Lancs should be a standard-bearer for quality housing. Promote good design and innovations.

NJL Consulting on behalf of owner/developer

- They have not been translated to the various issues facing each particular settlement - e.g. affordable housing is needed in Burscough.

Gladman

- Gladman agree with the Council's considerations.
- There is a need for affordable housing in both the urban and rural areas.
- Some land which does not fulfil the five purposes of the Green Belt will need to be released to ensure development needs.
- Gladman would suggest further clarity is required on Improving Water Efficiency as the Council will need to demonstrate that West Lancashire is a water stressed authority in order to benefit from the tighter building regulations relating to water efficiency measures.

Smith and Love on behalf of I & J Hill Partnership

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- The 'Local economy and employment' issues could appear contradictory whereby it is said (for employment opportunities) that the Borough 'has steady ongoing growth in jobs' and a 'wide-ranging employment base including a strong manufacturing sector' yet the evidence base does not support this and points to the risk of decline. This is reflected in the text which highlights that the Borough is more vulnerable to the (potential) negative effects of Brexit than the national average and the text concerning employment land availability and take up.
- Strongly agree with the text which recognises that the slow and limited take up is a direct reflection and consequence of the lack of a suitable quantity and quality of employment land supply which has a suppressive and recessive effect. This section should also highlight that the lack of suitable supply is most evident and acute at Skelmersdale and the significance this has as the Borough's largest employment centre and focus for major regeneration and employment growth and investment in the plan period.
- The limit on the options available for transformational employment growth at Skelmersdale is a major issue the Plan must confront and appropriately address, and which strongly confirms the need for a Green Belt Review.

Savills on behalf of Harworth Plc.

- The consultation document is correct in identifying the inequalities across the Borough and the Local Plan needs to plan to deliver new employment opportunities towards the south of the Borough, with strong connectivity to new or existing residential areas. The masterplan submitted with this response sets out strong links to the existing settlement of Skelmersdale to deliver a self-sustaining development.
- The Borough needs an aspirational plan to deliver a significant quantum of employment floorspace that meets the needs of the market for warehousing of a major scale, in the most sustainable manner possible.
- The geographical issues affecting the Borough's Eastern and Southern Parishes include the identified inadequacy of the local road network to sufficiently cope with increased HGV movements.
- The Local Plan covering the period up to 2040 represents a major opportunity to address the inequalities and lack of sustainable communities within the Borough, strategic allocation of sites adjacent to the M58 therefore represent a key opportunity.

Smith & Love Planning Consultants on behalf of Mr D. Little

- The limit on the options available for accommodating new housing growth in the Borough is a major issue the Plan must confront and appropriately address, and which strongly confirms the need for a Green Belt Review.

Asteer Planning LLP on behalf of Richborough Estates Ltd

- Housing – to provide a mix of housing types and tenures in appropriate locations; an identified requirement to address affordability issues and deliver significant new affordable housing on deliverable (and viable) sites; the need for new purpose built student accommodation to address the proliferation of HMO in Ormskirk.
- Economy and Employment – the need for a quantity and quality of employment land to meet the diverse needs of West Lancashire, a lack of the type and quality of sites / opportunities that deliver knowledge led uses that will drive upskilling, diversify the employment base and support the retention of the Borough's new graduates; the need for flexible and innovative workspaces that can respond to a post-pandemic / post-Brexit market; and supporting the growth of Edge Hill University.
- Transport – a lack of accessibility in the Borough and the need to increase access to public transport and reduce reliance on private vehicles.

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- Land Resources –there is a declining supply of previously developed sites in the Borough, which often have significant challenges to viability and deliverability. It also recognises the constraint that Green Belt presents to growth.

Smith & Love Planning Consultants

- Broadly support these topic areas, including that there will be ongoing issues of rural isolation poverty. This issue can be counteracted with appropriate planned housing growth to provide social and economic support to those communities at risk.
- Changes in working patterns due to the Covid-19 pandemic is likely to be a positive influence for the rural communities and will result in less reliance on transport and will bring a greater flexibility and demand for living in rural areas and communities, which must be planned for appropriately.
- The 'Land resources' issues should revert to the Green Belt text. The Plan must confront and appropriately address the issue and major constraint to accommodating housing growth on the edges of all the Borough's settlements, and which strongly confirms the need for a Green Belt Review.
- The new Local Plan must make appropriate housing allocations in the most sustainable location, or must extend settlement boundaries, or if Green Belt boundaries are not altered, by permissive development management policies for rural housing exception sites.

Pegasus Group on behalf of Rowland Homes

- Demographic data need updating in due course.
- For Skelmersdale, the following issues are highlighted:
- Negative Image of Skelmersdale - Rowland are looking to address this issue directly by investing in the town through the development of a high quality residential development at Vale Lane, encourage people to want to live in Skelmersdale.
- Former Coal Workings – Site still contain remnants of these workings will not physically preclude development of this site based on initial feasibility work.
- Rowland are looking to combat deprivation in Skelmersdale by investing in the Vale Lane site, with a high quality residential development which will have a number of direct and indirect economic benefits.
- Other neighbouring towns within West Lancashire (and beyond) have stations which are accessible to Skelmersdale and this site via local bus services. This is not considered to be a constraint to bringing forward development in and around Skelmersdale.
- Therefore, the Local Plan Review process is well placed to address the local issues in Skelmersdale, around deprivation, the negative image of the town, coal mining constraints and public transport.

Pegasus Group on behalf of Story Homes

- For Burscough the following issues are highlighted:
- Need for new development to integrate with existing settlement – Noting that there is already an SPD for the Yew Tree Farm allocation, which includes the Story land; with all the developers and landowners within the area in regular dialogue to ensure this is achieved. There is also an opportunity to amend the plans for Yew Tree Farm or any further planned growth in Burscough through the emerging Local Plan process.
- Drainage capacity – Fully acknowledge that there have been issues with flooding and sewer capacity in recent years, 'United Utilities are working to address the capacity issue at New Lane WWTW. Either way, the Local Plan process offers the ideal opportunity to address these issues at a strategic level, through future allocations, via on site improvements or off-site contributions (potentially through an updated CIL charging schedule).

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- Highway capacity – The plan notes that the road system through Burscough (particularly the A59) can become congested at times, and no direct access to the motorway system. The Local Plan process offers the perfect opportunity to address highways issues.
- The Local Plan Review process is well placed to address the local issues in Burscough raised in this section, around integrated development, drainage and highways.

Statutory consultees and other organisations:

Trans Pennine Trail National Office

- Active and sustainable travel - It is vital that the Trans Pennine Trail is noted and fully represented within this section.
- Climate Change - The TPT should be recognised in terms of the benefits it brings in terms of reductions in carbon emission.

The Wildlife Trust for Lancashire, Manchester & North Merseyside

- Housing - to improve housing and other built development through national 'Building with Nature' standards.
- Cultural heritage and landscape - suggest amending the text to read: Green Tourism – heritage, wildlife and landscape are important parts of the Borough's character and tourist economy. They present opportunities to improve health and wellbeing through 'outdoor access'.
- Climate emergency, energy and flooding: suggest amendments to read as follows:
- Peatland – parts of West Lancashire are drained peatland, where development should be avoided if possible. If not avoidable, the impacts of carbon loss through development need to be mitigated or offset and measures should be taken to end ongoing peat oxidation - and associated carbon emissions - by actively restoring West Lancashire's peatland's functionality as a major carbon store and active sequesteror.
- Flooding – SuDS could be incorporated as part of green infrastructure, surfacing front gardens with impermeable material, to improve flood storage upstream, including through nature-based solutions.
- There is an Air Quality Management Area in central Ormskirk, but appropriate measures will be required elsewhere.
- There is a need to integrate habitat and species restoration and enhancement and ongoing maintenance into development proposals to improve biodiversity, not just to compensate for losses. The forthcoming BNG requirement will need to be reflected in the Local Plan and planning decisions.
- West Lancashire supports populations of statutorily protected species and areas of priority habitats; it is important that these continue to be protected, recovered, sustained and enhanced as required by statute and regulation.
- Connecting habitats, protecting and enhancing wildlife corridors is an important priority – particularly in more urban or agriculturally intensive areas of the Borough – to help facilitate species transfer.
- The Borough contains significant local areas of public open space and recreational facilities. Need to maximise appropriate access to, and linkages between and expansion of these assets. Green and Blue Infrastructure improvements should address physical infrastructure and nature's recovery.
- Peatland should be protected and restored. It will also be important that new forestry does not degrade or destroy nature recovery networks that are key for open semi-natural habitats and the species that depend on those: in West Lancashire Borough, overwintering migratory wildfowl populations are internationally significant in that

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regard, and Water Vole and Purple Ramping-fumitory believed to be nationally significant.

- The Borough has a number of water assets that contribute to the local landscape, economy, and biodiversity.
- Increasing draw-offs by the market-gardening industry in response to local climate change may also impact adversely on the biodiversity and quality of remaining wetland habitats in the Northern Parishes. Continuing and possibly accelerating loss of West Lancashire's peat-soil to oxidation and to dry surface wind-drift due to increasingly lower water tables may well also impact adversely on current biodiversity assets and ecosystem services.
- Many rural areas in the Borough have inadequate access to public transport and public rights of way and open access land are comparatively scarce.
- Access to open space is reasonably adequate although some parts of the Borough lack formal parks or children's play facilities.
- Many parts of the Borough suffer from limited green and grey infrastructure capacity. Solutions need to be provided if future development needs are to be accommodated sustainably.

Environmental Agency

- Water quality is not mentioned in relation to the "Water Quality and Resources" section, however some water bodies in West Lancashire suffer from frequent, intermittent pollution or diffuse, rural pollution. The local plan can help to resolve issues through identifying them and supporting improvements like the ones in the Tawd Valley Park Masterplan (wetlands providing water quality improvements at end of pipe); and / or to be able to control changes of use particularly in the industrial estates to have better drainage solutions which avoid cross contamination of the surface water sewer network.
- Water resources are not considered more broadly and water supply only appears to refer to the United Utilities public supply. More sustainable practices such as trickle irrigation and above ground storage lagoons instead of abstractions are likely to be required over the plan period and beyond.
- Environmental Agency will support the local authority's policies on the re-use of brown-field and contaminated land and will apply a risk based approach to ensuring appropriate and sustainable remediation actions are secured to improve water quality.
- All sources of flooding impact the borough and policies should influence proposals not only by avoiding inappropriate development in areas of high flood risk, but also promoting mitigation and adaption measures where other flood risks exist.
- The recently published England Peat Action Plan will need to consider.
- Better ecological functionality and connectivity via enhanced wildlife corridors and networks within rural areas should be supported / promoted.

Natural England

- Natural England welcome the noting of peat deposits for the Western Parishes, and advise that peat deposits should be noted for the Northern and Southern Parishes. However, have concerns about the strength of the thematic policies in regarding development on peat and its management and feel that the implications in respect of both carbon emissions from development and inappropriate management are currently under-represented.
- Following the publication of the England Peat Action Plan and the results of a number of peat pilot projects, Natural England have a better understanding of the impact of carbon loss from damaged and unmanaged peat, as well as the opportunity

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costs of not restoring peat as a functioning ecosystem. Natural England would welcome further discussions with West Lancashire Borough Council in this regard.

Canal & River Trust

- The Trust welcomes reference to the need to create more connected, walkable communities and consider that the Leeds & Liverpool Canal can play an important role. It is important that towpaths are fit for purpose to accommodate increased usage. New development and infrastructure improvements should be provided for alongside suitable signage and wayfinding. Contributions should be sought for development sites adjacent to the canal to maximise and maintain these routes.
- The Trust consider an updated and full review of heritage assets and local list should be provided as part of the Local Plan. The Trust would welcome the opportunity to assist the Council in reviewing this list.
- The canal network helps support green tourism, in attracting boaters. The Trust would welcome attempts to enhance infrastructure around the canal at key locations, including the improvement of access and wayfinding between popular mooring sites and local population centres.
- Waterways have a role to play in building energy and environmental resilience and supporting the transition to a low carbon economy. The canal can also accept surface water drainage from development sites, subject to a separate commercial agreement.
- It is considered that new development adjacent to the canal should be required to protect and enhance boundary hedgerows and trees, to protect wildlife when proposing any new lighting adjacent to the canal boundary, with bird boxes and bat bricks incorporated as part of new housing.
- The Council may wish to consider whether specific reference to 'blue infrastructure' should be included within the plan, noting the specific opportunities for sustainable drainage, urban cooling and connecting wildlife corridors.

CPRE, The Countryside Charity Lancashire, Liverpool City Region and Greater Manchester

- Safeguarded Land Policy - In the current adopted plan Policy GN2a sets out Safeguarded 'Plan B' Sites and also Policy RS6 concerning 'Plan B' for Housing Delivery in the Local Plan. Consider that there are material considerations that require the sites that remain undeveloped to be assessed for protection by Green Belt redesignation.
- Refer to a case with Land off Parrs Lane, Aughton L39 and draw attention to the Appeal decision. The public benefit in redesignation to Green Belt outweighs the likely costs of retaining the land as a safeguarded site for housing. The site as well as not being appropriate for development is not needed. There are other allocated sites to be considered for deletion from the local plan.
- A key issue is that Safeguarded land is of very high grade (Best and Most Versatile Grade 1) agricultural quality and it should be considered as a national asset and protected as a land asset of value for future generations, so they are able to grow food and for food security reasons.

Historic England

- The importance of managing the pressures of development with the conservation of the historic environment is an important issue for the Plan to address.
- The subcategory of heritage assets should be broadened in its content, to ensure that all asset types are covered as only conservation areas and listed buildings are mentioned.

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- Development pressures to a heritage asset can be affected by development affecting their setting not just within (a conservation area) or to a listed building. This needs to also be amended.
- In addition, the importance of local character and distinctiveness is not just about historic landscapes, it is an important element of place making and good design. In view of the government's recent agenda on good design, this should be amended. It is recommended that a separate subcategory be introduced which covers design.

By Geographical Area

34 respondents made comments in relation to issues affecting West Lancashire by geographical area.

Residents and members of the public:

- Addition of the impact of congestion within Banks at the junction of Station Road and the A565 and the lack of a safe cycle path along the A565 past Banks
- Please stop lumping in UpHolland with Skelmersdale. Not one of the comments in the combined Skelmersdale /UpHolland section actually refer to UpHolland.
- There are significant problems around Aughton, particularly around junctions and at peak times. This is exacerbated by the high volume of traffic from outside of the Borough that uses the Borough's local roads as part of a commute. Speed limits in and around Ormskirk are consistently ignored.
- Road infrastructure is inadequate for increasing HGV movements in Western Parishes.
- The following should be added: Much of West Lancashire has a unique rural character which should be recognised, cherished, and preserved. West Lancs forms the first rural fire-break outside of the urban northern belt that is Manchester and Liverpool. This greenbelt, this fire-break, must be preserved and nurtured. It will become an ever increasing asset to West Lancs as seen by urban dwellers who want to get away from urbia.
- Surface water drainage is a significant problem in Aughton and along St Helens Road.
- Eastern & southern parishes - flooding has been experienced in other areas, often due to excessive run off from fields. HGV traffic along unsuitable roads also affects residents well-being and can damage properties due to vibration and noise.
- When considering residential planning applications, should take account of the local housing needs.
- Plans to fill the quarry in Appley Bridge would cause considerable impact on the local community. Other options that could be considered like wildlife area or recreation.
- Skelmersdale has an awful reputation for anti-social behaviour and drug use which nothing is ever being done about it especially in the town centre.
- The rapid expansion of the village through the Yew Tree Farm development that most people in the village objected to, has had a massive negative impact on the village.
- Please actively promote the benefits of Skelmersdale.
- There is no regeneration in Skelmersdale Town Centre.
- Continual residential development in areas around the Burscough Village (School Lane/Red Cat Lane/Warpers Moss) would result in a severe cumulative impact (contrary to the NPPF) on the highway network.
- Please retain all green belt areas throughout West Lancashire. Please by-pass A5209 through Newburgh / Parbold. Please retain the water filled quarry at Appley Bridge as a feature maybe with houses all round the rim of the quarry.

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- In village of Appley Bridge (South East Parish) there is too much large vehicle traffic (HGV) and heavy industry. Need to reduce the amount of road traffic and commercial land.

Borough, Parish, Town Councillors / Community Groups:

- There is no further comment at all about Up Holland Village. The Council is 'lumping' the village in with the 'negative image' which Up Holland Parish Council strongly objects to.
- The need for the council to ensure the information that all the residents need to know about is available for proper consultation.
- The safeguarded land in Burscough should not be considered for further development until all the other issues are resolved which should include a bypass.
- Reports are suggesting the lower parts of Burscough will be flooded by 2050, this is where the sewage works are.
- Lack of sufficient services and recreational activities for the public in Burscough.
- The area needs a bypass urgently to remove HGV from A59 and Burscough and surrounding villages of unsuitable and volume of HGVs.
- Noise and air quality is a problem for a number of roads in Burscough and other villages.
- There needs to be an equality of facilities and recreational activities across the borough, Burscough is often left out and treated unfairly.

Organisations, including developers, landowners and representatives:

Aylward Planning

Fails to mention Up Holland at all. There is a need to consider intervention to secure the vitality of the centre and other local services.

Satplan on behalf of Gleeson Homes

- Gleeson Homes agree with the general thematic issues and consider the release of sites that adjoin existing urban areas would have a lesser impact on the Green Belt and its associated purposes.
- Future housing growth and a mix of affordable and market housing in Skelmersdale would help to assist with identified issue.

Satplan on behalf of Stewart Milne Homes

- Stewart Milne Homes agree with the general thematic issues and consider the release of sites that adjoin existing urban areas would have a lesser impact on the Green Belt and its associated purposes.
- Have also considered the issues relating to Ormskirk with Aughton and agree particularly with the need for the Town Centre to evolve and maintain its Vitality & Viability. Future housing growth in this area would assist with this identified issue.

Smith & Love on behalf of I & J Hill Partnership

- Skelmersdale being overlooked as a location for new business investment. It should also be highlighted that the lower educational attainment and long term unemployment.
- Limited remaining opportunity provided by the employment land supply policies and proposals of the adopted Plan to grow and diversify the economic base and employment offer.

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- There is an absence of high quality accommodation and development opportunities for identified growth sectors including advanced manufacturing, research and development and professional services in science, health and food technology.
- There is also an under-developed business support and ancillary services sector in Skelmersdale relative to the scale of its economic base and number of employers.

Smith & Love on behalf of Mr D. Little

- The part of the Western Parishes which is located adjacent to the Sefton periphery, is a sustainable location for new housing growth which is confirmed by the Sustainable Settlement Study 2021. Segars Lane is identified as the closest area to the centre of Ainsdale, the location is 'reasonably sustainable' with an understatement based on the evidence.
- 'Land close to the boundary with Southport is subject to flood risk' is not accurate. It should be distinguished that there is land adjacent to the Sefton boundary which lies in Flood Zone 1 and including, for example, SHELAA site HA.053.
- Strongly disagree that the principal villages in the Western Parishes including Haskayne, Halsall and Bescar, are so inaccessible to services that their communities suffer.
- Do not agree that rural isolation poverty is an existing issue but agree that it is a threat.
- Need further housing and population growth in these rural areas to attract and retain a younger demographic and to combat the effects of an ageing population and the current threat of rural isolation.
- The Western Parishes are in a unique geographical location in that they provide close inter-connectivity between the network of rural communities.

Pegasus Group on behalf of Bloor Homes

- Bloor Homes agree that all of these issues will require consideration through the preparation of the Local Plan.
- For Burscough the following issues are highlighted:
 - Support there is a need for new development to integrate with existing settlements. In the context of the land being promoted by Bloor Homes, site can be coherently master planned and brought forward as one or in agreed phases with the Local Planning Authority.
 - The Local Plan process offers the ideal opportunity to address flooding and sewer capacity issues at a strategic level and identify any mitigation or upgrades addressed through future allocations, via on site improvements or off-site contributions.
 - The Local Plan process offers the perfect opportunity to address highways issues. All highways and other transport related improvements, works and mitigation measures can be funded through the new developments
- The Local Plan Review process is well placed to address the local issues in Burscough raised in this section, around integrated development, drainage and highways.

5. Vision

Questions:

1. **Do you have any comments on the proposed Vision for West Lancashire in 2040? Please set out below anything you think should be changed. (Please bear in mind that the Vision should be achievable through Local Plan policies.)**

Scope, Issues & Options Feedback Report

40 respondents made comments in relation to Vision.

Residents and members of the public:

- There needs to be a review of the Green Belt boundaries where suitable as they are too restrictive currently
- Burscough has been over developed over recent years, and it is cannot cope with further development. The roads and sewers are already at capacity and it is losing its identity. It will cease to be the pleasant and desirable place that it currently is if development continues.
- Growth in the three main settlement areas should compliment the existing settlements and be controlled having due regard to existing green belt areas and supporting infrastructure.
- I like the suggestion about each town, village and hamlet retaining its own character. I question the comment about the regeneration of Skem. When will this every achieve the right results? Skem is constantly being regenerated.
- I would like to see a greater emphasis on the importance of the area to the UKs food security - this area is such a key player. Its a great pity that this is below the desire to attract new businesses and a picture of a large warehouse. If we are to attract new businesses to the area over and above contributing to the UKs food security do we really want it to be to large sheds?
- Comments about the importance to the UK food security run hand in hand, and not counter to, the desire for good biodiversity. This area is well suited to providing both if policies are well thought out.
- Historical infrastructure, such as canals within the borough, and rural rail network, should feature more prominently in the vision. The history and useable features of this infrastructure must be nurtured and improved if possible. This will aid many other parts of the local plan, including the vision for encouraging visitors to our beautiful borough.
- West Lancashire should be a Climate Beacon - with extensive tree planting programme, with good quality carbon neutral new build housing. Being a University town - Ormskirk should have higher than the average cycling levels.
- Flood plains should be preserved and building should in most cases be on brown field sites
- This is nothing more than a wish list compiled by WLBC; very unlikely to be feasible; it presents a 'preferred future' where everything turns out well. There are two extremes to planning for the future: one is 'high expectations' the other is 'reality'. The vision is decidedly short of 'reality' and the Council needs to start again and inject a dose of reality; clear case of 'Council knows best' and this way of collecting responses robs the population of freedom of expression as the questionnaire is largely structured to confirm the Councils wishes
- Skelmersdale needs a complete refresh with more being put into things for residents to do and local services. Attract big retailers to the new town centre not just discount stores. More local public transport that is reasonably priced and more regular. Fix the roads as they are a state. More needs to be done about safety in the subways, adequate lighting, CCTV, general maintenance; Ashurst is a forgotten area with overgrown paths making it near impossible to walk on what little pavement there. More facilities for kids like community centres, bowling, cinemas
- Agricultural land and green belt should be protected
- More cycle routes should be provided
- Affordable , suitable accommodation for an ageing population should be provided
- How will good quality, affordable housing be measured?

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- How will you ensure energy-efficient housing that preserves the area's character; what is meant by energy efficient - solar panels?
- What rules will be placed on developers to ensure housing is within keeping to an area?
- What will be classed as a flood risk? How will this be managed and by who?
- How will residents feel empowered to support change through the planning process? Currently residents are ignored when they object and are often over ruled, outsmarted and outwitted by housing developers - what will be put in place to stop this happening? How will the planners listen to residents?
- What new businesses are you looking to attract and how?
- How will we retain skills in the Borough?
- Infrastructure in West Lancashire will have been improved - what infrastructure and how?
- What are the green transport options? What about public transport? Will the train station finally have been built in Skelmersdale? What about the electrification of the Ormskirk to Preston line?
- Improved health, community and leisure facilities - what will they be?
- Enhancement of the Leeds-Liverpool Canal - what will these enhancements be? Paving of the Towpaths?
- It is imperative that LCC agree to repair and upgrade the Derby Street bridge and keep it as a 2 lane road or we will jam up Ormskirk. Alternatively build the by-pass
- Perfect vision

Borough, Parish, Town Councillors / Community Groups:

- It is appreciated that Up Holland is "with Skelmersdale" but the distinct identity of historic Up Holland, the community hub and village atmosphere has grown in attractiveness and should be maintained
- The use of an image of a large B8 warehouse in the vision section on economic growth is NOT the sort of growth we should be aspiring to. Our economic growth should focus on less land hungry sectors and seek to retain start-up businesses from e.g. Edge Hill
- The statistical calculation used for projected population growth should be carefully examined in light of the demographic report/population forecast commissioned by parishes using the CPRE's Demographic consultant in 2018; this provides the most up-to-date statistics on expected population growth, the numbers given by WLBC are greater than those supplied by the demographic consultant
- To produce a vibrant, healthy, caring, safer, accessible and prosperous place where new development and its residents and occupiers are fully integrated into the fabric of the Borough and its community
- Any growth to be managed through the improvements to infrastructure, services and utilities.

Organisations, including developers, landowners and representatives:

- The vision is good and with refinements to the policies could be achieved. To add to the vision: All residents live in safe, inclusive and welcoming neighbourhoods, where people choose and aspire to live, raise their families and grow old. Public services are aligned with local need to reduce inequalities, where they exist, within the borough

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Satplan on behalf of Gleeson Homes:

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- Note that specific reference is made to providing a good quality, affordable and energy-efficient housing, however, there is no specific reference to elderly or specialist elderly accommodation – these types of accommodation are also critical to the right housing mix and choice

Satplan on behalf of Stewart Milne Homes:

- Specific reference is made to providing a good quality, affordable and energy-efficient housing, however, there is no specific reference to elderly or specialist elderly accommodation – these types of accommodation are also critical to providing the right housing mix and choice, future iterations of this document should include such reference.

Gladman:

- In principle, Gladman support proposed vision and recognition to provide a wide range of good quality, affordable and energy efficient housing. However, this could go further to ensure that the minimum housing needs will be met in full over the plan period.
- Gladman welcome that the borough's three main settlements of Skelmersdale with Up Holland, Ormskirk with Aughton and Burscough will continue to be the focus for development.

Comments from Edge Hill University (EHU):

- Continued growth, diversification and expansion of EHU will be an important conduit in realising the vision in providing state of the art facilities, sustaining economic activity and job creation and producing skilled graduates across health, education and STEM sectors. A dynamic local economy will provide greater opportunity for young people to remain in West Lancashire to support economic growth; EHU ought to be explicitly highlighted within the vision with this wording: "West Lancashire's fantastic potential will have been harnessed through supporting the continued growth and development of Edge Hill University as well as other institutions such as West Lancashire College. This will ensure continued investment in our young people to ensure their potential maximised. The Council will work with both institutions to ensure that a greater number of post graduate jobs are created to retain skills and talents in the borough."

Savills on behalf of Harworth Group

- Broadly support vision, with the exception to the proposal for the three main settlements of Skelmersdale with Up Holland, Ormskirk with Aughton, and Burscough to continue to be the focus for new development; this restrictive vision will hinder growth of the economy, and will neglect a significant opportunity to deliver strategic sustainable development adjacent to Junction 3 of the M58, capable of development in line with the remainder of the vision.
- Development proposed at Rotherham's Green will, as proposed in the ceased Local Plan Review, deliver a quantum of development capable of supporting new infrastructure and services to meet needs of new households, in a location close to Skelmersdale with access to services. The scale will enable development to be self-sustaining. Aecom, have developed the illustrative masterplans for the proposal, and consider a settlement of under 1,300 homes to be less sustainable in terms of the number of new services that can viably be delivered.
- Harworth are committed to delivering high-quality and environmentally sustainable warehousing space, and have already delivered a scheme of 4 million square feet of industrial and warehousing floorspace at Junction 4 of the M61. It is the intention to continue to deliver new warehousing space with Net Zero carbon emissions at operation.

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Lichfields on behalf of Taylor Wimpey

- A key focus of the Vision for West Lancashire is the climate change crisis. Ensuring the Borough provides a wide range of good quality, affordable and energy-efficient housing that preserves the area's character and has a positive effect on health, wellbeing and general quality of life. The vision also places emphasis on the sustainable growth of the Borough's economy, creating high quality jobs, attracting new businesses and retaining and enhancing existing businesses.
- With rural areas, villages and hamlets, the vision sets out that they will retain their rural character whilst acting as focal points for local services and appropriate employment, and for good quality affordable homes. The agricultural and horticultural industry will remain a focus in rural areas, having embraced new technology and nature-friendly practices.
- Taylor Wimpey agrees that the climate change crisis is an important issue and broadly supports its inclusion within the Vision; The focus on the provision of a wide range of good quality, affordable and energy efficient homes is appropriate to be included within the Vision; welcome the recognition of rural areas and that they provide an opportunity to offer local services, employment and good quality affordable housing and considers this an important focus of the development plan.
- In order for sustainable economic growth, it is vital that development opportunities are provided across the borough, including the Eastern Parishes which did not get any housing allocations in the last Local Plan; Taylor Wimpey feels the extension of Appley Bridge provides a sustainable growth opportunity

Smith and Love consultants

- Reference should also be made to the edge of Southport, where housing growth can also be planned in a highly sustainable location and outside the Zone 2 and Zone 3 flood risk areas

WSP on behalf of Seddon Homes

- Seddon believes settlements like Tarleton should also be the focus for sustainable market housing in addition to affordable housing. Tarleton is the largest settlement within the Northern Parishes and benefits from excellent services

Pegasus Group on behalf of Bloor Homes:

- Bloor Homes will look to assist the Council to deliver this vision through provision of high quality development of new family homes, affordable housing and new areas of commercial development and recreational open space on a highly sustainable site in Burscough; envisaged that three main settlements will continue to be the focus for new development, we fully support this approach, particularly the recognition of Burscough as a key settlement and focus for growth.

Lichfields on behalf of Crompton Property Developments Ltd. (CPDL):

- A key focus is the climate change crisis and placing emphasis on the sustainable growth of the Borough's economy, creating high quality jobs, attracting new businesses and retaining and enhancing existing businesses. CPDL is in agreement that all of these issues are important and should be included within the Vision
- The vision states that Burscough (along with Skelmersdale with Up Holland and Ormskirk) will continue to be the focus for new development. CPDL agrees that Burscough should continue to be the focus and Yew Tree Farm provides a unique opportunity to realise the vision; that there is sufficient land to meet both employment and housing land needs for the plan period

Pegasus on behalf of Rowland Homes

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- The Local Plan seeks to make West Lancashire an attractive place that people want to live in, work in, and visit. Rowland fully support this aim and will assist in delivering this through provision of high quality family housing; particularly welcome the primacy given to provision of a wide range of good quality, affordable and energy efficient housing, and agree that this will preserve the area's character and have positive effects on health, wellbeing, and quality of life
- Fully support the three main settlements: Skelmersdale, Ormskirk with Aughton and Burscough continuing to be the focus for new development, particularly the recognition of Skelmersdale's role as a key settlement and focus for continued growth.

Pegasus on behalf of Story Homes

- Fully support overall aim and will assist the Council to deliver this through the provision of high quality family housing at Yew Tree Farm; particularly welcome the primacy given to a wide range of good quality, affordable and energy efficient housing; Story has a long standing reputation of providing homes with outstanding build quality and to a high specification.
- Fully support the three main settlements continuing to be the focus for new development, particularly the recognition of Burscough's role as a key settlement and focus for continued growth.

Statutory consultees and other organisations:

National Highways (NH)

- The vision indicates that existing patterns of development, focussed around Skelmersdale with Up Holland, Ormskirk with Aughton and Burscough will continue into the future. Transport evidence will need to consider the impacts at M58 junctions 3, 4 and 5.
- Vision refers to key infrastructure including active travel and public transport, but does not explicitly refer to a functioning Strategic Road Network (SRN). Agree encouraging sustainable travel is important to reduce traffic impacts on the SRN but also need to focus on the SRN and its function – in particular providing access to the three main settlements through the M58.

Environment Agency

- Recommend reviewing / rewording several sections:- No reflection given to challenges associated with climate change that will require consideration as part of decision making. Climate change will impact all aspects of the vision and this requires a stronger emphasis
- Flood risk - vision should be reworded to place stronger emphasis on developments' responsibility to manage existing flood risk and address impact of climate change on flood risk in future, i.e. delete 'Where there is flood risk, any new developments will have managed that risk appropriately' and replace with 'Where flood risks exist now or in the future, inappropriate development will have been avoided and all necessary mitigation and adaption measures will have been incorporated where appropriate development is permitted.'
- Drainage and peat - recommend revising this such that the agricultural and horticultural industry will remain a focus in rural areas, having embraced new technology and nature-friendly practices 'that support positive adaptations to address significant sustainability issues in the rural areas'
- Recommend vision includes stronger reference to good quality water bodies and sustainable use of water resources.

United Utilities

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- United Utilities is supportive of the emphasis on Climate Change. This should be a golden thread that runs throughout the policies in the emerging local plan.

Natural England

- Advise that the Vision and development strategy should address impacts on and opportunities for the natural environment, and should set out the environmental ambition for the plan area.
- Should take a strategic approach to protection, restoration and enhancement of the natural environment, including providing a net gain for biodiversity, and consideration of opportunities to enhance and improve connectivity, along with improved access to nature and greenspace.
- Nature based solutions (NbS) to climate change mitigation and adaptation should be considered within the strategy.
- Where relevant should be linkages with Local Nature Partnership, Rights of Way Improvement Plans (including the England Coast Path), Green Infrastructure Strategies, and the Nature Recovery Network (NRN) as it emerges through the Local Nature Recovery Strategy (LNRS).

Historic England

- Reconciling the assessed development needs of the Borough with protection of the distinctive character of settlements and significance of heritage assets is one of key challenges; imperative that reference made to it within the overall vision and objectives.
- Welcome reference to 'historic' but the vision incorrectly references buildings and character, resulting in a vision which does not include the whole of the historic environment. The list of natural and historic asset types, should all refer to being conserved and enhanced rather than just valued and enjoyed.

Sport England

- Want to see direct reference to Active Design and maximising opportunities for physical activity. High quality design should automatically include principles of Active Design so tht physical activity opportunities are maximised as well as social and environmental benefits. The Active Design Guidance can be found on Sport England's website: <https://www.sportengland.org/facilities-planning/active-design/>
- Reference to 'green' transport options, green spaces and green travel is welcomed but should explicitly state that such green infrastructure will be properly connected to promote walking, cycling and other physical activity.

Trans-Pennine Trail

- Importance of Trans Pennine Trail should be recognised as a major sustainable transport route across the north through 27 Local Authorities, providing key connections to Sefton and Liverpool.

6. Objectives and Indicators

Questions:

1. **What are your views on the proposed Objectives? Should any be adjusted? Should any be removed? Should any others be added?**

33 respondents answered this question in relation to Objectives.

Residents and members of the public:

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- Addition of the protection of existing housing from adverse consequences of new developments
- Concerned with growth of linear parks at expense of natural environment / Grade 1 agricultural land. There is a considerable existing path networks that if publicised could be utilised to provide access to the countryside. Linear Parks should be properly defined e.g. canal footpaths and disused rail lines e.g. Rainford Linear Park, not created on Grade 1 farmland.
- There should be an objective of contributing to the UKs food security given the amount of high quality of agricultural land in the area. This works well with objectives 1 [Addressing climate change] and 10 [A flourishing natural environment].
- With regard to objectives 1 [Addressing climate change], 2 [Sustainable communities], and 3 [A healthy population]: For years local and national authorities have failed to see the environmental emergency we are now in, for example lack of imagination and action shown by all authorities toward waste recycling; WLBC and all authorities should have been giving us this recycling waste stream 10 or 15 years ago and this needs to be easily accessible for rural areas and in partnership with the private sector.
- Very pleased to see Climate at the top of these objectives; and would like a flourishing Natural Environment extended to include gardens to increase biodiversity in these areas and reduce unsustainable paving /plastic covering of gardens. More Recycling needs to be added to the objectives.
- Ensuring rural areas in greenbelt are not overwhelmed by large scale projects for housing / warehousing. Keeping industrial and warehouse development close to and alongside existing industrial and warehouse sites. Allowing only small housing developments preferably on brownfield sites which do not impact hugely on rural areas
- Objective 1: Addressing the Climate Emergency should be adjusted. This should be focused within existing developed areas and the second paragraph should be amended: "To promote and prioritise renewable energy and low (and zero) carbon development" focused on existing developed or brownfield sites "through greater emphasis on...etc. (or similar). The use of greenfield sites for this purpose should be avoided in line with Objective 11
- Objective 1: Addressing the Climate Emergency should be adjusted. This should be focused within existing developed areas and the second paragraph should be amended:
"To promote and prioritise renewable energy and low (and zero) carbon development" focused on existing developed or brownfield sites "through greater emphasis on...etc. (or similar). The use of greenfield sites for this purpose should be avoided in line with Objective 12

Organisations, including developers, landowners and representatives:

Gladman

- Important that the ambitions and objectives in the Local Plan are achievable, and subsequent policies and allocations are capable of making the vision and objectives a reality.
Gladman support the proposed objectives; delivery of housing must be a key element of the Plan in line with the Government's aim to boost the supply of housing; essential this meets the specific local needs and provides the variety of housing required.

Smith and Love on behalf of I & J Hill Partnership

- Objective 7 - A Vitalized Economy should emphasise and make reference to fundamental role Skelmersdale must play in delivering the economic vision and

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objectives as the main centre of existing employment and focus for economic growth linked to regeneration, re-invention and re-positioning of the town as a commercially attractive location placed centrally between the Liverpool, Manchester and Central Lancashire City Regions.

Smith and Love on behalf of Mr David Little

- Objective 2 should be adjusted to take account of NPPF para 79 that recognises in rural areas such as the Western Parishes, sustainable development can be achieved where there are groups of smaller settlements, and development in one village can support services in a village nearby. Halsall and Haskayne are close neighbours and the individual 'hamlets' comprising Scarisbrick are a closely grouped network centred around Bescar where the majority of services are located.
- Objective 6 should be adjusted to recognise the rural nature of West Lancashire and the new Plan must account for the rural demographic and ensure these settlements do not comprise imbalanced isolated ageing populations. Opportunities must be made for young professionals and families to stay and move into rural areas; can be achieved by small housing allocations in the most sustainable villages, complemented by permissive policies for rural housing exception sites.
- Objective 8 supports growth of village centres to build on vitality and vibrancy; strongly agree and highlight importance of allowing the smaller settlements the right environment to improve existing centres and become more sustainable; housing growth will protect and support existing social aspects of communities and will encourage further economic activity.

WSP on behalf of Seddon Homes:

- Agree with overall objectives especially Objective 2: Sustainable Communities seeking to ensure communities and settlements continue to provide a balanced mix of housing tenures and types.
- This objective should include delivery of housing to meet objectively assessed housing need to ensure the population has access to adequate housing and are not priced out of the market; Sustainable Communities indicator should be clear that development may include infrastructure to meet these indicators; do not object to the ambitions of Objective 5 the Council must consider development viability when assessing whether developments have incorporated climate mitigation and adaption into schemes and other policy objectives.
- Endorse use of recycled and low embodied energy materials but the suitability of materials within developments should be determined on a site-specific basis depending on viability, location, and design. Taking a fabric first approach to building sustainability is critical in finding the best and most appropriate site and scheme specific response to climate change, energy efficiency and sustainability; the mix of housing should recognise growth in the wider rental market including long term family rented accommodation.

Pegasus Group on behalf of Rowland Homes

- Support objectives in principle but indicators lack detail; Objective 2: Types and sizes of new dwellings: would benefit from more clarity on the balanced mix sought; Objective 2: Proportion of new developments close to services/ public transport: would stress that the ability to comply with the indicators will be driven by development needs, and if there are sites that do not meet this requirement, this should not necessarily preclude development; some sites may not be within 800m of a rail station but may still be walkable or accessible via other sustainable transport; ask that a degree of pragmatism be applied in respect of rail travel.

Edge Hill University (EHU)

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- Objective 1: Addressing Climate Emergency; supportive of this and is committed to environmental sustainability e.g. through effective resource management and low carbon in new facilities. The University's Carbon Management Plan has reduced its Carbon Intensity.
- Objective 2: Sustainable Communities; support this objective with reference to providing a balanced mix of housing tenures and types, employment opportunities, infrastructure, access to services. Sustainability is one of the University's five strategic aims; Objective 3: A Healthy Population; support this objective - University makes a significant contribution towards improving the health and wellbeing of residents; a number of award-winning facilities are open to the public
- Objective 4: Reduced Inequality; supportive of this objective and we work closely with the local community in various aspects.
- Objective 5: A High Quality Built Environment; supportive of this objective, and remain committed to delivering a high-quality campus environment with a strong emphasis on landscaping and the public realm.
- Objective 6: The Right Mix of Housing; supportive of this objective, and would also note the importance of providing a range of housing types and tenures in order to attract staff and students to the University and to retain graduates within the Borough.
- Objective 7: A Vitalised Economy; broadly support this objective however would ask that the provisions be extended to existing businesses such as the University.
- Objective 8: Vibrant Town and Village Centres; supportive of this objective and the need to adapt in order to reflect the growth of online retail and changes to permitted development rights.
- Objective 9: Accessible Services; supportive of this objective, and through its own strategies such as free travel days, cycle maintenance sessions and travel loans has contributed to a greater uptake of public transportation and sustainable transport modes within the student population.
- Objective 10: A Flourishing Natural Environment; supportive of this objective, the campus has been awarded Green Flag status for nine consecutive years and continues to strive to promote nature whenever possible.

Borough, Parish, Town Councillors / Community Groups:

- The tension and possible conflict between objectives needs to be recognised. Objective 2 wishes for sustainable communities. Objective 7 wishes for a vitalised economy attracting new businesses within the 3 City Regions around West Lancashire. If these new businesses simply suck in additional commuters from those regions then it has not contributed to Objective 2. New businesses that can utilise the existing skills of, or training up, local people is preferred as they make West Lancashire more cohesive, resilient and self-sufficient;
- Please avoid American spellings. It is vitalised not vitalized at objective 7.

Statutory consultees and other organisations:

National Highways

- Objective 2 highlights the importance of sustainable travel in facilitating growth but, where transport network improvements are referred to, important that focus is also placed on the road network, including potential improvements to the SRN [Strategic Road Network]; Objective 9 is in alignment with para 67 of 'The Strategic Road Network – Planning for the Future', with emphasis on choosing locations which minimise need for travel and facilitate use of sustainable transport.

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Environment Agency

- Objective 1: Addressing the Climate Emergency - West Lancs contains a significant proportion of England's lowland peat soils, and the land use and management of these soils affects whether the area is a significant emitter of carbon (when drained and ploughed) or act as a significant carbon sink; Objective 1 should be amended to include 'the protection / restoration of peat through new development'.
- Objective 1 also refers to flood risk but focuses on protection against flood risk; it should be encouraging 'resilient people and places'. Recommend rewording and seek to avoid inappropriate development in areas of flood risk. Any appropriate development in flood risk areas will be designed to incorporate suitable resilience and adaption measures to a range of flood sources and look for opportunities to reduce flood risk elsewhere.
- Objective 10: A flourishing natural environment - Support of agriculture and horticulture is required, but should be through positive adaptations and changes in line with Climate Crisis actions and Carbon Net Zero 2050 policy to halt decline of nature by 2030. Recommend rewording to – 'by supporting the adaption of agricultural and horticultural industries – to allow the possibility that nature-based solutions to mitigate climate change impacts are considered and promoted through this objective'.

United Utilities

- Pleased to see reference to flood risk and water efficiency in Objective 1: Addressing the Climate Emergency.

Natural England

- Welcome Objective 1: Addressing the Climate Emergency and Objective 10: A Flourishing Natural Environment; would like to see these being measured by specific targets.
- Objective 1 could be strengthened by wording which promotes Nature-based Solutions (NbS) to climate change. The natural environment can play a vital role in tackling climate crisis and contributing to Net Zero, as healthy ecosystems take up and store a significant amount of carbon in soils, sediments and vegetation; Tree planting and peatland restoration are the biggest opportunities for NbS, but other habitats and ecosystems can contribute. New woodland takes up carbon from the atmosphere via photosynthesis and peatland restoration stops Greenhouse Gas emissions from oxidation of degraded peat. NbS can also reduce risks to people from climate change e.g. through natural flood management and urban cooling from green and blue infrastructure.
- Objective 10: A Flourishing Natural Environment could be changed to "protecting, restoring and enhancing / aiding the recovery" of the natural environment and biodiversity.
- The term "green [and blue] infrastructure" could be used within Objective 10 and Objective 3: A Healthy Population, which refer to green spaces, linear parks, allotments, waterways, and sport and recreation spaces; would provide a clear link to Policy EH06 - Green Infrastructure & Open Space.

Canal and River Trust

- The canal network can play a significant role in helping West Lancashire attain these objectives.
- Objective 1: Addressing the climate emergency; The Trust's waterways can play an important role in addressing climate change, in adaption to current impacts and by providing low carbon options for energy, transport, recreation/tourism and economic growth; would welcome reference to this.

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- Objective 3: A Healthy Population: Leeds & Liverpool Canal is a multi-functional asset providing access to green and blue space, which can be utilised to provide significant social, economic and environmental wellbeing benefits and promote walking and cycling with the wider benefits of blue health and benefits of being next to water. The plan should seek to maximise access and use of waterways as leisure and recreation routes. Where new development would lead to increased usage, infrastructure improvements should be provided. Providing signage and wayfinding important in maximising use of these assets.
- Objective 10: A flourishing Natural Environment; would welcome the biodiversity value, associated wildlife value and habitat function of the waterway corridor being recognised.

Historic England

- Welcome the inclusion of the historic environment within Objective 5: A high quality built environment. However, the objective is incorrect in that it only seeks to protect historic features and settings – it is not clear what this is. NPPF requires plans set out a positive strategy for conservation and enhancement of the historic environment and the objective should ensure that it is better aligned with this and covers historic environment as a whole.

Trans-Pennine Trail

- Objective 3 – A Healthy Population - Needs to reference investment to the TPT – and the existence of it.
- Objective 9 – Accessible Services - Increased seating provision will provide regular resting areas for those who cannot walk or cycle far. This can be a great incentive to encourage people to walk or cycle, knowing that they can rest along the way.
- Objective 10 – A Flourishing Natural Environment – should include the TPT.

Sport England

- Welcomes objectives but could be expanded to include “Active Design.” e.g. objectives 1-3 could explain how developments could be planned / designed to promote walking, cycling as and public transport rather than promote car use. Objectives 3 and 4 should recognise benefits of access to sport and recreational facilities to tackle health and social inequalities, aligning with the Government's 'Sporting Future' Strategy and Sport England's 'Uniting the Movement' Strategy: <https://www.sportengland.org/why-were-here/uniting-the-movement>; Objective 10: enhancing and aiding the recovery of the natural environment and biodiversity should not be at the expense of use of sports fields and informal recreational activity within these areas.

2. **What are your views on the proposed indicators? Should any be adjusted? Should any be removed? Should any others be added? (Please specify which indicator(s) should be added, and for which Objective(s).)** If you suggest a new indicator, please provide the source of information that the Council could use to access the necessary data at a West Lancashire level (or below) and ideally at least annually. If we are unable to access the data, it is most likely the indicator cannot be used.

18 respondents answered this question in relation to Indicators for the Local Plan 2040 Objectives.

Residents and members of the public:

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- Objective 5: support the inclusion of indicators showing intervention and reduction in number of heritage assets lost and reduction in number of Buildings at Risk but this must be aligned to policies that would actually deliver this, include affording positive weight to proposals that would achieve those objectives.
- Add indicators to measure the area of agricultural land given over to development and how much brown field areas are developed; to understand how much natural resource is lost each year and how successful the Plan is in prioritising brownfield development.
- there is too little information here as to how the indicators would be used to allow for meaningful comment.
- Add an objective to protect green belt areas from building and prioritising brownfield sites.
- The indicators: "Amount of new employment land / floorspace developed annually" and "Amount of new employment floorspace developed in rural areas annually" are wrong as they are making a positive from developing employment floorspace in areas which are now rural. The success criteria should be employment floorspace alongside / within existing employment areas NOT rural areas. New floorspace in rural areas should be a NEGATIVE outcome.
- Improve all school P.E. facilities primary and junior
- Do not mix older people with starter homes and student housing as they want peace and quiet in their own communities e.g. Brookside & The Alms Houses near St Michael's Church Aughton.

Borough, Parish, Town Councillors / Community Groups:

- Add two indicators: Number of HMOs in Ormskirk (WLBC) - a reduction would be a mark of success and "Creating and improving a network of green spaces" e.g. the land area of Borough covered by green spaces?

Organisations, including developers, landowners and representatives:

Pegasus on behalf of Bloor Homes

- Any specific requirements imposed on developers will need to be evidenced and considered as part of overall viability assessments
- Addressing the Climate Emergency – support this objective and are actively and continually seeking to improve the efficiency of homes during the construction process and the lifetime of the property; if specific targets are to be set, ask that early engagement is undertaken with the housing industry so these are set at achievable and realistic levels
 - Objectives 2 and 9: Sustainable Communities / Accessible Services – support the need to locate development in sustainable locations and to provide a balanced mix of development to ensure the needs of local communities are met locally. Burscough is a highly sustainable settlement in this regard and has all day to day requirements; danger of strict indicators is that any assessment of a specific site or a large number of sites can become binary with 'yes/no' achieved/not achieved results being produced. Other factors such as the physical and environmental attractiveness of a route, line of sight, topography, etc all play a part in determining if people are likely to walk or cycle.
- Objective 3: A Healthy Population –support this objective and note that one of the indicators will be the length of new cycleways and greenways/linear parks provided/improved. We would suggest that an additional indicator is added relating to the provision/improvement of other recreational green spaces and particularly the provision of new sports pitches.

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- Objective 6: The Right Mix of Housing: support the need for a wide range of housing types and tenures in appropriate locations, including affordable housing and accommodation for older people; would encourage the Council to engage with the housing industry at an early stage once updates to the Strategic Housing Needs Assessment have been completed.

Statutory consultees and other organisations:

Environment Agency

- Indicator 3 – could include access to green, open space within a certain radius, e.g. 500m or an alternative distance to accord with the 20 minute neighbourhood principle?
Indicator 10 – recommend use of appropriate Water Framework Directive (WFD) terminology and say good to moderate, not good to fair.

Natural England

- Natural England welcome the intention to identify indicators for Plan implementation; important that indicators relate to the effects of the plan itself, not wider changes. The following indicators may be appropriate:
Biodiversity:
 - Number of planning approvals that generated any significant biodiversity impacts on sites of acknowledged biodiversity importance.
 - Number of planning applications refused or withdrawn in part due to their lack of consideration of biodiversity impacts.
 - Units / hectares of biodiversity net gain (BNG) (on-site and off-site) delivered through planning applications.
 - Hectares of biodiversity habitat delivered through strategic site allocations.Green infrastructure:
 - Percentage of the city's population having access to a natural greenspace within 400 metres of their home.
 - Length of greenways constructed.
 - Hectares of accessible open space per 1000 population.

Sport England

- Recommend the following targets that demonstrates an increase in the:
 - number of physically inactive residents becoming physically active.
 - sport and recreation facilities that maximize physical activity opportunities across all age ranges and gender.
 - proportion of new developments with access to existing and new 'greenways.'
 - proportion of journeys to and from community facilities, employment and retail premises that are by walking, cycling and public transport.
 - use of Active Design and maximizing opportunities for physical activity as part of a design review process target.
 - % outdoor sport related applications that accord with the council's Playing Pitch Strategy and any other appropriate sports related strategy.
- Local standards are not appropriate for outdoor sports because they do not take into account sports catchment areas or the variable units of demand for individual pitch/court types.

Trans-Pennine Trail

- Objective 3 – Proposed Indicators - A visitor counting device could be installed on the Trans Pennine Trail (TPT) within West Lancs to provide data on its popularity; the TPT also produces visitor survey reports which indicates the level of visitor spend.

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7. Strategic Policy Options

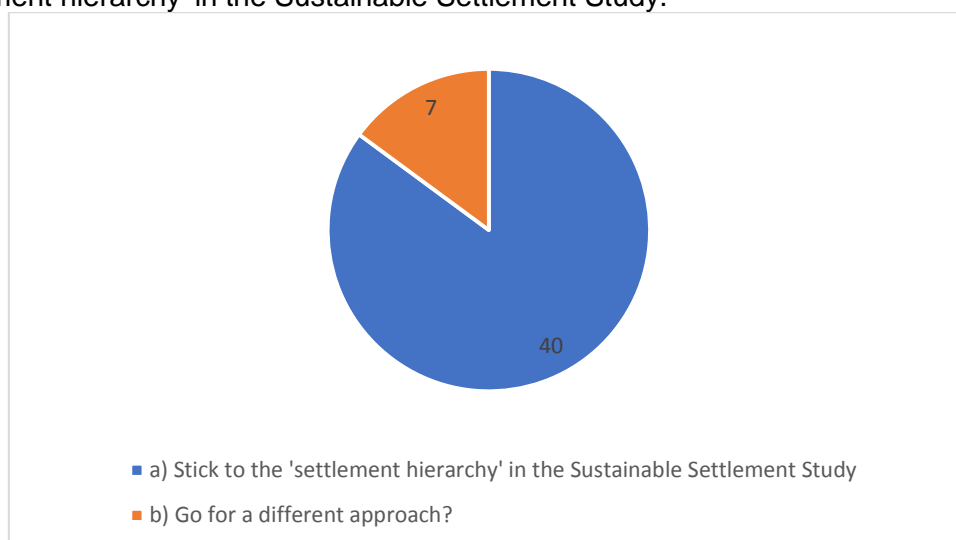
ST01 – DELIVERING SUSTAINABLE DEVELOPMENT

A total of 61 respondents made comments in relation to ST01 - Delivering Sustainable Development.

Questions:

1. Do you think we should: a) Stick to the 'settlement hierarchy' in the Sustainable Settlement Study, or b) Go for a different approach? If you answered (b), what should the different approach be?

47 respondents answered the question. 40 respondents supported the Stick to the 'settlement hierarchy' in the Sustainable Settlement Study.



Residents and members of the public:

- Neither some flexibility in thinking is needed. Otherwise a straightjacket approach will not deliver sites available.

Organisations, including developers, landowners and representatives:

Abbott Associates on behalf of Southport Land and Property Group

- Banks should be considered for a new major development site with the new Local Plan which would provide a range of services and facilities providing a sustainable development. A major development or strategic site could be developed at Site BA.021 or BA.022.
- A strategic development or the cumulative development of small-medium sized sites within Banks would support the range of facilities available within the village at present as well as providing new facilities.

Emery Planning on behalf of Redrow Homes and Wainhomes North West Limited

- Burscough has had a significant level of development allocated in the adopted Local Plan and therefore Skelmersdale with Up Holland and Ormskirk with Aughton should be the priorities in this plan period to 2040 and then the remainder of development should be directed to the Key Sustainable Villages and Rural Sustainable Villages in

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West Lancashire having the necessary allocations to meet their needs and their hinterland.

Emery Planning on behalf of Wain Estates Limited and Redrow Homes

- Brown Edge has been and should continue to be a sustainable location for accommodating future growth which was recognised by the level of development proposed in the draft local plan 2050. That designation as a Rural Sustainable Village should be carried forward given there has been no material change to the Council's assessment of Brown Edge between the 2017 and 2021 SST.

Emery Planning on behalf of Wain Estates Limited

- A different approach should be applied (option b) and not agree with the 'settlement hierarchy' set out in the Sustainable Settlement Study 2021.
- The Sustainable Settlement Study 2021 also places undue focus on existing service provision, without considering where development could enhance or maintain the vitality of rural communities.
- There needs to be consideration of development needs (such as the need for affordable housing within certain parts of the borough) and how development could enhance or maintain the vitality of the settlement. That is a vital strand of evidence which is missing from the current evidence base.
- The settlement is not comparable in terms of sustainability to say Aughton, which is also listed as a local service centre. Parbold is an eminently sustainable location for accommodating future growth and plays a key role in serving a rural hinterland.
- Furthermore, new development, of which there has been very little over recent years, will enhance and maintain the services currently on offer, in accordance with paragraph 79 of the Framework.

Emery Planning on behalf of Redrow Homes and Wainhomes North West

- Agree that the greatest amount of development, and the greatest range of development would be at the largest settlements at the top end of the hierarchy which are Skelmersdale with Up Holland and Ormskirk with Aughton.
- Development should be distributed across West Lancashire, but the greatest amount should be at Skelmersdale with Up Holland and Ormskirk with Aughton, which are the two main settlements in the Borough.
- Burscough has had a significant level of development allocated in the adopted Local Plan and therefore Skelmersdale with Up Holland and Ormskirk with Aughton should be the priorities in this plan period with the remaining settlements in West Lancashire excluding Burscough having the necessary allocations to meet their needs and their hinterland.

Cockwill & Co on behalf of Melford Construction

- Not agree that Banks has been downgraded in the settlement hierarchy. The settlement offers a large amount of community facilities, retail space and good accessibility and transport links and therefore could accommodate more development.
- The flood zone designation of FR3 is erred and this should be challenged as to discount a 400 year old flood defence is majorly flawed.

WSP on behalf of Seddon Homes Ltd.

- Seddon supports a proposed settlement hierarchy within the Local Plan which mirrors the sustainable settlement hierarchy set out in the Sustainable Settlement Study 2021 which defines Tarleton as a Tier 2 Key Service Centre.

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Lichfields On behalf of Crompton Property Developments Ltd

- CPDL agrees with the proposed designation of Burscough as a Key Service Centre and welcomes the acknowledgement that it is well served in terms of services and infrastructure.
- CPDL agrees with this approach and supports the proposed Settlement Hierarchy set out within the SSS.

2. Is there anything in our policy approaches that you particularly support (or disagree with)?

22 respondents answered this question.

Residents and members of the public:

- The information provided has been affected by developers in that some information regarding accessibility of areas is incorrect.
- Assigning a main town across a county boundary make sense geographically but need access to services (cannot find GP accept patient living in Shirdley Hill).
- Concentrating further major housing builds on the more sustainable areas
- UpHolland should be linked with Skelmersdale, Aughton with Ormskirk
- Agree the broad policy of maintaining the settlement hierarchy but there are dangers to concentrating development on larger settlements, not only for the growing settlements themselves.
- Sounds good to prioritise sustainability wherever possible
- Development should be sustainable - to be adjacent settlements which have the support services in the area.
- The settlement hierarchy approach is far better than the previous plan.
- Support the approach emphasising the importance of new developments being located in areas that already have good facilities, rather than in areas with few facilities.
- Agree with the principal of putting new developments in places where there are already a good range of services, facilities and infrastructure and less development in areas with few services and facilities.
- It is important to preserve the rural nature and characteristics of West Lancs.

Borough, Parish, Town Councillors / Community Groups:

- Need affordable homes for the younger generation and affordable, purpose built for our senior citizens. Developers must not be allowed to build on Flood Areas.
- Bickerstaffe Parish Council supports the development of affordable housing and starter-homes in line with ST01 the Settlement Hierarchy within existing settlements. Junction 4 of the M58 is a more suitable location for employment land rather than that at Junction 3 which is the green gateway to West Lancs. Industrial large-scale warehouses and other employment development would detract from the visual amenity of this area.

Organisations, including developers, landowners and representatives:

Gladman

- Gladman support the preferred approach.
- Support the acknowledgement that the greatest amount and range of development will be directed towards the most sustainable locations situated at the top of the settlement hierarchy.

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- The Council should seek to direct housing and employment growth towards these towns to ensure future sustainability and vitality of services and facilities is maintained.

Edge Hill University

- EHU supports the identification of Ormskirk as a “Main Town” in the SSS, which reflects its prominence as administrative centre in the Borough with a high level of service provision including a commercial centre, a range of convenience and comparison retail, employment, primary, secondary and higher education (including one of the Borough’s primary economic drivers in EHU), community and health facilities, and excellent strategic transport links.

Smith and Love on behalf of I & J Hill Partnership

- Strongly support the preferred approach.
- Do not necessarily agree that the hierarchy should be changed from the adopted Plan
- The growth to be apportioned to each town must be in scale with size, characteristics and attributes of each town, and the particular issues and needs of each to be addressed by the Plan.

J10 Planning on behalf of W Ainscough Esq

- Enable sustainable settlements to accommodate larger amounts of growth.

Smith and Love on behalf of Mr D. Little

- We support the preferred approach, in common with the adopted Plan
- Strongly support the identification and inclusion of Southport as a Tier 1 Main Town (within Sefton) within the proposed settlement classification in the Sustainable Settlements Study 2021 evidence paper.
- Generally support the preferred approach.
- Minor alterations to the methodology and wording of the Settlement Hierarchy are required to ensure that it is fit for purpose as a basis for meeting needs in rural areas such as the Western Parishes.
- To plan to not locate or permit sufficient housing growth to come forward in the least sustainable rural villages because they are not sufficiently accessible by public transport will exacerbate their decline and the unbalancing of their communities.
- As part of the sustainable settlement study, the village of Halsall is considered to be a Tier 4 settlement, while villages such as Haskayne and Bescar (Scarbrick hamlets) are grouped under Tier 5 and regarded largely as ‘unsustainable’. Strongly disagree that these settlements should be included within Tier 5, as they are connected to urban centres by public transport and each provides at least one service.
- While these villages do not provide the full range of services that are offered for example in Tier 3 settlements, they are, nevertheless established residential areas and local communities whose needs must be met by the new Plan. Paragraph 79 of the NPPF recognises that a group of smaller villages supporting services in another village is included as part of sustainable development within rural areas. As settlements such as Haskayne, Halsall and Bescar (Scarbrick hamlets) support adjacent and surrounding villages, it is contrary to national policy to categorise them as being ‘unsustainable’ or to refer to sites as ‘not sustainable development’ solely because travel between other settlements will be required. The NPPF (paragraphs 78 and 79) makes clear that other factors must come into play (for example social and economic factors) when assessing if development is sustainable.

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Statutory consultees and other organisations:

Environment Agency

- The most sustainable approach is to seek to locate development in areas with existing services, facilities and infrastructure that can accommodate the growth.
- There should be less development in areas that do not have the necessary services, facilities or infrastructure and in areas that have them but cannot accommodate further growth due to constraints that cannot be resolved.

United Utilities

- United Utilities is supportive of an approach which seeks to focus growth in the most sustainable settlements and that it is good practice to ensure that growth is proportionate to the size of the settlement.

3. Do you have any other comments on this topic?

34 respondents answered this question.

Residents and members of the public:

- Why is the parish of Bickerstaffe referred to as Stanley Gate which isn't a recognised area?
- Sustainable settlement study - not included Bickerstaffe village which has a church, school and parish field. Not the same place as Stanley Gate. Also, Barrow Nook, which is just houses now, but there are about 30-40 dwellings.
- To maintain vibrant smaller communities, with schools, small shops and social venues, it is vital to allow some organic development and continue to support services, which the settlement size might not on the face of it warrant. Changing technologies and ease of transport threaten to leave smaller settlements without any 'community' as young families are driven out by lack of affordable housing and retirees dominate the housing stock as there is no provision to downsize or move into appropriate smaller houses. Services can become centralised on larger settlements and this process can easily become self perpetuating without positive action.
- Development should be sustainable. The best way to achieve this is for it to be adjacent settlements which have the support services in the area rather than creating a challenging new artificial one that is isolated with no shops, health facilities.
- It makes sense to add housing to places that have infrastructure which can be adjusted expanded, but it need to be recognized that as centralize housing in this way we also accommodate the new infrastructure that will be needed for protected/closed renewable energy supplies, and this does mean reserving suitable pockets of land for e.g. solar, heat arrays, energy centres.

Borough, Parish, Town Councillors / Community Groups:

- Green Belt land is expensive therefore any homes built thereon are also expensive, we are an aging population most of whom need affordable purpose built properties.
- The idea behind the use of a Settlement Hierarchy is supported and the four levels indicated offer a range of settlement types that reflect the varying levels of accessible services and facilities across the Borough.
- Should the principle of the hierarchy be adopted and respected then it is supported and will prove valuable in ensuring that development is evenly attributed across the Borough and is focussed where services are accessible and of sufficient scale to ensure development is sustainable.

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- If the Settlement Hierarchy is to be adopted in the new Local Plan then each level of the hierarchy should be supported by a clear statement of the applicable criteria that define it and provides guidelines that supports a sustainable pattern of development for each level.
- The only designated settlement in Bickerstaffe included at the lowest level of the proposed hierarchy is at Stanley Gate. No sites have been included for consideration around this location and would therefore not give rise to development that accords with the intended hierarchy.
- Section 11 of the National Planning Policy Framework sets out what this means for plan-making and decision-taking. It is clear from this that it is the purpose of the Local Plan to promote a sustainable pattern of development that seeks to meet development needs; align anticipated growth with the appropriate infrastructure growth; IMPROVE the environment; and mitigate climate change and adapt to its effects. A new plan should therefore be very clear and unambiguous so that future decision-making reliant on the detail within it can be deemed to be sustainable.
- The principle of a Settlement Hierarchy is sound and the four levels indicated offer a range of settlement types that reflect the varying levels of accessible services and facilities. However, it should be noted that the idea of a settlement hierarchy was part of the now aborted 2018 Local Plan and so the proposed development of over 16,000 homes and significant employment land expansion clearly failed to respect the principle of the hierarchy, with large areas of development being outside the settlement boundaries of the highest ranking areas.
- If the Settlement Hierarchy is to be adopted in the new Local Plan then each level of the hierarchy should be supported by clear detailing of the applicable criteria that define it and provides a definitive narrative that supports a sustainable pattern of development at each level.
- The Settlement Hierarchy should be adhered to.
- To promote sustainable development, reduce carbon-dependent activities and protect and enhance the areas nature conservation assets and green spaces.

Organisations, including developers, landowners and representatives:

Sat-plan on behalf of Gleeson Homes

- Generally agree with the settlement hierarchy approach. It is common sense for the higher levels of growth to be directed towards the Key Service Centres such as Skelmersdale, Ormskirk and Burscough that are generally more accessible and therefore sustainable.
- Agree with the general context and description of services and accessibility in in the Settlement Study Skelmersdale which clearly reinforces their characteristics as a Key Service Centre to allow the Council to use this evidence to confirm a sustainable settlement hierarchy for the borough within the Local Plan. Strongly support that higher levels of growth should be directed to such centres.

Sat-plan on behalf of Stewart Milne Homes

- Generally agree with the settlement hierarchy approach. It is common sense for the higher levels of growth to be directed towards the Key Service Centres such as Skelmersdale, Ormskirk and Burscough that are generally more accessible and therefore sustainable.
- Agree with the general context and description of services and accessibility in in the Settlement Study for Ormskirk with Aughton which clearly reinforces their characteristics as a Key Service Centre to allow the Council to use this evidence to confirm a sustainable settlement hierarchy for the borough within the Local Plan. We strongly support that higher levels of growth should be directed to such centres.

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Gladman

- It is acknowledged that at this stage of the Local Plan's preparation, there is no consideration of how housing and employment land will be distributed around West Lancashire and therefore it is currently unclear what direction the Council will take in allocating sites. The Council should ensure that a wide range and mix of sites are allocated to meet identified housing needs. Should the Council allocate strategic level sites as was previously the strategy in the now withdrawn draft Local Plan Review, then these should be supported by a range of sites, by size and type to ensure the Local Plan delivers the borough's identified housing needs.

Edge Hill University

- Ormskirk's identification as a Main Town should be reflected in the Local Plan strategic policies, spatial strategy and land allocations as focus for the growth of the Borough to 2040. It will be critical to identify the housing and employment land to support the role of Ormskirk as a Main Town and to underpin opportunities for its long-term growth. Failure to do this could lead to unsustainable patterns of growth and exacerbate the challenges and issues that the Borough is facing.
- Of course, it will also be critical to identify sufficient land to support the growth and development of EHU to meet its development needs and in order to sustain and enhance the economic, social, education and recreational benefits the institution provides the town and the wider borough.

Emery Planning submitting on behalf of Redrow Homes and Wainhomes North West

- Noted that there is no Policy ST02 at this stage (housing and employment land requirements, and distribution of development around West Lancashire).
- There is strong support from the Government for pursuing a housing requirement in excess of local housing need as determined by the standard method. The examples listed by the Government closely mirror the circumstances in West Lancashire for pursuing a higher requirement than local housing need. In particular, there is a need to secure economic growth, and to align housing and economic strategies. Consideration should also be given as to whether it is necessary and/or appropriate to help to meet any unmet needs from the Liverpool City Region, and in particular neighbouring Sefton where constraints to meeting housing needs have previously been identified.
- Importantly, pursuing a housing requirement based upon the standard method would result in affordable housing needs not being met.
- As per the Council's most recent published assessment, there is a net annual need of 120 affordable houses per annum in West Lancashire. The Council's monitoring shows that this need has been met in each of the past 2 years (following years of under-delivery), but that has been in the context of total delivery of 622 total completions in 2019/20 and 461 total completions in 2020/21 (therefore, approximately 25% was delivered as affordable housing). If approximately 25% of all housing is delivered as affordable housing moving forward, then a housing requirement of at least 500 dwellings per annum is required to meet the level of identified need for affordable housing.
- The Council has therefore clearly set out that pursuing a housing requirement in line with the standard method would have a significant adverse impact upon the economy and social sustainability. This plan presents a clear opportunity to drive economic growth and address demographic issues prevalent in West Lancashire, such as an aging population, and the need for affordable housing.
- There should be consultation on the housing requirement and the SHELMA, whether that is a formal 6-week public consultation or a shorter focused consultation on the SHELMA.

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- At this stage we support the proposed plan period to 2040 provided the plan is adopted by 2025. Both sites proposed by our client's would make a significant contribution to meeting housing needs by 2040 so the LPA can be confident that their allocation will enable a robust plan to be prepared and adopted.

Savills UK Ltd on behalf of Harworth Plc.

- Harworth considers an entirely appropriate plan-led strategy would incorporate both a settlement-led hierarchy approach, and also allocations for new sustainable mixed-use development, delivering both employment and housing opportunities, and incorporating sufficient social and hard infrastructure.
- The Council have identified through the preparation of the previous Local Plan review and the current Local Plan covering the period up to 2040 that there is a need for employment to be well-situated relative to housing areas to ensure sustainability, but also that the upward trend in HGV trip generation is causing wider issues for the local road networks.
- Highlight the significant need to increase logistics floorspace across the north-west of England, an approach to deliver employment uses adjacent to the existing strategic highway network, alongside housing and social infrastructure will enable the Borough to create significant levels of new jobs, in a sustainable manner.
- Harworth would again like to draw the Council's attention to the Vision Document supporting this submission, which sets out in greater technical and masterplanning detail, the ability to deliver a sustainable mixed-use development at Rotherham's Green.

Lichfields on behalf of Taylor Wimpey Limited

- Taylor Wimpey broadly agrees with the settlement hierarchy set out within the Sustainable Settlement Study and the focus of new development in the key service centres. However, it is imperative that the Council recognises the importance of delivering homes across the Borough and ensures that sustainable levels of growth are apportioned to other sustainable rural settlements to protect their vitality and preserve existing services.

Turley on behalf of David Wilson Homes

- David Wilson Homes supports the presumption in favour of sustainable development in accordance with paragraph 11 of the NPPF.
- It also supports the use of a settlement hierarchy to guide the location of development, and in particular, focusing the greatest amount of development within the larger settlements at the top end of the hierarchy. DWH welcomes the WLBC's intentions base the settlement hierarchy on the 2021 Sustainable Settlement Study.
- DWH supports the 2021 Sustainable Settlement Strategy's identification of Ormskirk and Aughton as a single "continuous settlement" and this approach should be taken forward into the settlement hierarchy in Policy ST01 of the New Local Plan.
- DWH supports the identification of Ormskirk and Aughton as a "main town".
- Given Ormskirk's and Aughton's identification as one of the main towns in the 2021 Sustainable Settlement Study, DWH considers that they should be identified as a single settlement on the top tier of the settlement hierarchy in the New Local Plan and should therefore be the main focus for development. Over-reliance on the housing development in Skelmersdale should be avoided given the viability issues in the settlement (as referred to in the Scope, Issues and Options consultation document). Over-reliance on Skelmersdale could result in the housing needs of the Borough not being met. A higher proportion of housing should therefore be delivered in Ormskirk and Aughton where there are not the same viability issues.

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Asteer Planning LLP on behalf of Richborough Estates Ltd

- Richborough fully supports the identification of Ormskirk as a “Main Town” in the SSS, which reflects its prominence as administrative centre in the Borough with a high level of service provision and excellent strategic transport links.
- It will be critical to identify the housing and employment land to support the role of Ormskirk as a Main Town and to underpin opportunities for its long-term growth. Failure to do this could lead to unsustainable patterns of growth and exacerbate the challenges and issues that the Borough is facing.
- The conclusions of the SSS identify ‘Aughton’ as separate to Ormskirk and in Tier 3 (Local Service Centre) of the settlement hierarchy, which diverges from the approach in the adopted 2013 Local Plan and the 2017 Sustainable Settlement Study; which considered ‘Ormskirk with Aughton’ a functional and contiguous settlement area. Whilst Richborough does not object to this approach, it is important that the role of Aughton as a functional part of Ormskirk is reflected as the policy detail is developed, particularly along the northern edge of the settlement where it ‘couples’ together with Ormskirk – which is functionally and geographically very different from the southern extent of Aughton.

Acland Bracewell and CBRE Ltd on behalf of Tarleton Estates Ltd and Lilford 2005 Ltd (The Lilford Estate)

- Tarleton is the largest and most dominant service centre in the Northern Parishes and is a highly sustainable location for new residential and housing development. It accommodates the vast majority of housing in the region and contains the greatest concentration of services, including a designated Large Village Centre. It performs a strategic role in the north of the Borough and serves a wider area in terms of retail and related services and employment provision.
- The Lilford Estate therefore strongly supports the conclusions of the Sustainable Settlement Study (2021) which designates Tarleton as a Tier 2 ‘Key Service Centre’ defined as having a good range of retail and services, primary school and secondary schools, local employment, GPs, playing areas and regular transport provision. In developing the Settlement Hierarchy Policy with the emerging Local Plan the Council should have regard to this study and designate Tarleton as a Tier 2 ‘Key Service Centre’, directing a significant level of new development to the village in order to meet the needs of the Northern Parishes and Borough more widely.
- Tarleton contains a primary and secondary school, GP surgery, recreational provision, public transport services, and services and amenities typically found in Key Service Centres. The Settlement Study (2021) acknowledges an undersupply in employment land provision in Tarleton and this is critically needs addressing in this Local Plan. The Estate submitted detailed evidence to the Preferred Options (2018) reps, which demonstrate this undersupply, and that there needed to be an increase in employment land provision. It is considered this position will have worsened, since 2018, given there has been no delivery over the last local plan, and the only allocated site (Greaves Hall) in Banks failed to provide any employment delivery, as it was a windfall site. The Lilford Estate will be providing further evidence to demonstrate the current undersupply and employment needs for Tarleton and the Northern Parishes as part of future representations.
- Furthermore, there is an assumption in the Settlement Study 2021 that Tarleton is constrained by both highways and drainage, without any evidence produced by WLBC to demonstrate the validity of this assumption. The Lilford Estate have submitted successive representations to previous Local Plans (2012 – 2022) producing evidence from consultants, which have clearly demonstrated that there are no highway or drainage constraints or any other constraints that would prevent the delivery of the sites promoted in the Tarleton Masterplan.

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- In terms of other sites in the settlement hierarchy, The Lilford Estate acknowledges and strongly supports the Study's findings in respect of Banks which is identified as a Tier 4 'Rural Settlement with Limited Services'. The village is situated within Flood Zone 3 and lacks many services. This should be given significant weight when apportioning future development distribution.

Pegasus Group on behalf of Bloor Homes

- Burscough is a highly sustainable location and therefore significant growth should be planned in and around this settlement as part of the emerging Local Plan, given its sustainable location and ability to accommodate growth. It is also a very good example of a 20-minute neighbourhood and most of the residential areas within the settlement fall within a 20 minute walk to the town centre and other key services. This is also the case for the Bloor Homes site, which is significantly enclosed by the existing settlement boundary and has excellent access to the town centre and other key services. As such, the town has continued scope to grow sustainably and should therefore feature highly within the Settlement Hierarchy.

WSP on behalf of Seddon Homes Ltd.

- The Sustainable Settlement Study (2021) lists Tarleton as the most sustainable settlement of the Northern Parishes due to its location and range of services. This is a clear indicator that Tarleton is able to accommodate more development in the next plan period.

Pegasus Group on behalf of Rowland Homes

- Fully support the retention of Skelmersdale within the top tier of the settlement hierarchy, recognising that it is the largest settlement in the borough with good capacity for future growth; and raise no issue with Up Holland being decoupled from Skelmersdale and reclassified as a Tier 3 settlement, which will also allow more limited future growth.

Pegasus Group on behalf of Story Homes

- Burscough is a highly sustainable location and therefore significant growth should be planned in and around this settlement as part of the emerging Local Plan, given its sustainable location and ability to accommodate growth. It is also a very good example of a 20-minute neighbourhood and most of the residential areas within the settlement fall within a 20 minute walk to the town centre and other key services. This is also the case for the Story Homes site, which is significantly enclosed by the existing settlement boundary and has excellent access to the town centre and other key services. As such, the town has continued scope to grow in a sustainable manner and should therefore feature highly within the Settlement Hierarchy.

Statutory consultees and other organisations:

United Utilities

- Once more details are known on development sites, it may be necessary to coordinate the delivery of development with timing for the delivery of infrastructure improvements.
- Where applications are submitted on land which is part of a wider allocation, applicants will be expected to submit allocation-wide infrastructure strategies to demonstrate how the site will be brought forward in a co-ordinated manner. The strategies shall be prepared in liaison with infrastructure providers and demonstrate how each phase interacts with other phases and ensure coordination between phases of the development over lengthy time periods and by numerous developers.

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Where necessary, the strategy must be updated to reflect any changing circumstances between phase(s) during the delivery of the development.

Natural England

- In accordance with the NPPF, the new Local Plan should allocate develop to land with the least environmental or amenity value. Natural England expects sufficient evidence to be provided, through the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA), to justify the site selection process and to ensure sites of least environmental value are selected, e.g. land allocations should avoid designated sites and landscapes and significant areas of best and most versatile agricultural land and should consider the direct and indirect effects of development, including on land outside designated boundaries and within the setting of protected landscapes.

National Grid

- To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect National Grid's assets.

CPRE, The Countryside Charity

- Broadly agrees with those recommended, however suggests making the climate the highest priority as it is due to its effects of flooding to most of West Lancashire.
- Recommend that the Climate Change Committee's Guidance for Local Authorities on its 6th Carbon Budget, and the RTP1 and TCPA guide for local authorities on planning for climate change can help show the necessary pathway for the Council to follow.
- Hope the planning reform will make the NPPF more balanced and as a result more sustainable.

Lancashire County Council

- This policy should reference the strategic objectives of the district and in particular the sustainable transport agenda and how they would correlate with emerging settlements.

ST03 – RESPONDING TO THE CLIMATE EMERGENCY AND CREATING ENVIRONMENTAL SUSTAINABILITY

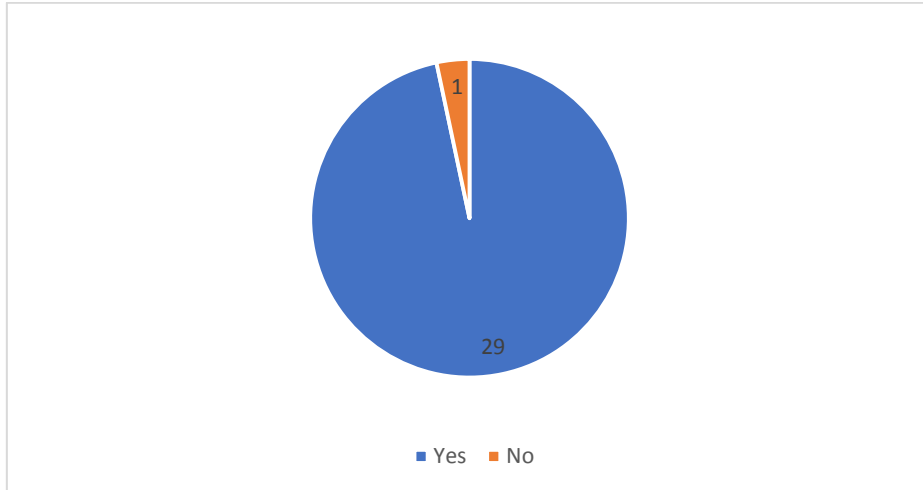
A total of 42 respondents made comments in relation to ST03 - Responding to the Climate Emergency and Creating Environmental Sustainability.

Questions:

4. Do you agree that the climate and biodiversity emergency should be central to the Local Plan?

30 respondents answered this question. 29 or 97% agreed that the climate and biodiversity emergency should be central to the Local Plan and only 1 or 3% of respondents had a different view.

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5. Any additional comments?

20 respondents answered this question.

Residents and members of the public:

- There is a worry that the Greater Manchester Clean Air zone could cause more traffic (vans and HGV's) to go through the already busy road of Appley Lane North in effort to avoid the Greater Manchester Clean Air charge when it comes into effect.
- Please start with some aspects of support for environmental and biodiversity which are found voluntarily in "higher" quality developments and make them mandatory in all developments. Bird nesting, bat roosts, protection of trees and hedging rather than replacement, good natural replanting schemes, subdued local lighting, require all development to make a positive contribution to the environment and stop letting environmental planning conditions be appealed to save the developers' costs.
- Support retaining prime agricultural land to be farmed within the existing schemes to protect the environment long term.
- To promote active travel a network of cycle routes, separate from roads, possibly based in existing footpaths, should be developed between and within urban and rural settlements, Signage of existing cycle routes within Skelmersdale should be provided.
- Low lying areas within the Alt Crossens catchment area should be excluded from all development as the flood risk, particularly with rising sea levels and lack of funding for pumping is high.
- West Lancashire has a national importance to climate change due to the high proportion of the best and most productive land is of national importance in relation to food security and carbon storage.
- It is important but not central to the LP - a small authority will have negligible impact on global events. Rather West Lancs should concentrate on more important matters and support the communities in the borough
- Leave Moss Land and Grade 1 Agriculture land alone for CO₂ absorption and local self sufficiency

Borough, Parish, Town Councillors / Community Groups:

- Parbold suffered the full cost of climate change. Have a serious problem with Riparian Ownership. Lack of maintenance by all involved is a major problem. LCC

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need to ensure that all Riparian Owners including LCC know their responsibilities and act accordingly.

- The preferred approach to introduce a new strategic policy is supported.
- There may be risk in this approach that one policy may have competing measures with other policies in the Local Plan and may therefore introduce ambiguity into any future decision-making process.
- Introducing an overarching, strategic policy therefore has to provide clarity as to the priority of climate change considerations and must remove the risk of conflict and ambiguity between policy areas addressed separately in the Local Plan.
- The policy must also address emissions from all sources in the Borough, private and commercial and should not be focussed solely with the Council's own direct carbon emissions.
- Investigating fully any future planning applications for Simonswood Industrial Estate and refusing any which would have a detrimental effect on the Parish and the quality of life of our Residents. Help regenerate Simonswood Peat Moss.
- Every development should be considered in terms of "net gain" and any offsetting should be done within the locality of the development and not elsewhere.
- All new houses must have external electric charging points, should be energy efficient and include small scale renewable energy generation.
- All new commercial/industrial development should include solar panels on all south facing roof structures and include provisions for rainwater harvesting and heat pumps.
- For major developments there should be a robust travel plan included within the planning application which should demonstrate how the developer has incorporated sustainable transport measures, in particular pedestrian and cycle provision.

Organisations, including developers, landowners and representatives:

Gladman

- Gladman are supportive of the overarching aim of the proposed approach which seeks to increase biodiversity to ensure environmental sustainability. The Council should seek to support development opportunities which can provide significant biodiversity net gain such as 'land west of Southport Road, Ormskirk'.

Lichfields on behalf of Taylor Wimpey Limited

- The inclusion of a strategic policy on Climate Change is welcomed however, the policy needs to provide overarching principles and ensure it does not restrict development with a prescriptive and lengthy policy. Climate change is an important subject for many people and work is well underway to ensure West Lancashire continues to meet its Climate Change targets, and Taylor Wimpey would seek to actively support the Council in meeting its aspirations.
- The proposed sustainable extension of Appley Bridge will allow extensive wildlife enhancements and result in a net biodiversity gain. There is an opportunity for a further parcel of land located south of Finch Lane be incorporated into the development proposals for recreational use, allowing greater accessibility to the surrounding greenspaces.

Turley on behalf of David Wilson Homes

- DWH supports the proposed inclusion of a strategic policy that covers climate change and environmental sustainability. Any such policy however should retain flexibility and should be informed by a viability assessment of the New Local Plan. It should not impose requirements on developers that exceed national standards / requirements.

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Statutory consultees and other organisations:

Trans Pennine Trail

- This policy should also note the importance of the existing Trans Pennine Trail as a major sustainable transport route through the borough.

Sport England

- Generally supportive. However, the 're-wilding' of open spaces, planting of trees, etc should not have an adverse impact on the functionality of a playing field as this would in turn have adverse impact on sport and recreation as well as on people's health and social wellbeing.

6. Is there anything in our policy approaches that you particularly support (or disagree with)?

9 respondents answered this question.

Residents and members of the public:

- The outline of the policy sounds good. Careful thought needs to be given and need to avoid knee jerk reactions, for example ensure that any blanket tree planting is done in appropriate locations only and doesn't take prime agricultural land out of production because a large organisation see an opportunity to hit its own net zero targets. Solar farms should only be located where there is no better use for the land.
- Disagree that "low carbon and renewable energy generation" should be an aim for the council.

Borough, Parish, Town Councillors / Community Groups:

- Parbold need action now and there are areas that have problems with surface water flooding. The LLFA and EA need to act.
- The specific measures quoted are supported as an overarching principle but the reality of delivering these between now and 2040 is perhaps unrealistic. The policy should also endeavour to consider how the total energy demand from homes and businesses in the Borough can be derived from only renewable sources.
- A description of how net gain is measured with parameters is needed – there should be a 10% minimum and 20% maximum. To reach the Borough's carbon emission targets, all moss land should be protected from disturbance due to its carbon-capturing qualities. Skelmersdale would not appear to need any more affordable homes due to the number of vacant properties currently. Brownfield sites should be considered first before any other land is considered, with evidence of this process being carried out methodically and meticulously. New housing should be within existing settlements. No Greenbelt land should be used for development. Biodiversity assessments should be carried out not only to protect existing species but to encourage new species.

Organisations, including developers, landowners and representatives:

Emery Planning on behalf of Redrow Homes and Wainhomes North West

- Without an actual policy to comment on it is difficult to make a meaningful response, however such a policy, for example on energy/water efficiency need to be consistent with the national agenda and any policy over and above that would need to be justified with viability considerations. However, it is clear that the specific measures

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highlighted above are principles which our clients work to or will consider going forward through emerging or new legislation, for example as biodiversity net gain becomes law.

Lichfields On behalf of Crompton Property Developments Ltd

- CPDL supports the inclusion of a new strategic policy.
- The Borough is already well on the way to reducing CO2 emissions in line with targets however, it is clear that additional work is required to ensure climate change targets are continually met.
- Nonetheless, it is important that the wording of any policy surrounding climate change provides overarching principles for new development, rather than being a prescriptive policy which has the potential to restrict development and the innovative ways in which climate change solutions are being incorporated into developments to reduce emissions.
- The practical consequence of any requirements will need to be carefully considered, including any impact upon the deliverability of new development, to avoid any unnecessary or burdensome requirements.

Statutory consultees and other organisations:

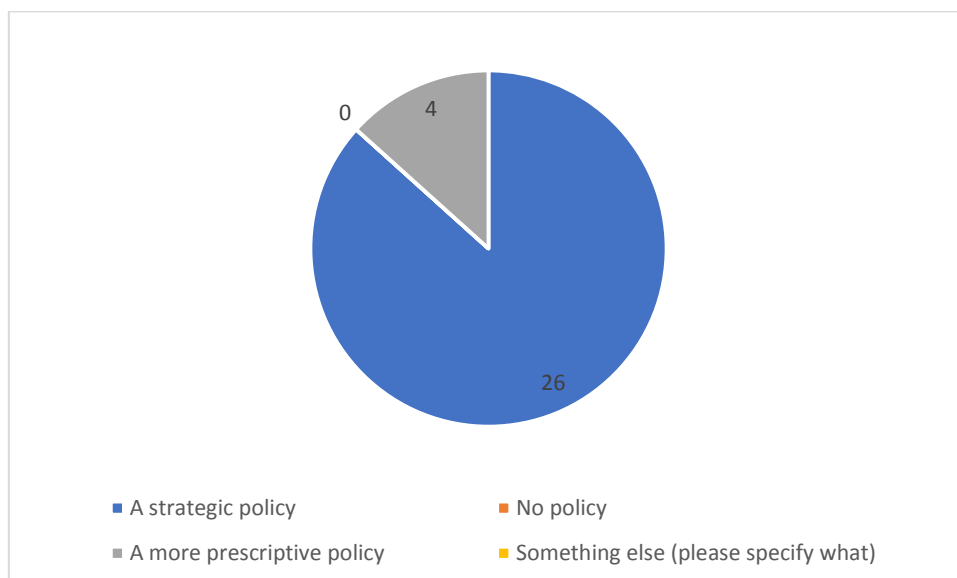
Sport England

- Applying Sport England's 'Active Design' principles to where people live, work and play, and encouraging more active lifestyles would be a major contribution to a carbon-free future. Furthermore, Sport England's Active Design checklist is a good tool in helping to tackle climate change.

7. Which of our options do you most closely support?

- A strategic policy
- No policy
- A more prescriptive policy
- Something else (please specify what)

30 respondents answered this question, 26 or 87% supported a strategic policy covering climate change and environmental sustainability and 4 or 13% supported a more prescriptive policy.



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8. Do you have any other comments on this topic?

24 respondents answered this question.

Residents and members of the public:

- The strategic policy does need to be clear and detailed, setting out what is required of employers and providers of services
- Solar panel farms on viable agricultural land should be avoided. Solar generation sites should be combined with existing or future industrial areas.
- The use of green roofs should also be favoured to offset loss of vegetation from developments.
- Support a strategic focus on renewables, but even within this WLBC needs to be specific about a drive towards local grid reinforcement and protection so that settlements become as independent as possible in their energy use & production. This means land allocations to suit, and that needs to be made clear from the start.
- SuDS drainage and grey & rainwater usage.

Borough, Parish, Town Councillors / Community Groups:

- If we do not deal with the climate emergency some areas will revert back to a flood plain, some of our estates were built on the flood plain.
- The measures will need to be taken to mitigate the impact of climate change.
- Keep the green belt.
- This is a significant policy topic with many facets that need to be coordinated effectively if there is to be an impact in terms of carbon emission reduction and achievable, and enforceable, mitigation measures. A new, strategic policy should therefore be more than a statement of ambition and must provide a clear framework that future development must comply with in order for it to be deemed acceptable and sustainable. The policy should not only deal with how the council will achieve its own direct carbon emissions, but must also address emissions from all sources in the Borough, private and commercial, and set out how the measures included in individual policies will be actioned and enforced.

Organisations, including developers, landowners and representatives:

NJL Consulting on behalf of owner/developer

- Any strategic policy needs to also be mindful that development projects may only be able to deliver on some of the climate emergency objectives. Other elements need solutions that are far more strategic and not just site specific.

Savills on behalf of Harworth Plc.

- Support the inclusion of a policy on climate change and environmental sustainability.
- Support the current preferred approach, and strongly recommend that the policy is not drafted in an overly prescriptive manner. The Local Planning Authority should progress a policy which includes Biodiversity Net Gain, but should certainly not seek to go beyond the 10% Biodiversity Net Gain figure that Central Government consider to be reasonably implementable. The figure has been arrived at following extensive consultation and seeking to go further risks issues in relation to practicability and development viability.
- The use of the term 'biodiversity emergency' within the consultation is not a position set out within national guidance. As such any future draft of the Local Plan should omit this term from both policy and supportive text.

Asteer Planning LLP on behalf of Richborough Estates Ltd

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- Richborough broadly supports the need to address climate change at a strategic policy level.
- It is important that the individual development management policies that implement measures for climate mitigation and adaption are realistic and are tested against viability indicators, to ensure that sustainable growth and the delivery of homes for future generations is not delayed.

Pegasus Group on behalf of Bloor Homes

- Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.
- No specific policy has been drafted at this stage but the suggested preferred approach is to have an overarching strategic policy and then more detailed policies setting out how the Council's ambitions to get to net zero can be embedded into considerations for development and could include policies relating to: Low carbon and renewable energy generation, Reducing vehicle emissions, Encouraging active sustainable travel, Improving energy and water efficiencies in new buildings; Maximising opportunities to improve green infrastructure, wildlife habitats and biodiversity net gain; and minimising food risk. The Council's critical responsibility is to consider how future climate change impacts could impact on the ability of certain locations to grow and accommodate new development.

Pegasus Group on behalf of Rowland Homes and Story Homes

- Support the preferred approach, as it is a critical issue that requires some form of policy provision now; however this needs to be flexible enough to adapt to changing requirements in national policy and the wider Building Regulations regime, as well as viability and other site specific issues on individual schemes. A strategic policy such as the one proposed could then be supplemented by an SPD if required to provide additional detail that can be updated in line with wider government guidance, best practice and the latest energy technologies.

Statutory consultees and other organisations:

Environment Agency

- Support the inclusion of a climate emergency policy, but in addition to the measures indicated, it should refer to the importance of partnership working when resolving the challenges of climate change.
- The wording of the policy should refer to avoiding impacts in the first instance, with mitigating and adapting to impacts used to make appropriate development more resilient to climate change rather than being used as justification to allow inappropriate development that will ultimately prove to be unsustainable.
- Recommend that a catchment-scale Natural Capital Assessment is undertaken in order to better understand the whole costs of protecting agricultural and horticultural uses of remaining peatlands from flooding.

United Utilities

- United Utilities would wish to highlight its support for any climate change policy. Sustainable surface water management and the efficient use of water should be critical elements of any such policy.
- United Utilities would also encourage the policy on climate change to be intrinsically linked to wider policies in the local plan including those relating to the detailed design of new developments and the provision of green and blue infrastructure.

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Natural England

- Natural England welcome the inclusion of this policy and affirm that the climate and biodiversity emergency should be central to the new Local Plan.
- Policy ST03 could be strengthened by the inclusion of references to Nature-based Solutions (NbS) and the NRN / LNRS. Please see our comments above on NRN / LNRS.
- Natural England note that NbS can contribute to reducing net GHG emissions as part of the government's wider strategy for achieving Net Zero GHG emissions by 2050, which is a statutory requirement for the UK and England. This will require major changes in the way we manage the natural environment, alongside changes in energy, transport and other sectors.
- NbS describe actions that address societal challenges, such as climate change, in ways that benefit both people and biodiversity. Not all environmental management for Net Zero is true NbS and not all NbS deliver climate change mitigation. As per our comments above, woodland creation and peatland restoration offer the largest potential contributions to Net Zero.

Lancashire County Council

- The policy would help support ambitions to achieve net zero by embedding climate and environmental sustainability considerations at the heart of all development proposals. This could include setting out support for specific measures which could include low carbon and renewable energy generation, reducing vehicle emissions, encouraging a shift away from private car to active and sustainable travel, improving energy and water efficiencies in new buildings, maximising opportunities to improve green infrastructure, wildlife habitats, biodiversity net gain and minimising flood risk.
- This policy direction is generally supported but should also be informed by both the Lancashire wide Environment Commission and Independent Economic Review evidence base and with Lancashire County Councils Environment and Climate Change Teams Strategic objectives. It should be noted that there are new economic sectoral opportunities for growth in this area and so it cross cuts across both environment and economic themes.

ST04 – SETTLEMENT BOUNDARIES, PROTECTED LAND AND GREEN BELT

A total of 64 respondents made comments in relation to ST04 - Settlement Boundaries, Protected Land and Green Belt.

Questions

9. What policy approach do you think we should follow within settlements (e.g. allow more, restrict more)? Please explain why.

43 respondents answered this question.

Residents and members of the public:

- Protect greenfield land within settlement boundaries more strongly.
- Need to allow release of Green Belts to provide for future and ongoing needs as well as encouraging development within settlements.
- Protect greenfield land. All green spaces should be safeguarded. As the council has declared a climate emergency, to remove greenfield protection would be hypocritical.
- Limit the amount of Greenfield & Green Belt land that is to be targeted for development. Better to allow development within settlement boundaries.

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- It is not logical to have more restrictions on Protected Land than Green Belt.
- Carry on with current proposals provided that it includes a prioritisation of maintaining the use of agricultural land.
- Support the approach of using brown field sites and to protect greenfield land within settlement boundaries more strongly.
- Protect green belt.
- Should not build house on farming land.
- Policy should encourage brownfield land development first and keep developments as small as possible in greenbelt areas.
- Protect greenfield land within settlement boundaries more strongly.
- Protect existing Greenbelt and do not allow any development and further protect greenbelt in Douglas Valley due to its high amenity valley.
- Protect green field land. Agricultural land is premium land and is needed for arable farming etc.
- No housing developments on Green Belt. Greenfield sites or currently protected safeguarded Plan B sites should be allowed or considered before all brownfield sites are used and even then 'exceptional circumstances' would have to be proved by any would be developers.
- Protect greenfield land strongly.
- Build on brown field first.
- Whilst the definition of settlement boundary is not quantified and therefore is potentially misleading we feel that development should take place within brownfield sites in areas that are already developed and should not be allowed to link one settlement to another.
- Greenfield sites should not be considered whilst brownfield ones remain undeveloped.
- Only named settlements should be considered for expansion and should not encroach on Grade 1 Agricultural Land.

Borough, Parish, Town Councillors / Community Groups:

- The Green Belt should not be released here in Parbold and the type of housing needed should be affordable for senior citizens. Flooding is a serious problem in Parbold and LLFA need to act now. Farmers can help by reinstating the ditches, planting hedges this will help with flooding, biodiversity and our wildlife.
- Keep the green belt as it can't be reclaimed.
- It is inevitable that pressures from housing and employment development needs will mean there is a necessity to release land from the Green Belt to accommodate growth where it can be justified.
- The Local Plan is one of the limited means through which Green Belt boundaries can be changed, this policy is critical in balancing the evidence-based need for growth whilst minimising the surrender of precious Green Belt status. It is also an option to consider that should Green Belt release be deemed essential then every effort should be made through the Duty To Cooperate obligation to seek support in satisfying growth demands from our neighbouring authorities.
- Settlement Boundaries should be well defined and should not be extended to embrace greenfield land that would otherwise be in Green Belt.
- It is not clear as to why Alternative Approach 2 would make it difficult to enforce a policy that gives priority to brownfield land development. The careful construction of this policy approach could still require a sequential test to be applied to ensure brownfield opportunities are fully explored before greenfield sites are exploited.

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- Some more pensioner bungalows in appropriate locations e.g. near Stockley Crescent are needed according to a survey carried out by BPC. Infill within existing settlements could be beneficial.

Organisations, including developers, landowners and representatives:

Abbott-associates on behalf of Southport Land and Property Group

- Allow more development.

Sat-plan on behalf of Gleeson Homes

- A balanced approach is needed allowing for some Green Belt release which is complemented by development on brownfield sites which is truly deliverable and developable without putting added pressure on communities and infrastructure within the identified settlements.

NJL Consulting on behalf of owner/developer

- There should be much more flexibility on allowing development within settlements.

Gladman

- Gladman support the direction the Council is taking to allow for flexibility for housing development coming forward in Protected Land designation. However, it is considered unnecessary to continue the approach of using settlement boundaries given that the majority of the land outside urban areas is already afforded protection due to its current designation of being located in the Green Belt.

Abbott-associates on behalf of Southport Land and Property Group

- The new Local Plan should remove the Protected Land designation and current Protected Land should be included as greenfield land within settlement boundaries.
- The development of greenfield land within settlements should not be stifled by imposing the development of brownfield land in the first instance by policy requirements.
- The LPA is requested to give full consideration to: Assessing and identifying housing and other development needs arising within rural settlements/villages and across the rural areas – for both affordable and market housing; Recognition that such needs are unlikely to be met fully from sites excluded from the Green Belt.

Emery Planning on behalf of Redrow Homes and Wainhomes North West

- The preferred approach is: set out what will be allowed within and outside of settlement boundaries.
- The consultation does not specifically address the issue of Green Belt release. However, it is critical to consider this when looking at the approach to settlement boundaries and the Green Belt.
- The Council previously considered that exceptional circumstances exist to justify the release of Green Belt existed at the time of the Local Plan Review: Preferred Options in 2018. This included the release of the two sites that are subject of these representations. Going forward, at a strategic level, due to the highly restrictive nature of the Green Belt in West Lancashire, releases from the Green Belt would fulfil the exceptional circumstances test in terms of contributing to meeting the development needs of the borough, and meeting identified market and affordable housing needs.

Cockwill on behalf of Melford Construction Ltd

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- More development should be allowed within and adjacent to settlements where it can be proved to be sustainable.

Lichfields on behalf of Taylor Wimpey Limited

- Taylor Wimpey supports the positive stance the Council takes on development of brownfield and greenfield land within settlement boundaries. However, in order to provide the appropriate amount of land to meet the identified housing need, Taylor Wimpey considers it will also be necessary to release Green Belt land.
- Taylor Wimpey's sites are suitable for Green Belt release and would create a sustainable extension to Appley Bridge.

J10 Planning on behalf of W Ainscough Esq

- Allow settlements to grow.

PWA Planning on behalf of Applethwaite Homes

- Whilst Protected Land does not need to be done away with as a designation all together, the policy should be adapted to allow for appropriate development in sustainable locations close to existing settlements.
- A flexible approach should instead be taken whereby appropriate housing is allowed for close to settlements, such as specialist accommodation for older people, which should be viewed as a clear material consideration to be given significant weight in the decision-making process.

Turley on behalf of David Wilson Homes

- DWH considers that the details of this policy should not therefore be formulated until the appropriate evidence base (HEDNA, SHLAA, Green Belt Assessment, etc.) have been completed.
- DWH would object to one of the "alternative approaches" of protecting greenfield land within settlement boundaries more strongly and the requirement of a sequential test that would require an assessment and discounting of all brownfield sites within a settlement before development would be allowed on greenfield sites. Such an approach is likely to significantly constrain development in certain locations and would preclude the creation of sustainable patterns of development.
- DWH considers that development on greenfield sites within settlement boundaries should be assessed against policies in the New Local Plan that seek to create sustainable patterns of development, rather than there being a blanket restriction on their development.

PWA Planning on behalf of Jeff Hill

- More development should be allowed for on current Green Belt land in sustainable locations close to existing settlements as existing settlement boundaries provide only limited housing land for future need. Given the future housing requirements necessary to meet the needs of West Lancashire, in particular Skelmersdale, it is clear that a review of Green Belt boundaries will be necessary, as the supply of non-Green Belt land (urban land / safeguarded land / open countryside) is limited and will only meet a portion of the identified needs.
- it is vital for the Council to reconsider existing Green Belt designations in the most sustainable locations.
- Promote site located within close proximity to the settlement of Skelmersdale to the north of Beacon Lane on land associated with Whaley Farm, an appropriate site for Green Belt release given its highly sustainable location bordering the settlement of Skelmersdale.

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Pegasus Group on behalf of Bloor Homes

- Support the need to set out clear settlement boundaries and what will be allowed within settlement boundaries and allowing for Green Belt boundary changes where necessary in order to accommodate needed development. This must be informed by a robust and up to date assessment of development needs, and therefore we reserve the right to comment further on this as the plan progresses and such needs are known.

WSP on behalf of Seddon Homes Ltd.

- Seddon's preferred approach is that sustainable residential development should be allowed within and on the edge of settlement boundaries which are defined as Key Service Centres (assuming Tarleton is to become a Key Service Centre in the Local Plan).
- It is essential that the Council reassesses the purpose of the Protected Land designation. Land east of Carr Lane, Tarleton, should have their Protected Land designation removed and be included with the Tarleton settlement boundary.

Statutory consultees and other organisations:

Environment Agency

- Provided that important community open spaces and green spaces are protected, development in settlements should be permitted (where it accords with other relevant local plan policies) to avoid putting development pressure sites outside settlement boundaries.

10. What balance do you think there needs to be between building on 'brownfield' and 'greenfield' land? How could we make a 'brownfield first' policy work in reality?

45 respondents answered this question.

Residents and members of the public:

- Brownfield first.
- A mix of greenfield and brownfield sites.
- There are always brownfield sites that can be used for housing.
- Development on existing brown field land should be a priority.
- Sequential approach, eliminate all potential brownfield sites first before allowing greenfield development.
- Brownfield should be used in priority to greenfield.
- Make it much more difficult to get permission to build on greenfield land with incentives to ensure brownfield sites are safe to build on.
- There is sufficient brown field land.
- All applications from brownfield sites should be given priority.
- All unused brownfield sites should be used first.
- Only allow development on brownfield sites.
- Brownfield is priority and greenfield should be banned.
- This should be a policy restrict developments other than on brownfield sites.
- Brownfield sites first policy be adopted. Greenfield sites should not be considered whilst Brownfield sites remain undeveloped.
- Greenfield sites should be protected for community recreation, including land designated for rewilding.

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Borough, Parish, Town Councillors / Community Groups:

- Brownfield sites that have no pollution issues should be built on.
- Brownfield first.
- The brownfield register should be proactively maintained and promoted, actively pursuing private owners to regenerate sites that are demonstrating a sub-optimal return either economically or aesthetically.
- Can the Council explore how vacant or unused brownfield sites can incur additional rates as is done with the increased Council Tax rates that are imposed on properties that have remained empty for extended periods?
- Brownfield land should always be utilised fully first; with infill within existing settlements to be prioritised next.

Organisations, including developers, landowners and representatives:

Sat-plan on behalf of Gleeson Homes

- A balanced approach is needed allowing for some Green Belt release which is complemented by development on brownfield sites which is truly deliverable and developable without putting added pressure on communities and infrastructure within the identified settlements.

NJL Consulting on behalf of owner/developer

- Any policy needs to align with the NPPF in the first instance, but being mindful that certain sites may end up being designated for development whether they are greenfield or brownfield to meet housing targets. Any wider policy should support development within the settlement boundary whether it be brown/green in nature to avoid the need to widen settlements into green belt land.

Sat-plan on behalf of Stewart Milne Homes

- A balanced approach is needed allowing for some Green Belt release which is complemented by development on brownfield sites which is truly deliverable and developable without putting added pressure on communities and infrastructure within the identified settlements.

Gladman

- The Council should not be seeking to prioritise the delivery of brownfield sites as this approach is not consistent with the requirements of national policy which seeks to encourage the effective use of previously developed land.
- In order to meet development needs, it is anticipated that the Council will need to undertake a Green Belt Review in order to identify land for development where such sites do not meet the five purposes of Green Belt and such sites are released from the Green Belt in order to meet identified housing needs.

Abbott-associates on behalf of Southport Land and Property Group

- The development of greenfield land within settlements should not be stifled by imposing the development of brownfield land in the first instance by policy requirements.

Cockwill on behalf of Melford Construction Ltd

- Not all brownfield sites are suitable for housing and not necessarily viable even if there are in the right location. The LPA's approach to employment sites protection can also be counter productive as redeveloping an employment site for housing

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could provide a more compatible use in the locality. Consideration of greenfield land for development should be given on the merits of each unique site.

J10 Planning on behalf of W Ainscough Esq

- Brownfield land needs to be properly assessed to understand whether it is deliverable or not.

Smith and Love on behalf of Mr D. Little

- It is therefore plain that both a higher brownfield balance or target cannot be reasonably imposed and a 'brownfield first' policy cannot be justified and would soon become unworkable. This underlines the need for a Green Belt Review.

PWA Planning on behalf of Applethwaite Homes

- Whilst development of brownfield land should be encouraged, there are numerous sites within the Borough which are classified as 'greenfield' which have limited value to the rural character of the area and lie close to existing areas of built form in highly sustainable locations. This includes land to the east of Boundary Lane in Hesketh Bank and its development would represent a great improvement to the area despite it currently being classified as a greenfield site and Protected Land.

Acland Bracewell on behalf of the Lilford Estate

- The Lilford Estate acknowledges the merit in a brownfield first approach. However, an overly proscriptive emphasis on developing brownfield land can have the negative result.
- Where it can be demonstrated that a site and development is sustainable, it should not be prevented from coming forward irrespective of whether it is brownfield or greenfield land.

PWA Planning on behalf of Jeff Hill

- Whilst development of brownfield land should be encouraged, there are limited deliverable brownfield sites to meet future housing needs of the Borough. Therefore, appropriately located greenfield sites in sustainable locations should be put forward for development.
- Promote site located close to the settlement of Skelmersdale to the north of Beacon Lane on land associated with Whaley Farm which represents an appropriate greenfield site for Green Belt release.

Acland Bracewell and CBRE Ltd on behalf of Tarleton Estates Ltd and Lilford 2005 Ltd (The Lilford Estate)

- The Lilford Estate acknowledges the merit in a brownfield first approach. However, an overly proscriptive emphasis on developing brownfield land can have the negative result of inhibiting development to the detriment of local communities.
- Where it can be demonstrated that a site and development is sustainable, it should not be prevented from coming forward irrespective of whether it is brownfield or greenfield land.

WSP on behalf of Seddon Homes Ltd.

- The provisions of the NPPF is to ensure sustainable sites, regardless of whether they are brownfield or greenfield, are brought forward to meet development needs. Focusing too heavily on brownfield sites is likely to result in delays to the delivery of housing.
- It is important to note that greenfield sites can also make an important and positive contribution towards the supply of sites for future development and land east of Carr

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Lane, Tarleton can come forward in the short to medium term to ensure a sustainable delivery to homes for the area.

Statutory consultees and other organisations:

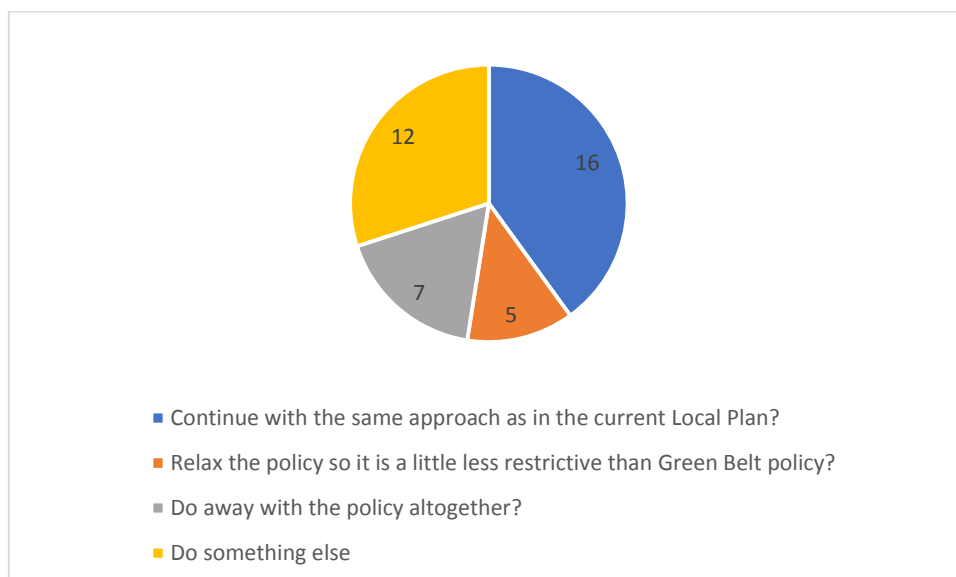
Environment Agency

- Consider encouraging brownfield first by reducing developer contributions to offset any viability issues? Any discount on contributions would not apply to greenfield sites. Also, ensure the plan clearly established what land can be classed as brownfield to avoid the loss of community open spaces, green spaces and gardens that provide recreational space for residents and the wider community.

11. For Protected Land, do you think we should

- **Continue with the same approach as in the current Local Plan?**
- **Relax the policy so it is a little less restrictive than Green Belt policy?**
- **Do away with the policy altogether?**
- **Do something else (please state what)**

40 respondents answered this question. 16 or 40% supported 'Continue with the same approach'.



Residents and members of the public:

- Strengthen protection for all greenfield land.
- Protect our greenfield indefinitely.
- Extend the current safeguarding and Plan B Policies.
- Convert all Protected land to greenbelt and use then use it to produce food, prevent urban sprawl, protect nature and wildlife, promote wellbeing.
- Do a proper survey and discuss.

Borough, Parish, Town Councillors / Community Groups:

- Alternative approach 2 seems to offer the best option for consideration of Protected Land.
- At the eastern entrance to West Lancs, it is important to protect the green field land for visual amenity and to prevent the loss of the greenbelt around J3 of the M58 as it

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is not only important to the visual amenity and aesthetics of Bickerstaffe, but also as the entrance to west Lancs from the east.

Organisations, including developers, landowners and representatives:

Acland Bracewell and CBRE Ltd on behalf of Tarleton Estates Ltd and Lilford 2005 Ltd (The Lilford Estate)

- All sites currently designated as Protected Land within the existing Local Plan and proposed to continue to be subject to this designation through the Local Plan Review should be properly appraised.
- In light of the above, it is essential that the Council undertakes a comprehensive Green Belt Review assessing sites across the Borough including Tarleton. The previous Green Belt Study was carried out in 2011 and is therefore now considerably out-of-date.
- Urban Capacity Study should be undertaken which provides a detailed assessment of potential brownfield capacity and the ability of previously developed sites to realistically meet development needs across the Borough.
- Following a robust review of Protected Land, Green Belt and Urban Capacity, the Lilford Estates considers that the release of sites for new development around Tarleton can be undertaken in a sustainable way, over the next 30 years. This could include the identification of Safeguarded land, if appropriate.

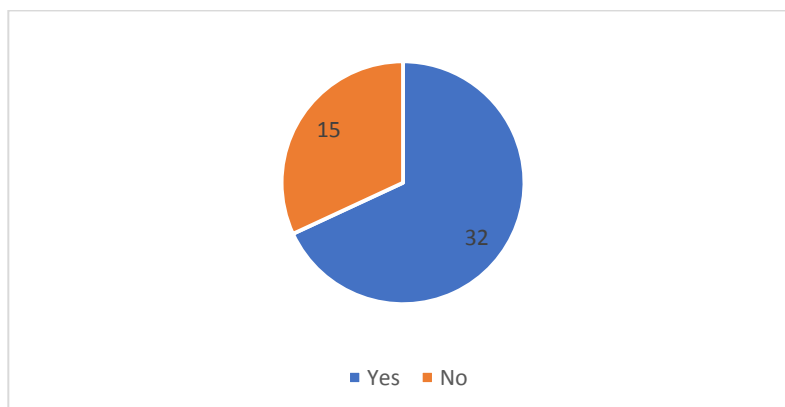
Statutory consultees and other organisations:

Sport England

- It is important that the policy allows for any necessary ancillary sport facilities to be developed to future proof and support existing and proposed playing fields in these areas.

12. Should we have an additional policy to give greater protection to our best and most versatile agricultural land? If 'yes', how should we do this (e.g. a sequential approach, where we use Grade 3 and below land first, then Grade 2 land, then Grade 1)?

47 respondents answered this question.



Residents and members of the public:

- Grading land would give an excuse to build on the 'lower grade' land. It all needs equal protection.
- All agricultural land should be protected no matter what grade it is.

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- Sequential approach.
- The suggested approach seems sensible. Protecting agricultural land should be a priority as once it has been lost it is practically impossible to regain.
- Itemise brownfield sites as the main source. Green belt shouldn't be under discussion
- If it's poor land and not farmed then if needed it could then be considered
- Adopt a definition of Agriculture that prevents factory farming that does not make use of any of the natural attributes of the site.
- grade 1 should be a last resort. Grade 2 and 3 should only be used when no suitable brownfield sites exist or sites which are technically in green belt but are already developed for storage etc.
- Brownfield sites should be used first.
- All agricultural land should be protected.
- It should not be considered at all.
- New up to date land grade surveys and classifications would be required.
- The best, most productive and versatile land should be treated as a strategic resource in the same way.
- Greater protection should be given to versatile agricultural land.
- Protect all greenbelt land.
- Grade 1 land should be preserved and maintained.
- Do a proper survey and shade the maps produce.

Borough, Parish, Town Councillors / Community Groups:

- A sequential approach, need to be more self sufficient in food growth vegetable and animal and less dependant on other countries.
- Build on other land always as a first.
- Grade 1 BMV in West Lancashire is of National significance, accounting for the second largest area of grade 1 in the Country. It should therefore be considered essential that this should be recognised in this policy and thereby help to elevate the importance and significance to the Borough both socially and economically. Determination of land grade must be undertaken by an independent, possibly Government department, working directly for the Planning Authority, with the cost for this being borne by the developer/applicant.
- A sequential approach, where all brownfield land should be used first should be adopted. Then any housing development should infill within existing settlement boundaries. The greenbelt should not be used.

Organisations, including developers, landowners and representatives:

Gladman

- Gladman believe that there will clearly be some instances when significant benefits could be delivered through the development of sites on BMV land, which would outweigh the loss of a relatively small proportion of BMV within the borough.
- Accordingly, the Council should not be seeking to provide greater protection to BMV land particularly when such land will already be afforded protection by other policy measures i.e. Green Belt.

J10 Planning on behalf of W Ainscough Esq

- Support sequential approach.

Acland Bracewell on behalf of the Lilford Estate

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- It is considered that this matter should continue to be addressed through planning applications with suitable assessments provided to allow the decision makers to reach a balanced view. It is not considered necessary that an additional Local Plan policy be introduced.
- Moreover, development for agriculture, for example agricultural buildings or glasshouses, which are highly likely to be sited on best and most versatile land, and which is appropriate development in the Green Belt could be prejudiced/refused if an additional policy is applied. This goes against the thrust of the NPPF and the governments support for agriculture as an industry.
- Critically, WLBC should not be allocating sites for residential or employment development on land which is best and most versatile agricultural land, and this land should be protected.

Acland Bracewell and CBRE Ltd on behalf of Tarleton Estates Ltd and Lilford 2005 Ltd (The Lilford Estate)

- Assessing the impacts of development on best and most versatile agricultural land is already an established part of the development management process. It is considered that this matter should continue to be addressed through planning applications with suitable assessments provided to allow the decision makers to reach a balanced view.
- Critically, WLBC should not be allocating sites for residential or employment development on land which is best and most versatile agricultural land, and this land should be protected.

WSP on behalf of Seddon Homes Ltd.

- Seddon would not support a policy that gave greater protection to best and most versatile agricultural land. Seddon accept that the Borough contains prime agricultural land. Nevertheless, there are also parcels of land which may be classes as Grade 2 and Grade 3 and whilst may be suitable for some agricultural use, would make sustainable residential development sites.
- Seddon objects to the notion that a sequential approach to sites within settlements are appropriate as it would not comply with NPPF policies surrounding sequential tests.

13. Do you have any other comments on this topic?

31 respondents answered this question.

Residents and members of the public:

- Protect green spaces.
- Only allow development in the large settlements to prevent the rural aspect of West Lancs. being eroded. Very small infill sites in other settlements to be reserved for social housing.
- High Grade BMV agricultural land must be protected.

Borough, Parish, Town Councillors / Community Groups:

- Protect the Green Belt and the rural economy.
- Remember once agricultural land it turned into a housing estate its food production is lost for good.
- ARG 's objective - to prevent landowners and developers effectively attempting to control future developments over the needs and views of local residents in their

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seemingly never ending quest for vast financial rewards whilst destroying the rural nature of Aughton with a detrimental effect on the environment. ARG represent the views of many local residents and have had the backing and support of our Local MP and Aughton Parish Council and latterly that of WLBC Aughton Ward Councillors.

- The best, most versatile land should never be used for development.

Organisations, including developers, landowners and representatives:

NJL Consulting on behalf of owner/developer

- Land already identified for future development and released from green belt should be identified as key to housing delivery and designated for early delivery in the Plan process.

Emery Planning on behalf of Redrow Homes and Wainhomes North West

- The policy on BMV is set out in national policy.

Emery Planning submitting on behalf of Wain Estates Limited

- The consultation does not specifically address the issue of Green Belt release. However, it is critical to consider this when looking at the approach to settlement boundaries and the Green Belt.
- The Council considered that there were exceptional circumstances sufficient to justify the release of Green Belt at the time of the Local Plan Review: Preferred Options in 2018. This included a site for release at Parbold (Site HE2). At a strategic level, Green Belt release at Parbold would fulfil the exceptional circumstances test in terms of contributing to meeting the development needs of the borough, and meeting identified market and affordable housing needs in the Eastern Parishes and Parbold.

Cockwill on behalf of Melford Construction Ltd

- Protected Land on a site by site basis should be considered for immediate development, allocated as such and brought within the settlement boundaries. The site at BA.019 (SHELAA) is a good example where a housing site could be allocated, brought with the settlement boundaries as it can offer high levels of sustainability, despite the Flood Risk 3 status which is erred in its approach to its designation as the FR3 is only because the Environment Agency have excluded flood defenses that have stood for around 400 years with little or no maintenance from them (the dual banks along the outskirts of Banks).

Savills UK Ltd on behalf of Harworth Plc.

- At this stage in the plan preparation process, and in the absence of a preferred policy on housing and employment land requirements, the requirement for Green Belt release remains unknown. We broadly support the retention of a Green Belt and Settlement Boundary approach to policy, in accordance with the NPPF, however consider that for homes and employment floorspace be provided in the right location and at a sufficient quantum to meet the needs and growth aspirations of the Borough, a significant level of Green Belt release will likely be necessitated.
- Detailed comments on the brownfield first approach in relation to provision of both homes and employment space are set out later within this consultation response, however in summary there are clear examples within planning case law and recent determinations which require homes to be capable of being sold upon construction, and therefore delivered in appropriate types, sizes, and locations. The impacts of the Covid-19 pandemic have had major impacts on the housing and logistics sectors, creating significant demand for larger homes and warehousing floorspace. As such we would strongly recommend that an overly restrictive policy on a brownfield-first

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approach would stifle the ability of the Borough to deliver development in the correct locations, and therefore reducing inward investment.

J10 Planning on behalf of W Ainscough Esq

- Green Belt review is necessary.

Smith and Love on behalf of Mr D. Little

- A proposal to introduce an additional policy giving greater protection to BMV agricultural land which goes beyond national policy cannot be justified and will be counterproductive in a borough such as West Lancashire where the resource is so extensive. A measured approach can be taken to the loss of BMV, but it must be accepted that some loss, together with some alteration of Green Belt boundaries in the most sustainable locations, is necessary.

Hollins Strategic Land (HSL)

- At this stage, HSL considers that it is not possible to meaningfully engage on these matters without having had sight of the Council's issues and options with regard the employment and housing land requirements. As such, HSL will reserve comments for later in the plan-making process.

Asteer Planning on behalf of Richborough Estates Ltd.

- Richborough considers that before decisions are made on settlement boundaries, proposed changes to the Protected Land policy approach or the need for amendment to Green Belt boundaries; the following work on the evidence base must be published by the Council: WLBC's total housing requirement and the rationale for its approach, An evidenced Spatial Strategy, An Urban Capacity Study and an assessment of the need for Green Belt release and a refresh of the Council's Green Belt Assessment.
- It is crucial to undertake and analyse the above evidence before developing any other strategic, housing or employment policies in more detail.

Acland Bracewell on behalf of the Lilford Estate

- Lilford Estates considers that the release of sites for new development around Tarleton can be undertaken in a sustainable way, over the next 30 years. This could include the identification of Safeguarded land, if appropriate. Critically, the Masterplan sites and proposals promoted by the Lilford Estate have the support of the Parish Council and extensive public consultation has already been undertaken. The Estate will provide further evidence to support and demonstrate that there are no constraints which would preclude their development.

Acland Bracewell and CBRE Ltd on behalf of Tarleton Estates Ltd and Lilford 2005 Ltd (The Lilford Estate)

- A formal Protected Land Review should be undertaken by the Council as evidence to inform the Local Plan. This process will identify which sites are most sustainable and should be removed from Protected Land and incorporated within the settlement boundary. To this end, Sites 1 and 2 are considered to be very well situated close to key services in Tarleton and would represent highly sustainable locations for new residential development.

Pegasus Group on behalf of Bloor Homes

- With regard to the protection of green field land within settlements, this will have to be assessed in terms of their function, use, quality and quantity of such spaces within an area to determine if they represent Local Green Spaces or other forms of open space that warrant protection.

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- Agree that those greenfield areas within settlements that do provide a clear community, health and wellbeing and/or amenity benefit should be strongly protected.

WSP on behalf of Seddon Homes Ltd.

- Tarleton is a sustainable settlement that can accommodate more development. The west of Tarleton is constrained by Green Belt and as such this significantly limits the potential development sites which can come forward.
- Seddon strongly object to the creation of new Green Belt in the borough. Seddon has not seen evidence to demonstrate the Council has 'examined fully all other reasonable options for meeting its identified need for development' before deciding to amend the Green Belt boundaries.

Lichfields On behalf of Crompton Property Developments Ltd

- Currently, there is a positive stance towards the development of brownfield and greenfield land within settlement boundaries, and CPDL supports continuing with this approach.
- CPDL is of the view that the YTF Strategic Site, as defined by Policy SP3 of the WLLP should be integrated into the wider settlement boundary of Burscough within the new Local Plan.
- CPDL is of the view that Areas B, C, D, E and F should be allocated for residential development, whilst Area A should be allocated for employment development.
- CPDL is of the view that Areas G, H, I and K should be released from the Green Belt and allocated for employment development within the new Local Plan.
- The development of this land would deliver all three elements of sustainable development as set out within the Framework and would ensure that Burscough continues to prosper over the proposed plan period and beyond.

Pegasus Group on behalf of Rowland Homes

- Rowland agree that the emerging plan should set clear settlement boundaries and guidance on what will be allowed within settlement boundaries, protected land and Green Belt to provide certainty for landowners and developers.
- That said, this must be informed by a robust and up to date assessment of development needs, alongside a thorough site selection process (including Green Belt review).

Pegasus Group on behalf of Story Homes

- Story agree that the emerging plan should set clear settlement boundaries and guidance on what will be allowed within settlement boundaries, protected land and Green Belt to provide certainty for landowners and developers.
- That said, this must be informed by a robust and up to date assessment of development needs, alongside a thorough site selection process (including a Green Belt review), and therefore we reserve the right to comment further on this as the plan progresses and such needs are known.
- Irrespective of the of the designation of the land (land within the settlement boundary/Green Belt/Protected Land as discussed in the emerging plan), there should be an emphasis on sustainable development and locating development in locations which are or can be made sustainable, as per the overarching requirements of the NPPF and PPG.

Statutory consultees and other organisations:

Environment Agency

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- Recommend against a policy to protect BMV as it could potentially conflict with land use change proposals that may emerge in relation to the provision of Biodiversity Net Gain or habitat restoration schemes, actions relevant the England Peat Action Plan, etc. Such a policy could potentially be in direct conflict with Policy ST03.

United Utilities

- United Utilities requests the council's support for future investment in infrastructure in order to be able to expediently respond to the needs of the borough. The following policy wording is recommended:
"The council will support the principle of investment in infrastructure to respond to the needs of the borough. Infrastructure is key to the delivery of sustainable development and economic growth and meeting development needs. The council will be supportive of infrastructure investment which facilitates the delivery of wider sustainable development and the meeting of environmental objectives by water and sewerage providers."
- Recommend a policy based on the following wording.
"Development proposals at existing utility sites in the green belt or open countryside either in the form of infilling or redevelopment, will be supported where they are needed to respond to future growth and environmental needs."
- These policies would enable United Utilities can continue to meet the growth and development aspirations of the borough, by ensuring that the fundamental infrastructure requirements of these future developments can be achieved.

Sport England

- It should be acknowledged that some green open spaces define the character and appearance of a place, which in turn encourages people to use them for formal and informal sport and recreation. These spaces should be acknowledged for their health and social wellbeing benefits. Therefore, the loss of such spaces within established settlements that may already suffer from social deprivation should be considered by the Council in relation to the proposed Local Plan objectives and NPPF (2021).

8. Housing and Communities Policies

HC01a – WHERE HOUSING CAN GO

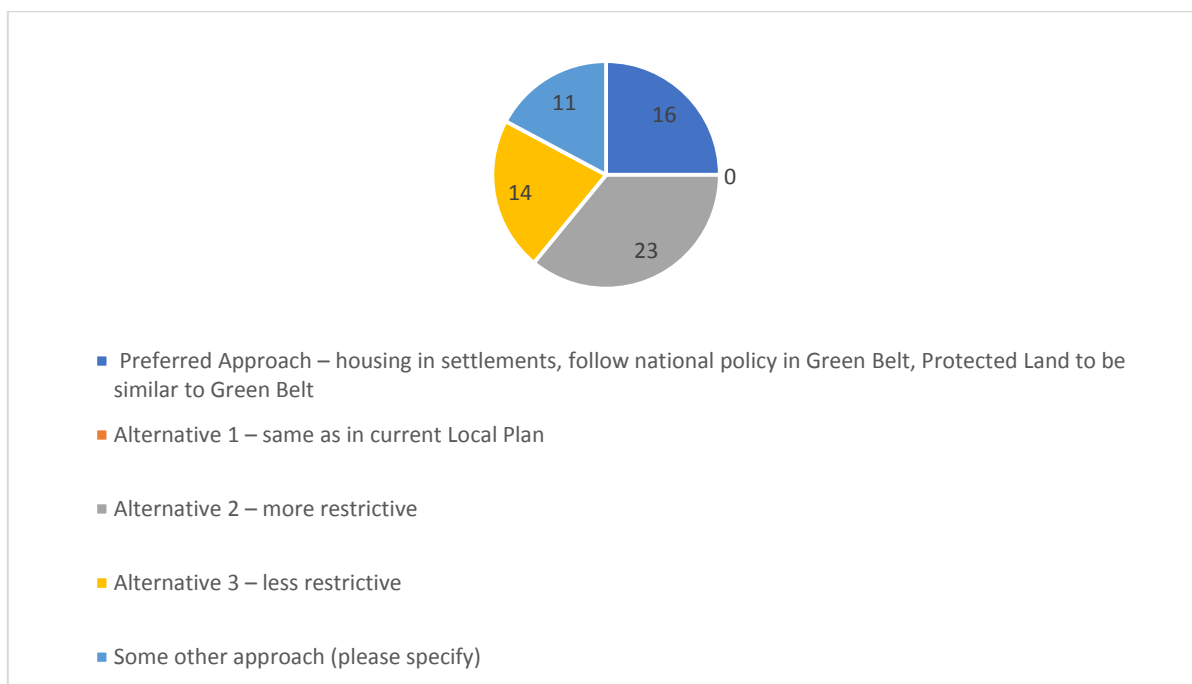
A total of 72 respondents made comments in relation to HC01a - Where Housing Can Go.

Questions:

1. What do you think is the best approach towards where housing can go, and why?

- Preferred Approach – housing in settlements, follow national policy in Green Belt, Protected Land to be similar to Green Belt
- Alternative 1 – same as in current Local Plan
- Alternative 2 – more restrictive
- Alternative 3 – less restrictive
- Some other approach (please specify)

A total of 64 respondents answered this question. The most commonly selected approach was 'Alternative 2' (23 or 36%) followed by 'Preferred Approach' and 'Alternative 3' (16 or 25%).



Residents and members of the public:

- A policy taking account of brownfield sites in greenbelt which should be prioritized for development
- Increased restrictions on safeguarded sites and Green Belt.
- Use sites that are in the green belt that are technically within the green belt but that are in reality brown field where there are existing buildings and usage for things such as storage.
- No building of houses or anything else on green belt or farmland. We are one of 2 areas in the UK with grade 1 agricultural land and this should be protected at all costs.

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- Some flexibility thinking is needed

Borough, Parish, Town Councillors / Community Groups:

- The HBF considers that taking a positive approach that supports residential development in sustainable locations is appropriate.

Organisations, including developers, landowners and representatives:

Gladman

- Gladman support the Council's decision to direct more growth towards the larger towns.
- However, we do believe a hybrid approach is required and the consideration of Green Belt release should also be included.
- Given that Ormskirk is surrounded by Green Belt and is one of the most sustainable settlements in the borough, it is important that land is released from the Green Belt to maintain sustainable growth patterns to meet identified housing needs.

J10 Planning on behalf of Taylor Wimpey Limited

- In summary, whilst the focus of new development in the new Local Plan may be the key service centres, the Council must ensure that the sustainable growth of other settlements in the Borough is adequately supported by distributing an appropriate level of development to the more rural areas and settlements including the Eastern Parishes and Appley Bridge in particular.

WSP on behalf of Seddon Homes Ltd

- Seddon recommends an alternative option where minimum housing targets are set for each settlement. This would be consistent with the NPPF. The settlement of Tarleton is a key service settlement which should have a minimum housing target in order to accommodate more development in order to ensure that sites which are sustainable can come forward to deliver much needed housing in the local area for the future period of the Local Plan. The Local Plan will need to allocate sites to meet this target (with an allowance for windfall too). This will mean that housing targets are clear for each settlement area and that the Local Plan vision and objectives can be met.

2. What are your views on housing in the Green Belt (for example 'rural exception sites')?

50 respondents answered this question.

Residents and members of the public:

- Building housing on green belt will further impact the environment and it should not be allowed.
- All efforts to clean up brownfield sites should be explored first regardless of cost.
- No new houses should be permitted in green belt or agricultural land.
- Absolutely not, green belt land should be protected from any kind of development for environmental reasons.
- The Green Belt is so important to our well being and for protecting the cohesive nature of our settlements.
- Don't build on green belt, high density approaches to housing

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- Prioritise building on brownfield sites. More housing to settlements that have not delivered their fair share in recent years.
- More clarity on the definition of affordable is needed. Houses are not really affordable for locals.
- Support the more restrictive option, new housing developments should be focussed on Skelmersdale.
- This needs to be tightly regulated to prevent abuse of an exceptions and to protect the green belt
- Some brownfield sites in the GB should be considered for residential development, and there could be some infilling allowed in the hamlets.
- There should be no incursion into the green belt for any housing developments
- It would be a useful exercise to review and update the Green Belt boundaries around the village of Banks to identify areas that could be removed from the Green Belt without impacting the openness of the countryside.
- It is unacceptable to build on green belt. The green belt land we have in West Lancashire is exceptional and it would be unnecessary to build on this best and most versatile land.
- It would be a travesty if any more greenbelt land is given up to housing, especially considering the need to protect wildlife and the environment (green policies).
- Support Rural Exception Sites.
- Build on brownfield sites in the GB. Suggest deletion of wording from the proposed plan.
- Disagree with housing development proposed in Aughton. Land is arable and should be used for food production, environmental, traffic, and lack of services are further reasons to not build more houses in Aughton.
- Review GB boundaries to accommodate housing for local people and affordable housing.
- Do not build on agricultural land or GB as this is why people moved to rural areas.
- Green belt should be preserved at all cost as maintaining our natural environment is crucial
- Allow small-scale housing to meet local needs.
- Protect Green Belt, build on brownfield sites first.
- Greenbelt should remain as greenbelt and should not be developed at all for housing.
- Do not release Green Belt for housing, use it for food production and wildlife.
- Prioritise building on brownfield sites in the Green Belt. Objects to Garden Villages, warehousing development, and building on Grade 1 agricultural land.
- Objects to using Green Belt to build houses on, should be used for food production. Don't meet the housing needs of other LPAs.
- Any development in rural areas which impinges on agricultural land capable of crop production must be avoided in accordance with Objective 10.
- Do not build on the Green Belt, especially Grade 1 agricultural land.
- Green belt and green site areas should not be built on, for social industrial or housing
- Allow infill development.

Borough, Parish, Town Councillors / Community Groups:

- Support Rural Exception Sites if they are developed and chosen by working closely with the community.
- Simonswood is unsuitable for any housing development because there is no infrastructure in place to accommodate this, i.e. no mains gas, no sewerage facilities, no bus routes, no train routes, no shops or leisure facilities.

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- Support delivery of new housing in sustainable locations, with total need distributed in accordance with a settlement hierarchy. Affordable housing should be affordable to local people.
- Do not release Green Belt for housing, use it for food production as it is more sustainable.
- Housing should not be built on agricultural land and must maintain this land for sustainable food protection, climate crisis management and for wildlife. There are enough alternatives areas across the Borough to meet affordable housing need.
- The rural nature of most of the West Lancashire should be respected, and the land should be protected.
- Land within property boundaries within the greenbelt should be given permitted development status.

Organisations, including developers, landowners and representatives:

Oaktree Developments

- Green Belt boundaries need to be reviewed now to accommodate the urgent need for more housing

Abbott Associates on behalf of Southport Land and Property Group

- West Lancashire has the most extensive Green Belt in England and it is a recognised constraint on meeting future development needs.
- Green Belt sites that are well related to existing settlements will form logical extensions to existing villages such as Banks.
- National planning policy sets out the approach to be followed in the review of the Green Belt and it is considered that, given the need for new residential accommodation and the shortage of sustainable sites for its location, Green Belt release will be necessary.

Emery Planning on behalf of Wain Estates Limited

- regardless of whether Green Belt release is necessary to meet the overall housing requirement, we consider that Green Belt release is very much needed in the Eastern Parishes, and specifically Parbold, to meet local needs.

Cockwill on behalf of Melford Construction Ltd

- Supports residential development in the Green Belt, redevelopment of brownfield sites in the Green Belt should be encouraged. Areas at risk of flooding should be allowed to be developed if that individual site does not flood or cause flooding.

Lichfields on behalf of Taylor Wimpey Limited

- The preferred policy approach is to allow housing within settlements outside the Green Belt with more development assigned to larger towns and less in smaller villages. There should be more development in the Eastern Parishes and Appley Bridge. Taylor Wimpey and three other site promoters have commissioned their own housing needs assessment for the Borough which shows a need for 319 - 400 dwellings per annum, more than the LHN.

J10 Planning on behalf of W Ainscough Esq

- Housing in the Green Belt for RES needs to be of a higher volume of houses to be attractive to registered social landlords.

Smith and Love on behalf of Mr D Little

West Lancashire Local Plan 2023-2040

Scope, Issues & Options Feedback Report

- Allocate housing in sustainable villages or extend settlement boundaries. Have a flexible policy to allow for rural exception sites in the Green Belt.

PWA Planning on behalf of Jeff Hill

- Review Green Belt boundaries as the supply of land in settlement boundaries is limited. Particularly in Skelmersdale. The Green Belt Study is dated.
- The site in question here is located within close proximity of Skelmersdale, to the north of Beacon Lane on land associated with Whalley Farm. The site represents an appropriate site for Green Belt release given its highly sustainable location bordering the settlement of Skelmersdale. This site is also subject to a detailed SHELAA submission which should be considered alongside this response.

Pegasus Group

- The Council's preferred strategy would allow housing within settlements outside the Green Belt, subject to its accordance with other Local Plan Policies.
- More development is proposed to be directed towards larger towns and less development in the smaller villages, which is deemed sensible and in accordance with the approach taken in the adopted Local Plan.

WSP on behalf of Seddon Homes Ltd.

- The NPPF is clear that Local Plan policies should be consistent with national policy and as such it is Seddon's view that housing within the Green Belt should be consistent with NPPF policies.

3. Is there anything in our policy approaches that you particularly support (or disagree with), or do you have any other comments on this topic?

47 respondents answered this question.

Residents and members of the public:

- Disagree with building on any green belt
- West Lancashire is pleasant because it is rural
- It's not about just allowing houses to be built, but the sustainability, efficiency and quality of that housing.
- Policy for housing developments should include looking at the recent history (past 5-10 years) of housing and therefore subsequent population increase that will test the infrastructure.
- Housing developments should only be approved if 1. gardens are adequate size and trees are pre-planted, plenty of green space around the developments; 2. Drainage is sufficient; local essential services, 3. Impact on increased traffic and changes to road infrastructure to ensure no build up of queues likely.
- Would be nice if new rural homes were affordable.
- Object to SHELAA site OA167 Land at Crosshall Brow.
- Would like to see the local plan supporting and encouraging smaller communities, like Banks, to continue to grow in a sustainable way.
- Need for services in settlements that are taking a lot of housing, such as Aughton.
- Any building in the greenbelt should be on existing brownfield sites which have permission / are already built on and building on agricultural land should be a last resort and must be kept very small.
- Disagree with housing development proposed in Aughton. Land is arable and should be used for food production, environmental, traffic, and lack of services are further reasons to not build more houses in Aughton.

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Scope, Issues & Options Feedback Report

- Don't build on agricultural land.
- OA.074 NW of Parrs Lane: The indicated housing capacity of c 400 houses on this safeguarded site is wholly inappropriate for this environment due to congestion, pollution, unsustainable stain on existing infrastructure and destruction of natural habitats.
- OA.190 NW of Parrs Lane: This currently safeguarded site is also inappropriate for development as its awkward shape does not lend itself to correct site planning and would also create congestion, pollution and destruction of natural habitats.
- Do not agree with using very large open spaces of empty grade 1 agricultural land for large housing developments.
- Support the development of other sites in the area and accept that this is necessary, but not to ease a housing requirement burden from neighbouring authorities - all of whom have sufficient land to meet their needs.
- The policy should be as restrictive as possible in Green Belt/ rural areas.
- Build on brownfield sites, such as the old air field in Burscough.

Borough, Parish, Town Councillors / Community Groups:

- Local knowledge is valuable and needs to be sought
- Support for housing being focussed on sustainable locations, with total need proportionately distributed in accordance with the proposed settlement hierarchy.
- Prioritise building on brownfield sites. Have an up to date Brownfield Land Register in place. Support "parked" sites in the SHELAA, names two Plan B sites that should be returned to the Green Belt.
- Proposes the idea of 20 minute communities but need for public transport to improve.
- New housing should take into account the latest evidence of need and contribute towards infrastructure provision.

Organisations, including developers, landowners and representatives:

Satplan on behalf of Gleeson Homes

- Respect the Council's current approach.
- Plan to meet identified needs even if this means releasing GB land adjacent to settlements.

NJL Consulting on behalf of owner/developer

- Land released from the green belt already should not be time-restricted on its development. To address housing need, such sites should be free to come forward as soon as possible.

Satplan on behalf of Stewart Milne Homes

- Respect the Council's current approach.
- Plan to meet identified needs even if this means releasing GB land adjacent to settlements.

Abbott Associates on behalf of Southport Land and Property Group

- The new Local Plan should be less restrictive on where housing can go.
- Green Belt sites that are well related to existing settlements will form logical extensions to existing villages such as Banks.

Emery Planning on behalf of Redrow Homes and Wainhomes North West

- Allow housing within settlements outside the Green Belt.

West Lancashire Local Plan 2023-2040

Scope, Issues & Options Feedback Report

- Development should be distributed across West Lancashire but the greatest amount should be at Skelmersdale with Up Holland and Ormskirk with Aughton.
- The client's control two sites which would provide logical sustainable developments that would be proportionate in size to them.

Emery Planning on behalf of Wain Estates Limited

- A significant amount of housing should be distributed to Parbold to meet market and affordable housing needs, and to support service provision for a key settlement within the Eastern Parishes.
- Green Belt release is very much needed in the Eastern Parishes, and specifically Parbold, to meet local needs.

Savills UK Ltd on behalf of Harworth Plc.

- Objects to the housing strategy that is in the current Local Plan (not relevant). High employment and housing land demand in the Borough, the approach to allow housing to be delivered within the Green Belt where this is in accordance with national policy is broadly supported, however objects to the use of the word "limited".
- Given the fluctuations in the LHN figure for the LPA, a bigger housing number is needed.
- Because of the Covid 19 pandemic, deliver houses with good access to public and private open space.
- Promotes site BK.030 for employment and residential development.

Cockwill on behalf of Melford Construction Ltd

- Areas covered by restrictive flood zones should be preclude development if it can be shown that the individual site does not flood or cause flooding elsewhere.

P10 Planning on behalf of W Ainscough Esq

- Green Belt Review is required to consider logical sustainable extensions and GB release.

PWA Planning on behalf of Applethwaite Homes

- Build on areas of Protected Land that are in sustainable locations; provide more housing for people over the age of 55.

Turley on behalf of David Wilson Homes

- WLBC needs to be clear as to whether Green Belt boundaries need to change to accommodate growth in sustainable locations, rather than push housing down a settlement hierarchy to less sustainable settlements.
- Green Belt boundaries should be amended accordingly, particularly around the main settlements such as Ormskirk and Aughton.

Asteeer Planning on behalf of Richborough Estates Ltd.

- This policy should be led by the evidence – new housing should be directed to locations which are identified as a focus for growth, which are sustainable and accessible and which are deliverable, viable and able to meet the identified housing needs of the Borough. The approach should not be predetermined, which could lead to an unbalanced spatial strategy and a land supply that cannot meet the needs of the Plan Period.

Acland Bracewell on behalf of Tarleton Estates Limited and Lilford 2005 Limited (Lilford Estate)

West Lancashire Local Plan 2023-2040

Scope, Issues & Options Feedback Report

- Supports the distribution of new housing to larger settlements including Tier Two settlements such as Tarleton, but less development should go to Tier 3 settlements.
- Review Protected Land and Green Belt boundaries.

Pegasus Group on behalf of Bloor Homes

- Promote Bloor Homes' Site at Burscough to address the Council's housing need within the emerging plan period.
- Supports the preferred approach.

WSP on behalf of Seddon Homes Ltd.

- Seddon objects to the Local Plan policy for Protected Land to be given the same weight as Green Belt Policy.
- In Tarleton, land currently designated as Protected Land abuts the settlement boundaries and offers the most sustainable location for delivery housing development.

Lichfields On behalf of Crompton Property Developments Ltd

- Supports the preferred approach and the delivery of additional housing in Burscough.

Pegasus Group on behalf of Rowland Homes and Story Homes

- Supports the preferred approach. Comments that Protected Land should not be afforded the same protection as Green Belt land.

Statutory consultees and other organisations:

National Highways

- The intention of this policy is in accordance with paragraph 67 of 'Planning for the Future' and would be supported by National Highways.
- It is stated that as part of the next stage of preparing the Local Plan, housing site allocations will be proposed in line with the above approach. National Highways will review these proposed allocations when provided, it is also suggested that the allocations should be underpinned by evidence that assesses their impact on the SRN.

Sport England

- Have an up-to-date Playing Pitch Strategy. New developments should contribute towards meeting the demand that they generate through the provision of on-site facilities and/or providing additional capacity off-site. The level and nature of any provision should be informed by a robust evidence base such as an up to date Sports Facilities Strategy, Playing Pitch Strategy or other relevant needs assessment.

CPRE, The Countryside Charity

- The housing policies should limit the amount of housing to what is needed as opposed to what developer's demand as their profit motive does not result in sustainable development.
- Efficient use of land – with a locally derived brownfield target to ensure a preference versus 'greenfield' development. Please refer to our comments on brownfield land in the covering letter and link to the national level brownfield research showing now brownfield is a resource that is not finite.
- 'genuinely' affordable housing – add genuinely (first homes, which are not in perpetuity affordable dwellings)
- Quality housing for older people – emphasis on quality of life to give older people real reason to downsize from family housing

West Lancashire Local Plan 2023-2040

Scope, Issues & Options Feedback Report

- Principles of 'place-making' – ensure the rural character of West Lancashire's rural settlements is respected and ensure adequate green space and green infrastructure.

Lancashire County Council

- This policy will link to the first Strategic Development Policy ('Delivering Sustainable Development') but refers specifically to residential development only, rather than to any kind of development.
- This policy and those relating to economic development and employment should relate back to overall strategic development priorities.

HC01b – USING LAND EFFICIENTLY

A total of 48 respondents made comments in relation to HC01b - Using Land Efficiently.

Questions:

4. Which do you think is the best approach towards building on brownfield and greenfield sites?

40 respondents answered this question.

Residents and members of the public:

- Brownfield sites should be developed and a restricted no. of homes should be allowed. In Village locations the house new builds should not exceed 2% of the of the houses already situated in the village. This would ensure that the nature and character of villages and hamlets are not overloaded.
- Allow lower density housing on brownfield sites to accommodate larger gardens and outdoor space.
- A(2) is the only logical solution to minimising the use of greenfield sites for development. The value of greenfield sites is too low, they should be priceless, once built on they can never exist again. Developers have to be encouraged to recycle all land, possibly with local and national subsidies until there is no alternative but to use a greenfield site.
- Have a more rigorous 'sequential' or even 'phased' approach towards brownfield land development,
- Agree with preferred approach.
- Support A(2)
- Densities should vary, highest adjacent to railway stations
- Brown field sights first and look to redevelop existing urban areas.
- Development on brownfield sites - this could be achieved by higher developer contributions on green field sites as these have a greater loss to the community
- Have a more rigorous approach to brown field development, to ensure that housing contractors do not cherry pick green field sites for maximum profit: a sequential or even phased approach as in Alternative Approach 2 above. Brown field sites first: and only then consider green field sites.
- Brownfield sites in the Green Belt.
- Develop brownfield before greenfield sites always
- Brownfield sites are the only sites that should be developed. Greenfield sites, green belt and farmland must be protected at all costs.

Borough, Parish, Town Councillors / Community Groups:

Scope, Issues & Options Feedback Report

- Have a more rigorous 'sequential' or even 'phased' approach towards brownfield land development.
- It is not acceptable to have no preference for brownfield land over greenfield, as developers will always have a preference for building on greenfield sites that offer greater profitability.
- The concern is that a brownfield first policy, whilst preferred, is evidently difficult to enforce, and the reasons for this may well be multi-faceted and difficult for a policy to be overly prescriptive.
- A sequential test has potential to influence the preference for brownfield development, but without concise and effective control measures that will ensure the decision-making process is robust and not open to challenge or appeal, then there is little prospect that the sequential test will prove effective. However, every effort should be made to consider a more rigorous sequential test that would start to influence a change in future developer behaviour, and so Alternative Approach 2 is the preferred approach.
- Brownfield sites are generally privately owned and where developed/occupied on the basis of a need identified at the time of their construction. As the economy changes and companies evolve or outgrow their initial premises they are encouraged to relocate to newer, purpose-built facilities that may also be lower cost. This risks increased vacancy in older, less flexible sites, that are not fit for modern purposes and do not easily adapt to change of use. Owners then tend to hold back on re-development in order to minimise unnecessary cost in the hope that new tenants will eventually come forth. In order to shift this mindset and make brownfield regeneration more appealing requires innovative thinking about the ways in which a planning authority can encourage and prioritise brownfield sites. Some ideas may include:-
 - Limit/exclude CIL contributions and/or affordable housing obligations
 - Preferential access to recycling or waste disposal/landfill sites and discounted fees
 - Greenfield development consent to be conditional on the inclusion of a parallel brownfield development at a proportion of the greenfield site. i.e. 100 homes on greenfield requires 25 on brownfield to be built concurrently.
 - Assisted access to National grants for regeneration
- Do not build or allow any development on greenfield land as there are sufficient brownfield sites across the Borough.
- This should be borne in mind when talking to neighbouring authorities who in the past have been asking West Lancs to allow housing to be built in green belt to satisfy the needs in their area while sitting on brownfield sites. The problem perhaps is government approach to the role of housing developers who do the sums and decide where they can make the most profit. There is a need for local councils/communities to be able to challenge this and be enabled to take over such land to build to meet the local needs and also to build housing that is to standards that help tackle climate change.
- The HBF considers that supporting the development of sustainable sites is appropriate, this may mean that more brownfield sites are supported, but also allows for consideration to other elements of sustainability for both brown and greenfield sites. The HBF considers that the Council should ensure that the Plan is viable and deliverable, and this should include, policies and allocations and any prioritisation given to brownfield sites.
- The Brownfield Register should be regularly updated and this land should always be used first. Design should be in keeping with the existing property styles in the area.

Organisations, including developers, landowners and representatives:

West Lancashire Local Plan 2023-2040

Scope, Issues & Options Feedback Report

Oaktree Developments

- Preferable to build on brownfield land but not always possible and insufficient to accommodate the needs of the Borough

Sat-plan on behalf of Gleeson Homes

- Meeting housing needs within the existing urban area (brownfield land) and developing such Sites ahead of any Green Belt Release is line with paragraph 137 of the NPPF but this must be balanced against the realistic ability to deliver such Sites which are often constrained. There may not be enough specific, 'deliverable' or 'developable' sites within the urban area and on existing brownfield sites that will be able to provide for the number of new homes required to be delivered within the Plan period. Evidence to confirm this will need to be published as the Local Plan Review progresses.
- In the interests of progressing the Local Plan in the most efficient and sound way, a balanced approach is needed allowing for some Green Belt release which is complemented by development on brownfield sites which is truly deliverable and developable without putting added pressure on communities and infrastructure within the identified settlements.

Sat-plan on behalf of Stewart Milne Homes

- Meeting housing needs within the existing urban area (brownfield land) and developing such Sites ahead of any Green Belt Release is line with paragraph 137 of the NPPF but this must be balanced against the realistic ability to deliver such Sites which are often constrained. There may not be enough specific, 'deliverable' or 'developable' sites within the urban area and on existing brownfield sites that will be able to provide for the number of new homes required to be delivered within the Plan period. Evidence to confirm this will need to be published as the Local Plan Review progresses.
- In the interests of progressing the Local Plan in the most efficient and sound way, a balanced approach is needed allowing for some Green Belt release which is complemented by development on brownfield sites which is truly deliverable and developable without putting added pressure on communities and infrastructure within the identified settlements.

Gladman

- Gladman consider that a mixed approach including development on both brownfield and greenfield sites is required.
- The consultation document highlights that the supply of brownfield land is declining and the ability to bring these sites forward may be difficult in regard to viability. As such, it is important that a sufficient number of greenfield sites are identified to meet housing needs.

Abbott Associates on behalf of Southport Land and Property Group

- The new Local Plan ought to recognise that it is often more expensive and more complicated to develop brownfield sites because of the abnormal costs they may carry.
- The Local Plan should not include a restrictive policy which requires a sequential test search for brownfield sites prior to greenfield sites being developed.

Cockwill on behalf of Melford Construction

- There is too much presumption that brownfield development should come first and a close mind approach is given for greenfield sites. Each site should be more openly objectively considered when coming forward for development.

West Lancashire Local Plan 2023-2040

Scope, Issues & Options Feedback Report

J10 Planning on behalf of W Ainscough Esq

- Follow national policy - most PDL sites are unviable or won't be released or known about until they become available - you cannot compel PDL to come forward

PWA Planning on behalf of Applethwaite Homes

- Whilst development of brownfield land should be encouraged, there are numerous sites within the Borough which are classified as 'greenfield' which have limited value to the rural character of the area and lie close to existing areas of built form in highly sustainable locations. This includes land to the east of Boundary Lane in Hesketh Bank.

Turley on behalf of David Wilson Homes

- DWH's is broadly supportive of setting out a preference for brownfield development; however, this should not be framed as a restriction to development on greenfield sites. Development on greenfield sites should be assessed against other policies in the local plan.
- It is therefore considered that a policy approach to development on greenfield sites should not be defined until the appropriate evidence base exists to inform the need for the use of greenfield sites to meet development needs.
- The policy also needs to be sufficiently flexible to allow for densities to vary across site, particularly on larger sites, as this will enable better place-making.

PWA Planning on behalf of Jeff Hill

- Development needs can be met on brownfield sites alone.
- Some greenfield land release will be needed.
- Sustainable greenfield sites should be considered for development.
- Site located within close proximity to the settlement of Skelmersdale to the north of Beacon Lane on land associated with Whaley Farm, represents an appropriate greenfield site to deliver significant housing numbers for the settlement whilst protecting more open greenfield sites.

Pegasus Group on behalf of Bloor Homes

- Do not support either approach as not consistent with the NPPF. Assess how much brownfield land is available for development; some greenfield land will need to be released for development.

WSP on behalf of Seddon Homes Ltd.

- Seddon support the preferred approach of following national policy.
- A sequential approach is not compliant with national policy.

Pegasus Group on behalf of Rowland Homes

- Rowland is supportive of this policy and the preferred approach suggested by the Council

Pegasus Group on behalf of Story Homes

- Brownfield sites have viability constraints whereas greenfield sites are less constrained. The Brownfield Land Register shows that there is not enough brownfield land available to meet needs and so greenfield sites will be required.

5. Are there any particular brownfield sites that you consider would make good housing sites?

11 respondents answered this question.

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Scope, Issues & Options Feedback Report

Residents and members of the public:

- BK031 land at Newbridge Farm, Stopgate Lane, Simonswood.
- Disused garage on A59 next to Royal Oak which is currently an eyesore
- Round O quarry
- Develop brownfield land behind Quattros Italian restaurant as per plan site BK023
- Old air field adjacent to Burscough industrial estate could be used for housing providing there is investment in the infrastructure in the area.
- Between Church St & Derby St would be ideal for another Brookside but not for students

Borough, Parish, Town Councillors / Community Groups:

- Former Skelmersdale Development corporation on High Street, Skelmersdale.
- Land adjacent to Railway tavern, Railway Road. (has been subject to a planning application but has not progressed)
- Former nursery, adjacent to the Sandpiper public house. This is in Green Belt but could be a suitable rural exception site
- New Court Way, Ormskirk
- Several vacant/under-utilised units on the Gillibrands industrial estate.
- There are numerous sites across the Borough, the council is well aware of all of them.

Organisations, including developers, landowners and representatives:

PWA Planning on behalf of Appleshwaite Homes

- As noted above in answer to question 4, whilst the site to the east of Boundary Lane is not classified as brownfield land it detracts from the visual quality of the locality by virtue of its vacant nature. Its development would represent a great improvement to the area despite it currently being classified as a greenfield site and Protected Land, particularly through the provision of much needed specialist bungalow housing of the over 55s. This site is also subject to a detailed SHELAA submission.

6. Should we try and use as little 'new' land as possible for housing by requiring high density development, or should we encourage more gardens and open / natural space in new developments and allow for lower densities? (Please mark on a sliding scale)

25 respondents answered this question. 6 respondents marked '1 - use as little 'new' land as possible for housing by requiring high density development', 8 respondents marked '3' and 6 respondents selected 'No - We should encourage more gardens and open / natural space in new developments and allow for lower densities'.

7. Which do you think is the best approach towards housing density?

35 respondents answered this question.

Residents and members of the public:

- Density should not destroy farmland or green spaces. Existing and sustainable locations should be considered first.

West Lancashire Local Plan 2023-2040

Scope, Issues & Options Feedback Report

- Allow for lower density but each site should be assessed for its own character and accessibility to outdoor spaces and parks in the area.
- Current policies are too prescriptive. Allow higher density where places are more sustainable.
- New sites need to be as high density as possible whilst ensuring the appropriate amenities are provided.
- Have a flexible approach depending on location.
- High density can be appropriate in large settlements
- Low rise flats with communal gardens to provide green space
- Well maintained parks and communal gardens close to high density housing
- Include average sized gardens for residents.
- High density with garden space.
- Skelmersdale is an example of what not to do: poorly insulated housing, poorly used greenspaces. Sustainable developments change with the changing population.
- Higher density in existing towns; lower density in villages.
- Do not build on open spaces around Ormskirk. Density should be site specific.
- Objects to options 1 to 3. Follow national policy. Housing should be in multistorey blocks and communal green spaces can result in an efficient use of land and is good for mental wellbeing.
- Build on brownfield sites and protect greenfield sites.
- Development should fit in with the surrounding character.

Borough, Parish, Town Councillors / Community Groups:

- The Preferred Approach offers the flexibility to ensure that a single target density does restrict the delivery of the right mix of housing. The 3 Alternative Approaches set out in b) Density are therefore not supported.
- High density in towns.
- High density housing does not have to have few facilities.
- Have a flexible approach depending on location.
- Strike a balance between housing density and communal green spaces.

Organisations, including developers, landowners and representatives:

Oaktree Development

- Let the market choose but have guidelines in certain locations.

Sat-plan on behalf of Gleeson Homes

- Discuss and consult with the development industry what approach to density patterns across the borough should be considered

NJL Consulting on behalf of owner/developer

- Follow national policy but cater for individual sites and circumstances.

Sat-plan on behalf of Stewart Milne Homes

- Discuss and consult with the development industry what approach to density patterns across the borough should be considered

Gladman

- Gladman support the preferred approach.

Abbott Associates on behalf of Southport Land and Property Group

- Not everyone wants a big garden, so there needs to be variety of density.

West Lancashire Local Plan 2023-2040

Scope, Issues & Options Feedback Report

Emery Planning on behalf of Redrow Homes and Wainhomes North West

- Objects to blanket density across the Borough, density needs to change depending on the site.

Cockwill on behalf of Melford Construction

- Housing market demand should dictate density in the suburbs, minimum standards in town centre locations.

J10 Planning on behalf of W Ainscough Esq

- Be flexible.

PWA Planning on behalf of Applethwaite Homes

- Density should be site specific.

PWA Planning on behalf of Jeff Hill

- Density should be site specific. How will biodiversity net gain requirements affect developments, harder to achieve on higher density developments and brownfield site.

Pegasus Group on behalf of Bloor Homes

- Support a policy with flexibility, taking into account site specific characteristics.

WSP on behalf of Seddon Homes Ltd.

- Density policy should follow national policy.

8. Should we vary our density policy in different parts of West Lancashire? Why / why not?

26 respondents answered this question.

Residents and members of the public:

- Yes. Prioritise areas with sustainable facilities and transport for new development.
- Should be assessed on a site by site basis.
- Yes, one size fits all approach won't work.
- Density should be in keeping with the existing settlement but allow for exceptions.
- Avoid urban creep.
- Yes, to allow a range of houses to be built.
- Yes, flexible and offer garden space at an affordable price
- Yes, flexible to respect existing green spaces.
- Yes, flexible. Not just about height of the buildings either.
- No. Build on brownfield sites only.

Borough, Parish, Town Councillors / Community Groups:

- Yes, housing density should be variable and based on evidenced need.
- Yes, higher density in towns.
- Yes, housing should meet the needs of everyone.
- Yes, flexible to take account of viability, character and market demand.
- Yes, flexible. Density should vary across the Borough to be in keeping with local area.

West Lancashire Local Plan 2023-2040

Scope, Issues & Options Feedback Report

Organisations, including developers, landowners and representatives:

Emery Planning on behalf of Wain Estates Limited

- Yes, flexible to take account of need and site-specific constraints.

Emery Planning on behalf of Redrow Homes and Wainhomes North West

- Yes, flexible.

Cockwill on behalf of Melford Construction

- Flexible.

J10 Planning on behalf of W Ainscough Esq

- Yes, flexible.

PWA Planning on behalf of Applethwaite Homes

- Flexible. Should relate to the site and the wider site context.

PWA Planning on behalf of Jeff Hill

- No policy thresholds, should be based upon the proposal and the site context.

WSP on behalf of Seddon Homes Ltd.

- Different densities in different parts of the Borough.

9. Do you have any other comments on this topic?

20 respondents answered this question.

Residents and members of the public:

- Better to use brownfield sites even if they are expensive to build on.
- Higher density housing has bigger impact on roads, car parking in Ormskirk, pollution, flooding and access to services.
- Have wide road verges to separate homes from traffic.
- New builds should be net zero carbon and consider flooding issues.
- Consider residential amenity.
- Create a hierarchy for dwelling types in terms of the density of land usage. Apartments at the top as the most efficient option with detached bungalows at the bottom as the most land hungry and energy inefficient.
- Protect greenfield sites, Green Belt and farmland.
- Density is not an issue; using Grade 1 Agricultural Land is an issue.
- No more student accommodation in Ormskirk.

Borough, Parish, Town Councillors / Community Groups:

- Clear planning policy is needed because some decisions can be subjective and lacking in fairness or transparency to residents.

Organisations, including developers, landowners and representatives:

NJL Consulting on behalf of owner/developer

- Important to retain employment areas; not every settlement has brownfield sites available.

West Lancashire Local Plan 2023-2040

Scope, Issues & Options Feedback Report

Asteer Planning on behalf of Richborough Estates Ltd.

- The Council must identify its housing requirement and urban capacity before considering density. High densities can be achieved on sustainable non-urban sites.

Acland Bracewell on behalf of Tarleton Estates Limited and Lilford 2005 Limited (Lilford Estate)

- Adopt a flexible approach to density.

Statutory consultees and other organisations:

United Utilities

- United Utilities wishes to note that any approach to density should factor in the need for good design which should include considering how new development sites can incorporate high quality sustainable drainage and biodiversity net gain.

Sport England

- Sport England have no particular preference. Some green spaces define the character and appearance of a place and should not be lost to development.

HC01c – DWELLING SIZES

A total of 35 respondents made comments in relation to HC01c - Dwelling Sizes.

Questions:

10. What are your views on a policy on dwelling sizes? Should the Local Plan try and influence the size of new homes? Why / why not?

30 respondents answered this question.

Residents and members of the public:

- Do have a policy on dwelling sizes.
- Do have a policy on dwelling sizes but also consider quality, sustainability and access to services.
- Yes, after speaking to residents and asking what they want. Assumptions can be made on future housing needs.
- Yes, there needs to be more smaller houses built.
- Yes, otherwise developers will just build houses that can gain them more profit.
- Yes, a wider choice of housing.
- Yes, agree.
- People want a home that is large enough for their needs, not necessarily a large home.
- Yes, need for a mix of housing but exceptions where a settlement needs to be "rebalanced" with dwellings to meet local specific needs. All houses should have adequate parking.
- Yes, houses should have large floor areas and high ceilings.
- Yes, there should be a mix of housing.
- Yes, smaller properties are needed.
- Yes, there needs to be a policy to allow for a mix of houses to cater for all ages.

Borough, Parish, Town Councillors / Community Groups:

West Lancashire Local Plan 2023-2040

Scope, Issues & Options Feedback Report

- The Preferred Approach is considered to be the most appropriate option to drive the change that is needed.
- Any policy should be flexible as needs change over time.
- Yes, there needs to be a policy to allow for a mix of houses to cater for all ages.

Organisations, including developers, landowners and representatives:

Oaktree Developments

- Do not have a policy on dwelling sizes.

Sat-plan

- Yes, flexible policy approach needed.

Sat-plan on behalf of Stewart Milne Homes

- Yes, there should be a mix of housing and based on identified need.

Emery Planning on behalf of Redrow Homes and Wainhomes North West

- Any policy should be flexible as needs change over time and by location.

Cockwill on behalf of Melford Construction

- LPAs should not get involved in housing mix or size.

Turley on behalf of David Wilson Homes

- Support a mix of housing on sites but not a set requirement. Should be market-led.

Acland Bracewell on behalf of Tarleton Estates Limited and Lilford 2005 Limited (Lilford Estate)

- Yes, there should be a mix of housing.

Pegasus Group on behalf of Bloor Homes

- Yes, flexible policy approach based on evidence, nothing too prescriptive.

WSP on behalf of Seddon Homes Ltd.

- Yes, there is a need for a mix but there needs to be flexibility in the policy.

Pegasus Group on behalf of Rowland Homes and Story Homes

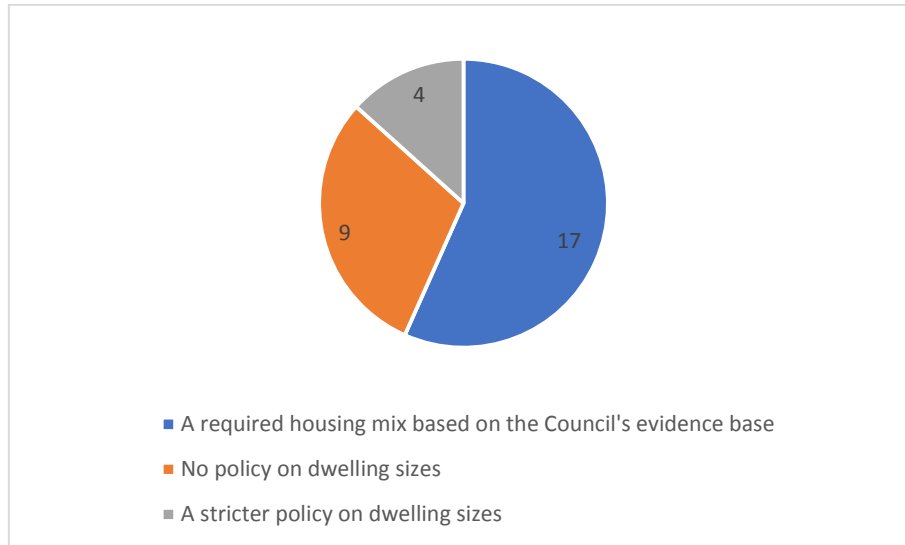
- Yes, there is a need for a mix but there needs to be flexibility in the policy.

11. Which of the three approaches would you say is most appropriate?

- **A required housing mix based on the Council's evidence base**
- **No policy on dwelling sizes**
- **A stricter policy on dwelling sizes**

30 respondents answered this question. Majority of respondents selected 'A required housing mix based on the Council's evidence base' approach (17 or 57%), followed by 'No policy' (9 or 30%) and 'A stricter policy' (4 or 13%).

Scope, Issues & Options Feedback Report



Residents and members of the public:

- This should prove to be cost effective in meeting future housing demands.
- Need to see houses built better, not larger.
- Developers need to be guided into providing more sheltered community schemes, single floor bungalows and fewer standard box houses for a changing market over next 20 years.
- Should base on site context.
- This would remove the risk of profiteering by housing companies cashing in on more lucrative properties.
- The Council should try to persuade developers to build a range of property sizes on sites.
- It permits a decision to be made when the evidence base is available.
- Houses should be adaptable and large enough.
- This is not ideal, as the evidence base needs to be improved. Development design should not be developer led.

Borough, Parish, Town Councillors / Community Groups:

- The require housing mix would be better applied over all permissions over a period of time rather than on each development. An exclusion to this housing mix requirement for small developments should also be introduced.
- It is already evident that West Lancashire has an ageing population and this is likely to play out in a number of ways, from downsizing options to increased opportunities for shared living and greater care/residential home capacity.
- This gives residents options.
- The HBF does not consider that any of the three approaches is appropriate. The HBF understands the need for a mix of dwelling types and is generally supportive of providing a range and choice of homes to meet the needs of the local area. It is, however, important that any policy is workable and ensures that housing delivery will not be compromised or stalled due to: overly prescriptive requirements; requiring a mix that does not consider the scale of the site; or the need to provide additional evidence. The HBF considers that the Council should also be aware that their evidence will only ever provide a snapshot in time and may be superseded by other evidence as development comes forward and need, demand or aspirations change.

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Scope, Issues & Options Feedback Report

Organisations, including developers, landowners and representatives:

Oaktree Developments

- This should be up to the market to provide or fall in line with any national standard.

NJL Consulting on behalf of owner/developer

- Clarity is needed on likely dwelling mix. However, some flex is needed.

Gladman

- Gladman support the preferred approach.

Emery Planning submitting on behalf of Wain Estates Limited

- Market demand should be factored into the assessment and/or the policy and a degree of flexibility is likely to be required.
- Consideration needs to be given to factors such as spare bedroom room for use as home office and guest.
- Locational factors should be considered.

12. If there were no policy on dwelling sizes, how would you suggest the Borough's housing stock be better balanced?

9 respondents answered this question.

Residents and members of the public:

- There should be a policy.
- Equal share of detached / semi / terraced houses and number of rooms in houses.
- State a size of dwelling in square feet or metres and possibly a density.

Borough, Parish, Town Councillors / Community Groups:

- Differential CIL schedule that creates bigger payments for homes where need is lowest. Council tax holiday for elderly people who are downsizing. Limits on new student accommodation. Proportion of developments set aside for Council's own development company to provide affordable housing or a wider range of housing.

Organisations, including developers, landowners and representatives:

Cockwill on behalf of Melford Construction Ltd

- Let the market decide what is needed.

13. Should the Council adopt the Nationally Described Space Standards? Please give reasons for your answer.

20 respondents answered this question.

Residents and members of the public:

- Yes. But build higher density housing that allows a good quality of life.
- Yes, so long as it is the minimum standard to all accommodation.
- No. Every dwelling should be different.
- Maybe. Doesn't feel that they are knowledgeable enough to answer.
- Yes. But it would be better if the Council adopted higher standards.

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Scope, Issues & Options Feedback Report

- Yes, as a minimum standard that should be higher.
- No, assess the national standards and produce the Council's own policy. There should be another consultation about this.
- Yes, as a minimum

Borough, Parish, Town Councillors / Community Groups:

- The Council should not adopt a smaller space standard. It could try for a larger standard, but this could be challenged by developers. So adopt the nationally prescribed space standard.
- The Council will need robust justifiable evidence to introduce the nationally described space standards (NDSS), based on the requirements set out in the PPG.
- The Space Standards seem adequate.

Organisations, including developers, landowners and representatives:

NJL Consulting on behalf of owner/developer

- No unless there is flexibility in the policy to allow for market trends and different products.

Sat-plan on behalf of Stewart Milne Homes

- Do not agree that policy should be prescriptive and flexibility is required.

Gladman

- Gladman appreciate that the Council may want to introduce these standards, it is incumbent on the local authority to demonstrate the need for the standards.

Turley on behalf of David Wilson Homes

- If WLBC is considering on introducing the NDSS evidence of the need to justify this will be necessary, as required by the PPG.

Acland Bracewell on behalf of Tarleton Estates Limited and Lilford 2005 Limited (Lilford Estate)

- NDSS are not statutory and if in a policy should be for guidance only. The Council should continue to apply a flexible approach to space standards to ensure that development can respond to unique site characteristics and housing need.

Pegasus Group on behalf of Bloor Homes

- The Council will need to provide robust justifiable evidence to support the inclusion of these standards within the Local Plan, as per the requirements of the PPG.

HC01d – AFFORDABLE HOUSING

A total of 35 respondents made comments in relation to HC01d - Affordable Housing.

Questions:

14. What do you think is the most important type of 'affordable' housing we should provide – please rank the types below (1 – highest priority; 4 – lowest priority)

- **Social rent (properties rented from the Council or a Registered Provider)**

Scope, Issues & Options Feedback Report

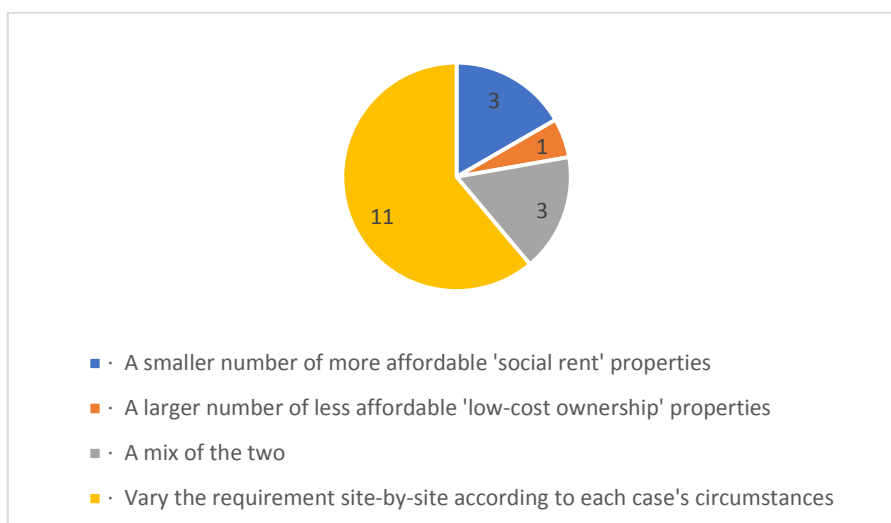
- Affordable rent / discount market rent (properties rented from a different body, but at a price below the market rent price)
- Shared ownership (occupiers pay some rent, and also pay towards purchasing a 'share' of the property)
- Low-cost (i.e. discounted) home ownership – homes for sale at below market value. This discount is passed on when the property is sold. This includes 'First Homes'

19 respondents answered this question. 9 respondents selected Social Rent as the highest priority and 5 respondents selected Shared ownership as the highest priority.

15. Different types of affordable housing cost more (to the developer) to provide. Social rent costs the most to the developer, but is the most affordable to the occupier. Discounted market housing costs least to the developer, but is least affordable to the occupier. Which type should we go for?

- A smaller number of more affordable 'social rent' properties
- A larger number of less affordable 'low-cost ownership' properties
- A mix of the two
- Vary the requirement site-by-site according to each case's circumstances

19 respondents answered this question. 11 favoured ' Vary the requirement site-by-site according to each case's circumstances' with equal support for 'Mix' and 'A smaller number of more affordable 'social rent' properties'. One respondent supported 'A larger number of less affordable 'low-cost ownership' properties'. One stated that 'A greater percentage of affordable homes' beyond the provided options.

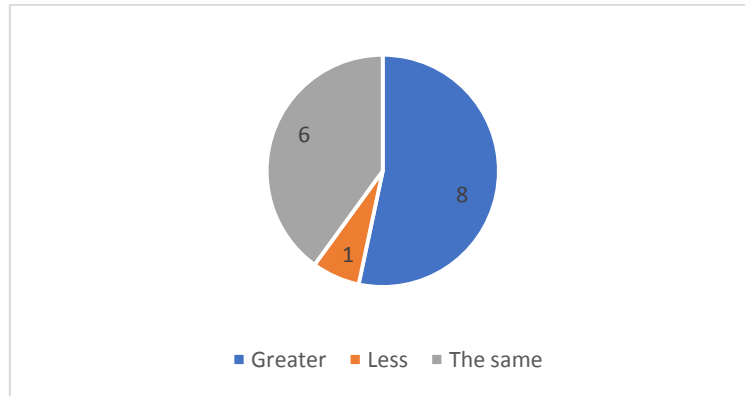


16. Affordable housing is one of several 'desirables' coming off the back of new housing; there are only so many 'desirables' that can be provided whilst keeping schemes viable. What priority should affordable housing have in relation to:

Energy and water efficiency, and other 'green' measures? Greater / less / the same

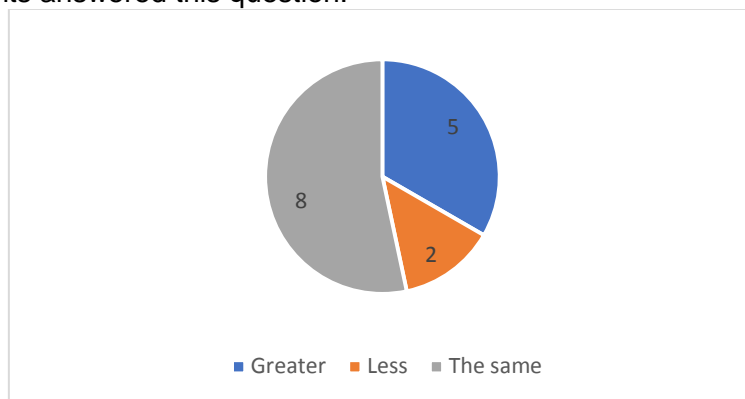
15 respondents answered this question.

Scope, Issues & Options Feedback Report



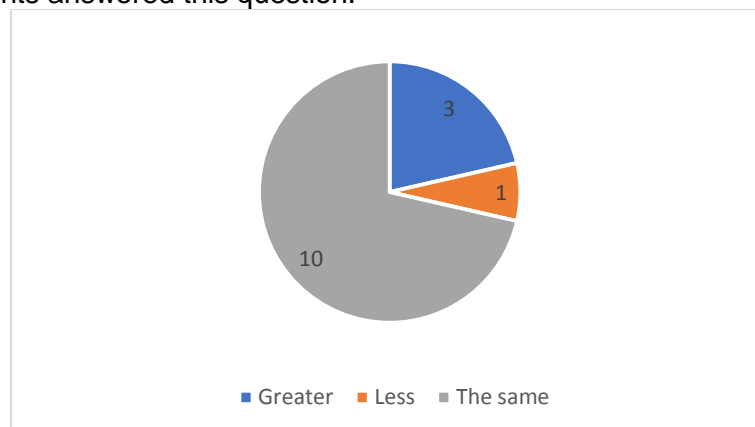
Adaptable homes so they can meet different people's needs? Greater / less / the same

15 respondents answered this question.



Providing an appropriate mix of dwelling sizes? Greater / less / the same

14 respondents answered this question.



17. Do you have any other comments on this topic?

25 respondents answered this question.

Residents and members of the public:

- Do not want any affordable family housing built.
- Meet local needs rather than a developer's and their profits.

West Lancashire Local Plan 2023-2040

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- Each development should be considered on its own merits as to be deliverable. All houses should be adaptable and energy and water efficient, with car parking to reduce on street parking.
- Orientation and design of new dwellings can minimise running costs. Solar panels on roofs, whether when properties are built or allowed for later installation.
- The Council should build social housing and not link it to private developers.

Borough, Parish, Town Councillors / Community Groups:

- Suggest that there be no affordable housing requirement at all on developers in Skelmersdale.
- Affordability affects social and market housing. Social rent housing should be considered more of a priority for the Council. Comments made on housing allocations policy.
- New developments should provide housing for all ages and be energy efficient in design. New developments should integrate with existing places.
- Have a viable balance between market and affordable housing delivery.
- NPPF guidance is good; there needs to be a mix of housing sizes including for affordable housing.
- Housing built in Burscough has been unaffordable and bought by people from outside of the area.

Organisations, including developers, landowners and representatives:

NJL Consulting on behalf of owner/developer

- Allow 100% exception schemes outside of settlements, consider each site on its own merits in relation to the settlement's needs, scale and proposed mix.

Sat-plan on behalf of Stewart Milne Homes

- Policy should be flexible and provision should be determined on a site by site basis.

Gladman

- Increase the overall housing requirement in the Local Plan to deliver more affordable housing.

Emery Planning on behalf of Redrow Homes and Wainhomes North West

- The current Local Plan approach has not delivered enough affordable housing. A similar amount of housing will be needed to deliver more affordable housing.

Emery Planning on behalf of Wain Estates Limited

- The current Local Plan approach has not delivered enough affordable housing. A similar amount of housing will be needed to deliver more affordable housing. Some parishes have had no delivery of new affordable housing.

Turley on behalf of David Wilson Homes

- DWH considers that any policy setting out requirements for the percentage of dwellings within a development to be provided as affordable housing should be as flexibility as possible, taking into account viability and on-site management issues, also needs to be consistent with the latest Government policy on First Homes.

Acland Bracewell on behalf of Tarleton Estates Limited and Lilford 2005 Limited (Lilford Estate)

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- Lilford Estate consider that the current approach to seeking affordable housing is reasonable however, as part of the emerging Local Plan this would need to be tested in viability terms.

Pegasus Group on behalf of Bloor Homes

- Support the provision of a mix of housing, but it should be based on local needs.

WSP on behalf of Seddon Homes Ltd.

- Support the Council's preferred approach. Policy needs to be flexible to take account of viability.

Pegasus Group on behalf of Rowland Homes and Story Homes

- Support the preferred approach. Exceptions should also include build to rent, self-build homes, and specialist needs accommodation (elderly and student accommodation).

Statutory consultees and other organisations:

Environment Agency

- Energy and water efficiency measures should have greater importance than the provision of affordable housing when talking about the climate emergency. This should be in locations where there is a supply of affordable housing and no more is needed.

Arup on behalf of United Utilities

- New houses should have higher water efficiency standards, this will save money for homeowners.

HC01e – HOUSING FOR OLDER PEOPLE

A total of 33 respondents made comments in relation to HC01e - Housing for older people.

Questions:

18. How important is it to provide housing for older people, compared with other housing needs? (Sliding scale: 1 – Least important; 10 – Most important)

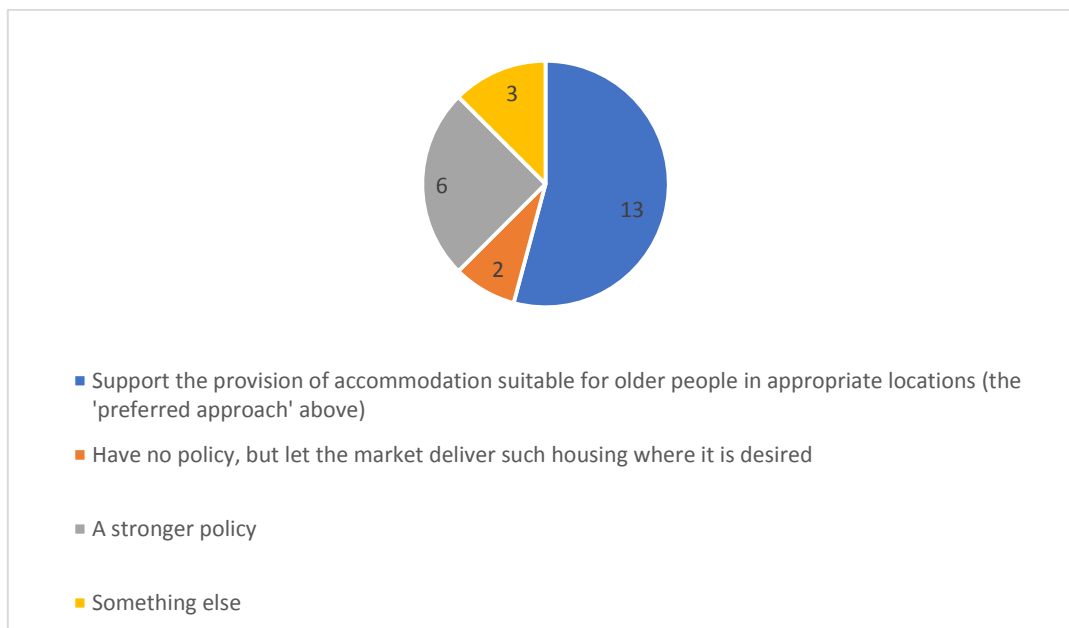
21 respondents answered this question. 13 respondents answered scale 1 to 5 and 8 respondents answered scale 6 to 10. 3 respondents stated 10 - Most important.

19. Which of the policy options above would you prefer?

- **Support the provision of accommodation suitable for older people in appropriate locations (the 'preferred approach' above)**
- **Have no policy, but let the market deliver such housing where it is desired**
- **A stronger policy**
- **Something else (please specify what this is below)**

24 respondents answered this question, majority of respondents supported preferred approach' (13 or 54%), followed by the 'A stronger policy' (6 or 25%) and 2 respondents favoured 'No policy' (8%). 3 respondents specified something else.

Scope, Issues & Options Feedback Report



Residents and members of the public:

- Elderly people have different needs to a growing family.
- A good start would be to renovate some existing social housing for the elderly and stop selling them to tenants resulting in a shortfall for need.
- Have no policy and let the market decide.
- Consider success of Brookside and St Michael's houses.

Organisations, including developers, landowners and representatives:

J10 Planning on behalf of W Ainscough Esq

- Consider different models of housing delivery; supply of new stock won't be suitable for older persons.

20. In what ways do you think we should try and ensure the provision of housing for older people?

24 respondents answered this question.

Residents and members of the public:

- Use brownfield sites to provide accommodation for elderly people
- Make sure the mix of housing allows elderly people to find housing that suits their needs.
- Include it in the requirement for larger developments
- Stronger housing policies that support a mix of housing.
- If no suitable housing is built for the elderly, they will stay living where they are.
- All new developments should provide for housing for the elderly or young and it should not look like old people's homes.
- Encourage supported living in shared accommodation, similar to Brookside in Ormskirk. Flats should have 2 or 3 bedrooms to allow for a study and guests to stay.
- Elderly need to be integrated into the community.
- Make it part of the housing mix.
- Do not mix older people accommodation with family housing.

West Lancashire Local Plan 2023-2040

Scope, Issues & Options Feedback Report

Borough, Parish, Town Councillors / Community Groups:

- Questions whether it is necessary for all houses to be accessible / adaptable because it might not be appropriate for large family homes to be adaptable. Small clusters of housing for older people can integrate into developments.
- Only adopt the higher accessibility standards if the criteria in the PPG is applied. Provide accommodation for older people as part of larger sites, and also look to allocate sites specifically for accommodation for older people.
- Questions the terminology used in the question. The building regulations changes can also support people who have pushchairs. Questions whether the proposed policy would apply to flats.
- Provide more bungalows; older people accommodation is needed in Bickerstaffe.

Organisations, including developers, landowners and representatives:

Gladman

- Any accessible and adaptable housing standards will need to be justified by evidence.

Emery Planning submitting on behalf of Wain Estates Limited

- Use Class C2 is not identified in the household projections used to calculate the Local Housing Need and therefore needs to be identified and planned for. Consider site-specific allocations for older people accommodation.

Cockwill on behalf of Melford Construction Ltd

- Identify specific sites that permission will only be granted for such housing as flats specifically for older people and bungalows.

PWA Planning on behalf of W Ainscough Esq

- Let the market deliver housing where it is needed; but operators can't compete with market housebuilders and therefore specific allocations may be needed.

PWA Planning on behalf of Applethwaite Homes

- Refers to evidence in the HEDNA 2017 of high need for older people accommodation. There should be exceptions to allow for specialist accommodation to be built outside of settlement boundaries. Promotes a site in Hesketh Bank for over 55s age-restricted accommodation.

Pegasus Group on behalf of Bloor Homes

- Specifically allocate sites for older people accommodation; may consider sub-dividing part of a larger site for older people accommodation. Any accessibility standards would need to meet the criteria in PPG.

WSP on behalf of Seddon Homes Ltd.

- There should be a flexible approach to meet need and it is important to take into account viability when considering mix and accessibility standards.

Pegasus Group on behalf of Rowland Homes and Story Homes

- Specifically allocate sites for older people accommodation. Any accessibility standards would need to meet the criteria in PPG.

21. Do you have any other comments on this topic?

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14 respondents answered this question.

Residents and members of the public:

- The design of developments should allow for accommodation for older people.
- Providing houses for older people allows people to downsize, but the quality of the houses needs to be good enough to attract people to downsize.
- Doesn't want to leave the area.
- You don't know what older people want.

Borough, Parish, Town Councillors / Community Groups:

- No mention in the policy area of the option to accommodate more sheltered or apartment-style retirement homes.
- Comments on building regulations matters. Specific sites should be identified for older people accommodation.
- The population of Bickerstaffe is 50% senior citizens and the development of appropriate accommodation with amenities is desirable.
- No bungalows have been built. Not all elderly people want expensive apartments. More bungalows would allow for homes to be released to younger people; in Burscough.

Organisations, including developers, landowners and representatives:

Emery Planning on behalf of Redrow Homes and Wainhomes North West

- Use Class C2 is not identified in the household projections used to calculate the Local Housing Need and therefore needs to be identified and planned for. Any accessible and adaptable housing standards need to be justified by evidence.

PWA Planning on behalf of W Ainscough Esq

- The need for older people accommodation won't always be accommodated in the key settlements because of lack of sites / capacity.

Acland Bracewell on behalf of Tarleton Estates Limited and Lilford 2005 Limited (Lilford Estate)

- Support the approach to provide elderly people accommodation in the most sustainable locations. Specialist housing (Use Class C2) should come under a separate policy to normal housing in the Local Plan and not contribute to the Council's housing target.

HC01f – CUSTOM AND SELF-BUILD HOUSING

A total of 21 respondents made comments in relation to HC01f – Custom and Self-Build Housing.

Questions:

22. Should we have policies for the provision of self- and custom-build housing or just let the market deliver it? Please explain your answer.

15 respondents answered this question.

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Residents and members of the public:

- Yes, where it is justified but not on green belt or agricultural land.
- Yes. Self-builders create stable communities; the market cannot deliver custom-built housing,
- Yes, but self-build should be sustainable and zero carbon.
- Yes, grant planning permission when single plots are requested and don't refuse planning applications.

Borough, Parish, Town Councillors / Community Groups:

- As the self-build register is operated on a fee-paying basis, it limits registrations of interest. The policy should be adopted and the process and current fee structure for inclusion on the register should be reviewed and revised to ensure that real demand is captured and not discouraged.
- Any percentage requirement on sites should be viability-tested, there are also issues with the practicalities of construction, and the desire of self-builders to live in these areas. Base the policy on the need identified in the self-build register.
- Can provision be made for those who wish to build as a collaborative group?

Organisations, including developers, landowners and representatives:

NJL Consulting on behalf of owner/developer

- Yes, but flexibility is needed.

Gladman

- Support the preferred approach. Any percentage requirement on sites should be viability-tested.

Emery Planning on behalf of Redrow Homes and Wainhomes North West

- Any approach would need to be justified by evidence. Suggests an alternative approach of identifying need, and then inviting Call for Sites of self/custom build plots only and allocating them accordingly.

Turley on behalf of David Wilson Homes

- Prefer an alternative approach of identifying need based on the self-build register and then allocating specific sites to meet said need. Any percentage requirements on large sites would need to have a clause to allow the developer to build the house if there is no demand over a certain amount of time.

23. If we are to provide self- and custom-build housing, how should our policies seek to do this?

9 respondents answered this question.

Residents and members of the public:

- Specify a certain percentage in each development.
- Provide serviced plots.
- Look for small sites that may be suitable.

Borough, Parish, Town Councillors / Community Groups:

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- Do not allocate specific sites for self-build as market take-up in less desirable locations be may low. Offer self-build plots within larger development sites and define the land values during the planning application process and set a time limit on take-up.
- A policy should list some ideals such as energy efficiency and innovation.

Organisations, including developers, landowners and representatives:

NJL Consulting on behalf of owner/developer

- Be flexible. People may not want to have a self-built plot on a housing development and may want something individual in nature.

Cockwill on behalf of Melford Construction Ltd

- Identify potential self-build sites instead of allocating individual plots. A master developer would be able to prepare serviced plots to allow for better design.

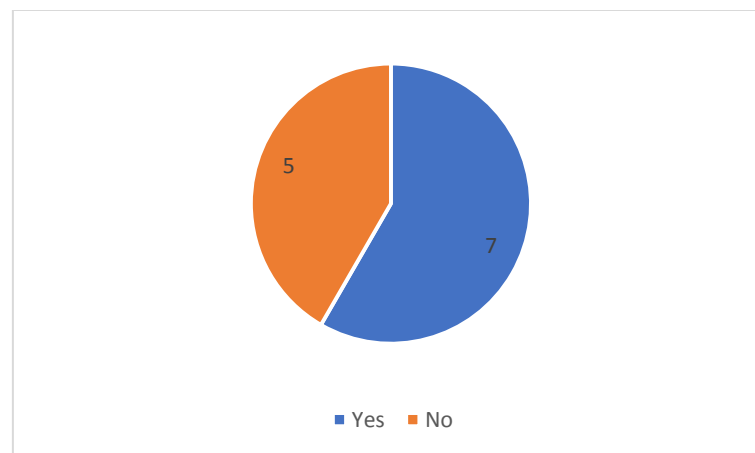
PWA Planning on behalf of W Ainscough Esq

- Support and encourage a mix of tenure opportunities on sites, including delivery on exception sites.

24. Do you support the following?

- Requiring a percentage of plots on large allocated housing sites to be made available for CSB housing (Y / N)

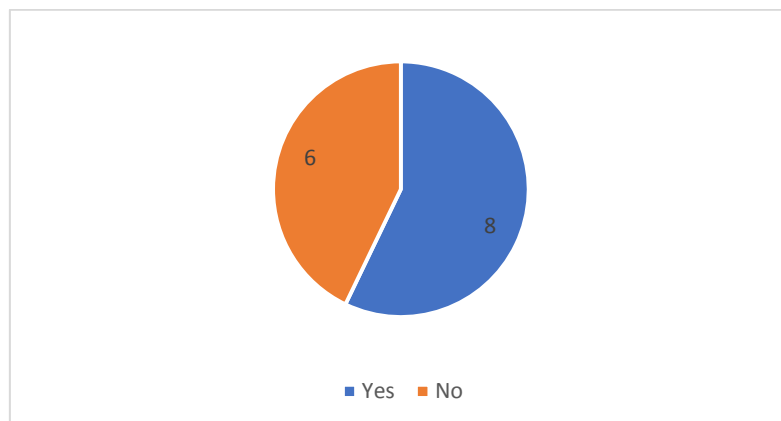
12 respondents answered this question.



- Allocating sites specifically for SCB housing (Y / N)

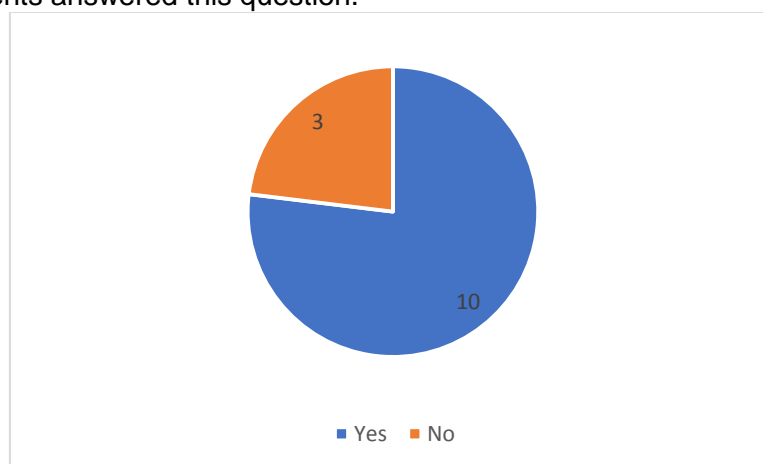
14 respondents answered this question.

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- Allowing affordable SCB properties on rural 'exception sites' (Y / N)

13 respondents answered this question.



25. Do you have any other comments on this topic?

11 respondents answered this question.

Residents and members of the public:

- Self-build provides a variety of housing design.

Borough, Parish, Town Councillors / Community Groups:

- Consideration should be given to how design of self-build houses will fit in with a larger housing development. Compliance with Council design guides should not restrict potential to deliver unique and innovative housing solutions on the self-build plot.
- The policy should not allow difficult / bad bits of a site to be set aside for self-build; there could be a preference for self-build or local build on sites that are in sustainable locations.

Organisations, including developers, landowners and representatives:

NJL Consulting on behalf of owner/developer

- Many self-build needs are for individual sites away from large new-build sites. Look at self-build on a sub-Borough wide area, rather than across the whole Area.

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Emery Planning submitting on behalf of Wain Estates Limited

- Do not object to the policy preferred approach if it is justified by the evidence. Alternatively, identify geographic areas of need and allocate specific sites.

PWA Planning on behalf of W Ainscough Esq

- Not all self-builders want to build on allocated sites.

Pegasus Group on behalf of Bloor Homes

- Do not support setting aside a percentage of a site for self-build, it should be considered on a site-by-site basis. The self-build register alone is not good enough evidence of demand for self-build. It should be an encouragement policy, rather than one that requires a set amount of self-build plots.
- Any policy should require a clause that allows for undeveloped self-build plots to come forward for market housing.

Pegasus Group on behalf of Rowland Homes and Story Homes

- Do not support setting aside a percentage of a site for self-build, it should be considered on a site-by-site basis. The self-build register alone is not good enough evidence of demand for self-build. It should be an encouragement policy, rather than one that requires a set amount of self-build plots.

Statutory consultees and other organisations:

United Utilities

- The delivery of infrastructure should not be fragmented when considering custom and self-building housing sites. Careful consideration will need to be given to the mechanism for delivery of infrastructure to ensure a co-ordinated approach.

HC01g – STUDENT ACCOMMODATION

A total of 20 respondents made comments in relation to HCO1g - Student Accommodation.

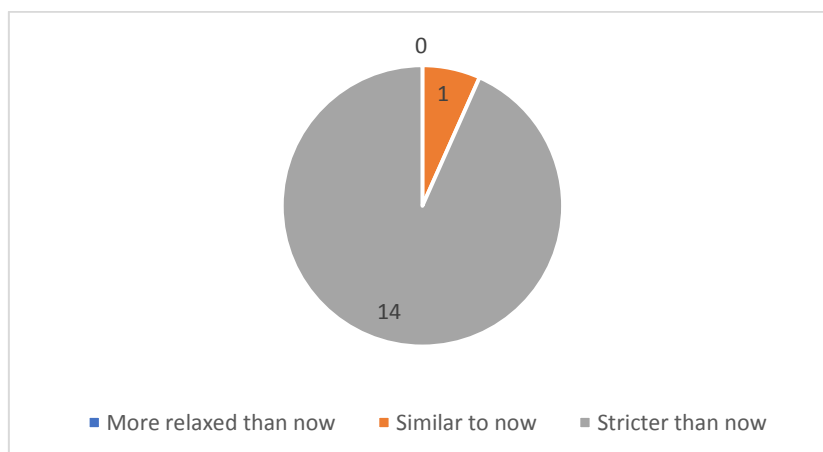
Questions:

26. What approach should we take towards HMOs? Please explain the reason(s) for your answer.

- **More relaxed than now**
- **Similar to now**
- **Stricter than now.**

15 respondents answered this question. A large majority of respondents favoured a stricter approach (14 or 93%) and only 1 respondent agreed a 'similar to now' approach.

Scope, Issues & Options Feedback Report



Residents and members of the public:

- HMO properties are not neighbourhood-friendly.
- More HMOs cause a shortage of family housing. Student accommodation should be on campus.
- There are less university students as government policy is for more apprenticeships. Too many HMOs in Ormskirk, Council should buy back empty HMOs and convert them back to family homes.
- Avoid over-provision of student accommodation.
- Reduce maximum numbers of HMOs in areas, keep a percentage limit in the short-term. Convert HMOs back to family homes.
- The submission from Edge Hill university is already four years out of date. Student accommodation is only occupied a limited amount of time in the year. Number of unoccupied HMOs suggests that the market is over-supplied.
- If student accommodation is built in Ormskirk town centre, there should be no need for more HMOs. Loss of Council Tax revenue.
- Accommodation should be suitable for all age groups, including the elderly. Dwellings should meet sustainability standards.
- Purpose built student accommodation should be restricted to the non-Green Belt parts of the university campus. Support the use of commercial buildings in Ormskirk for PBSA. This will reduce the demand for HMOs.
- No more student accommodation is required.
- Residents of HMOs do not pay Council Tax to the Council. The Council should repossess vacant HMOs and sell as starter homes. Force landlords to sell properties in areas where there have been complaints. Students are only in Ormskirk for half of the year.

Borough, Parish, Town Councillors / Community Groups:

- More HMOs leads to less Council Tax income and waste collection problems. Data presented is dated. Evidence indicates that there is enough purpose built student accommodation and no need for more HMOs. Preferred approach is not supported as it is not justified by the evidence. Policy needs to reverse the number of HMOs.
- Residents of HMOs do not pay Council Tax to the Council.

27. Where should we allow new purpose-built student accommodation (if needed)?

Please tick all that apply (Other (please specify))

- **Nowhere**
- **EHU campus**

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- **Expansion of EHU campus**
- **As one of several possible uses on a limited number of specified / allocated sites in Ormskirk Town Centre**
- **Anywhere in Ormskirk Town Centre, subject to criteria being satisfied**
- **Anywhere in Ormskirk, subject to criteria being satisfied**
- **Elsewhere (please specify where)**

15 respondents answered this question. Most respondents selected 'EHU campus' (10 or 67%), 4 respondents selected 'EHU campus expansion' and 'Anywhere in Ormskirk'.

Residents and members of the public:

- Purpose-built student accommodation development should be restricted to the non-Green Belt parts of the campus only.
- The only place should be on campus. No extension to the campus grounds is to be permitted ever.

28. Do you have any other comments on student accommodation and HMOs?

14 respondents answered this question.

Residents and members of the public:

- Expand the university campus and built student accommodation there. Build large-scale high density student HMOs on previously commercial sites.
- Demolish and re-build on-campus accommodation
- New accommodation in the town centre should be affordable to prevent students from being forced into run-down HMOs.
- Allow PBSA on campus and it frees-up HMOs for housing stock. Allowing the university to build more teaching buildings, increases the need for PBSA. Comment on HMO licensing procedure.
- Expansion of the university campus will allow houses in Ormskirk Town Centre to be sold reducing the need for more houses.
- Reduce the number of HMOs and improve the economy of Ormskirk.

Borough, Parish, Town Councillors / Community Groups:

- PBSA need is not proven and the student population growth figures do not support the need to increase the amount of student accommodation. Allow more student accommodation on campus and it may release HMOs in the town to be used as residential homes.
- There should be a ban on any more student HMOs and current HMOs should not be allowed to expand. Do a survey on occupancy rates in HMOs. Land at Hants Lane and New Court Way should not be developed for student accommodation.
- Build student accommodation on campus and this will reduce the number of HMOs in Ormskirk.
- There should be a cap on the number of HMOs in the area. Permitted development rights should be removed from HMOs. Undertake an occupancy rate survey on PBSA in Ormskirk town centre. Land at Hants Lane and New Court Way should be for residential use and not be developed for student accommodation.

Organisations, including developers, landowners and representatives:

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Edge Hill University

- The University is broadly supportive of the Council's aims to control the development of HMOs, however in summary do not agree with any of the suggested policy area approaches in relation to student accommodation. It is the University's view that the preferred approach be broadened to support the extension of the existing campus eastwards and to the south of Southport Road that was previously promoted under policy 'SP8' of the withdrawn Local Plan.

Asteer Planning LLP on behalf of Richborough Estates Ltd

- Richborough is strongly opposed to the restriction of student accommodation outside of the areas specified above. Richborough's land has the potential to meet the identified need for new purpose built student accommodation. Moreover, this policy is contrary to Policy EE04. It is important for this policy approach to be consistent and Richborough and Edge Hill University fully support an approach that accommodates the future expansion of the University, including across St Helens Road.

Statutory consultees and other organisations:

Trans Pennine Trail

- New student accommodation developments should include secure cycle parking and compliant sustainable transport routes (LTN1/20).

HC01h – CARAVAN AND HOUSEBOAT DWELLERS

A total of 9 respondents made comments in relation to HC01h - Caravan & Houseboat Dwellers.

Questions:

29. How should we help caravan or boat dwellers meet any additional accommodation needs?

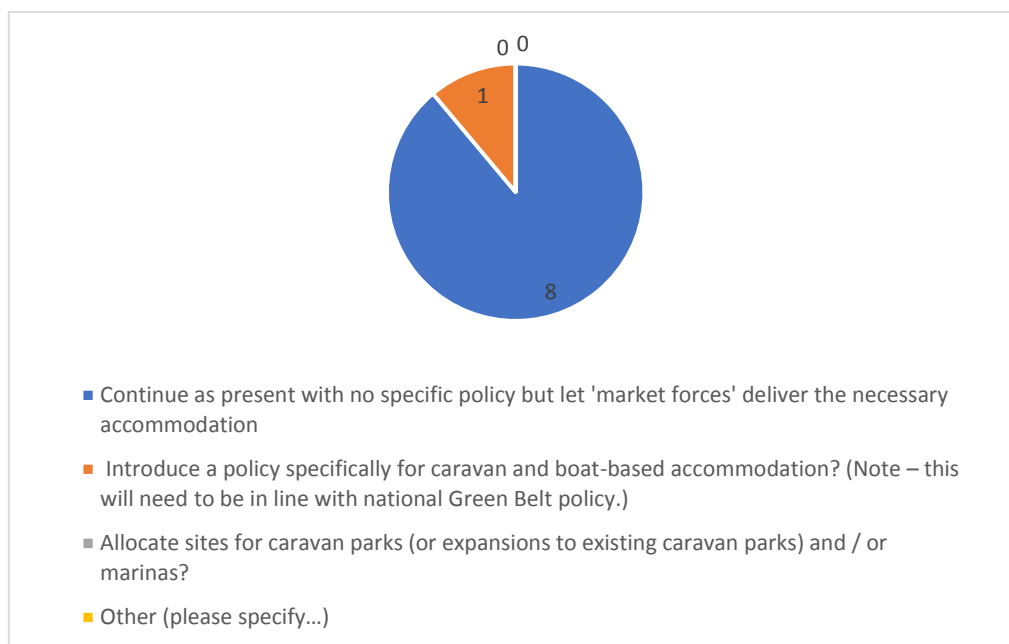
- **Continue as present with no specific policy but let 'market forces' deliver the necessary accommodation**
- **Introduce a policy specifically for caravan and boat-based accommodation? (Note – this will need to be in line with national Green Belt policy.)**
- **Allocate sites for caravan parks (or expansions to existing caravan parks) and / or marinas?**
- **Other (please specify...)**

A total of 9 respondents answered this question. Of the 9 respondents, 8 or 89% selected 'Continue as present with no specific policy but let market forces deliver the necessary accommodation' and 1 or 11% selected 'introduce a policy'.

Residents and members of the public:

- Allow extensions to marinas only.

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30. Do you have any other comments on this topic?

4 respondents answered this question.

Residents and members of the public:

- Allocating caravan sites in the Green Belt creates a profit for landowners. Develop a policy that allows residential dwellings on narrow boats in marinas.
- Caravan sites should not be on green belt land and should be sustainable for housing and biodiversity.
- Do not need to look for sites for travellers because they travel.

Borough, Parish, Town Councillors / Community Groups:

- Preferred Approach to continue with existing policy agreed based on there being no proven increase in demand for this type of accommodation.

HC01i – GYPSIES AND TRAVELLERS & TRAVELLING SHOWPEOPLE

A total of 18 respondents made comments in relation to HC01i - Gypsies and Travellers & Travelling Showpeople.

Questions:

31. The Council is required by law to meet Travellers' accommodation needs. How can we do this in West Lancashire?

11 respondents answered this question.

Residents and members of the public:

- Don't. What would happen if the Council breached the requirement? It is unacceptable to give land to those who have not paid for it. Do not support the use of CPOs.
- Agree with the suggested hybrid approach.

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- Do not support compulsory purchase of land. Traveller sites alongside housing will not work. Allocate existing sites even if they flood.
- Work with the Travelling community to find out what they want.
- Keep sites small so that they are easier to manage. Make planning permissions temporary.

Borough, Parish, Town Councillors / Community Groups:

- Whilst it may be required for sites to be located in sustainable locations, Travellers may not choose to live there and live in isolated places. Talk with the Travellers to find suitable sites. Work with neighbouring Councils to find sites.

Organisations, including developers, landowners and representatives:

Gladman

- Object to setting aside parts of proposed housing allocations for G&T sites as this can affect the deliverability of sites.

Emery Planning on behalf of Redrow Homes and Wainhomes North West

- The appropriate approach is to allocate suitable sites which are specifically put forward for such a use through a call-for-sites exercise. There should be no requirement for allocations for residential development to provide for gypsies and travellers as that will prevent sites coming forward.

Lichfields On behalf of Crompton Property Developments Ltd

- CPDL supports the Council in seeking to identify a permanent sustainable solution as part of the new Local Plan process and consider that Area J would be a suitable location.

Statutory consultees and other organisations:

Environment Agency

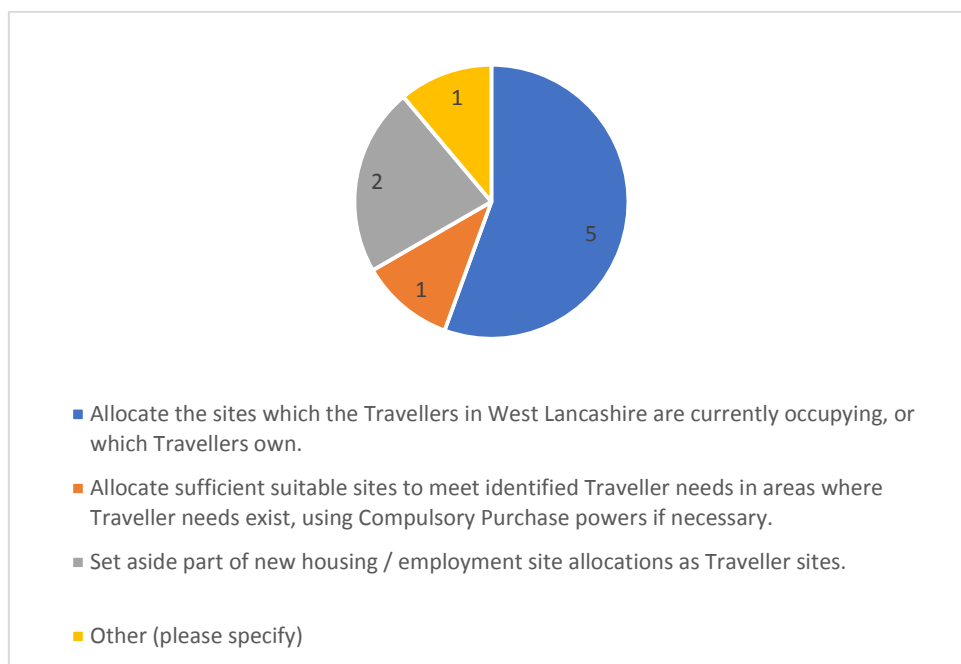
- Support the allocation of suitable, policy compliant sites but should avoid the allocation of sites (new or existing) in Flood Zone 3 and are likely to object to allocations that conflict with NPPF requirements.

32. Which policy approach should we take? (Please tick all that apply.)

- **Allocate the sites which the Travellers in West Lancashire are currently occupying, or which Travellers own.**
- **Allocate sufficient suitable sites to meet identified Traveller needs in areas where Traveller needs exist, using Compulsory Purchase powers if necessary.**
- **Set aside part of new housing / employment site allocations as Traveller sites.**
- **Other (please specify)**

A total of 9 respondents answered this question, 5 or 56% respondents selected 'Allocate the sites which the Travellers in West Lancashire are currently occupying, or which Travellers own'.

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Residents and members of the public:

- Do not allocate.
- Find out what travellers need and want.

Statutory consultees and other organisations:

Environment Agency

- A blend of all 3 options should be taken so long as existing sites are not in Flood Zone 3 and allocated for permanent residential use.

33. Are there any policy approaches we should avoid taking? Please explain why.

6 respondents answered this question.

Residents and members of the public:

- Do not put travellers on new housing developments.
- Avoid green belt and being close to housing
- Sites must not be forced on communities
- Travellers should stay on sites that are currently occupied. They should not be able to set up a site just because they own the land.
- If the Council approves existing illegal sites it will just encourage everyone including non-travellers to do what they want.

Borough, Parish, Town Councillors / Community Groups:

- Object to the CPO approach and allocating parts of new residential sites for travellers. Possibly set aside part of proposed employment sites for travellers.

34. **Do you know of any sites (available or otherwise) that would be suitable as small Traveller sites? Please provide details.**

3 respondents answered this question.

Residents and members of the public:

- Near Hoscar Moss Sewage Works

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Borough, Parish, Town Councillors / Community Groups:

- Former household recycling site adjacent to Rufford railway station.

HC01j – TEMPORARY AGRICULTURAL WORKERS

A total of 10 respondents made comments in relation to HC01j - Temporary Agricultural Workers.

Questions:

35. How should we ensure that temporary agricultural workers have places to live?

- **Continue as present, allowing for non-permanent accommodation in the countryside or for buildings to be converted**
- **Have a more relaxed approach. (In what ways should we relax it?)**
- **Have a more stringent approach. (What form would this approach take, and why?)**

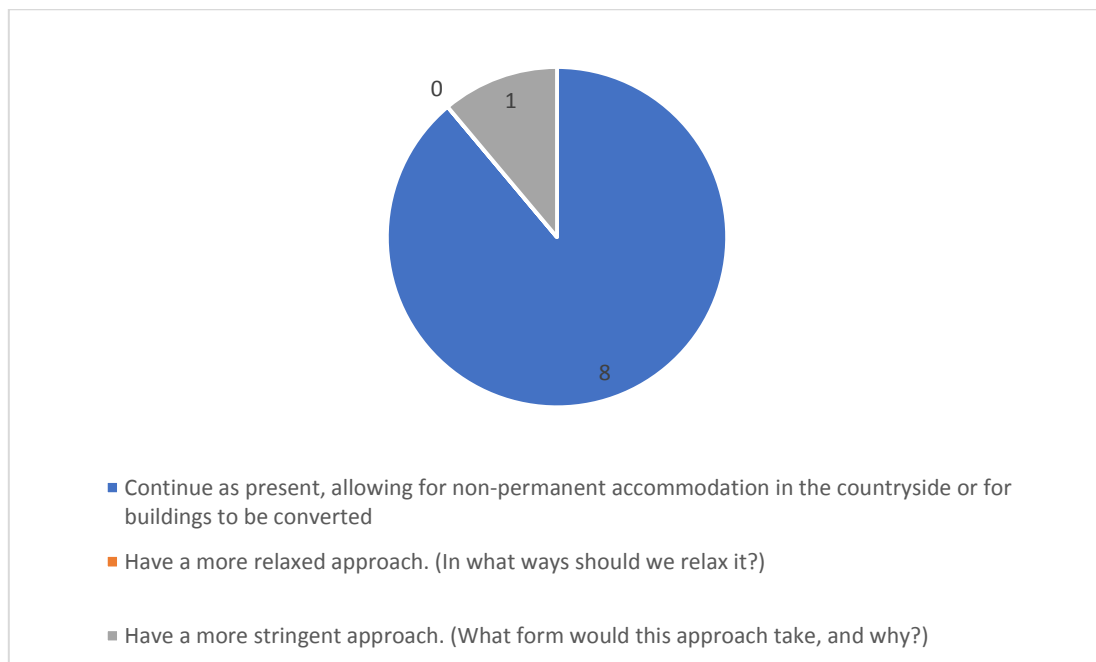
9 respondents answered this question. A large majority of respondents supported to 'continue present' (8 or 89%).

Residents and members of the public:

- Should be housed but not by destroying biodiversity or wildlife habitats. If housed a distance from work then free electric transport may be a solution.

Borough, Parish, Town Councillors / Community Groups:

- Not aware of workers unable to find accommodation.
-



36. Are there any sites in West Lancashire you consider would be suitable for temporary agricultural workers? Please provide details.

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1 respondent answered this question.

Borough, Parish, Town Councillors / Community Groups:

- No, it is not necessary. There is no evidence to suggest there is demand for temporary worker accommodation.

37. Do you have any other comments on this topic?

38.

2 respondents answered this question.

Borough, Parish, Town Councillors / Community Groups:

- Conversion of agricultural buildings should be controlled and be seasonal.

Organisations, including developers, landowners and representatives:

Acland Bracewell on behalf of Tarleton Estates Limited and Lilford 2005 Limited (Lilford Estate)

- The Lilford Estate supports the provision of a policy for Temporary Agricultural Workers and welcomes its continued incorporation within the Local Plan. It is requested that the future policy wording refer to existing agricultural buildings as being a form of 'existing building', the change of use of which to temporary agricultural accommodation is supported.

HC02 – PLACE-MAKING

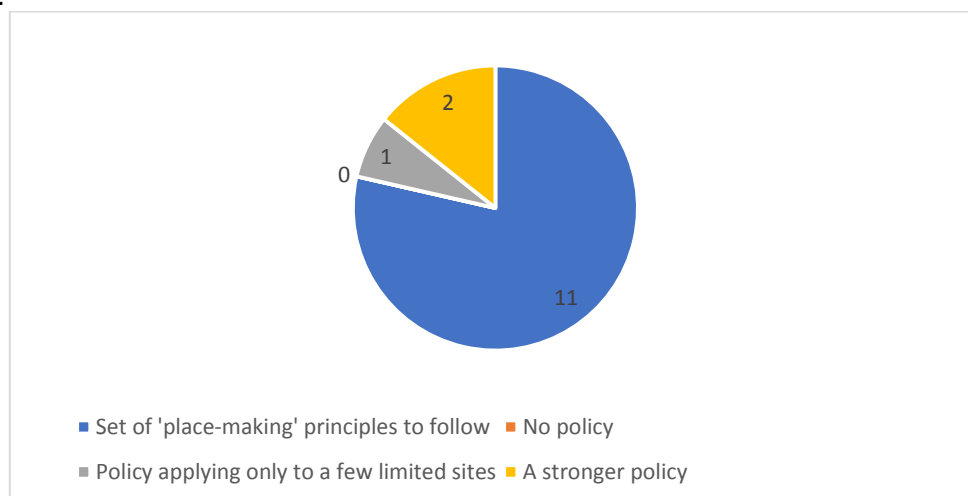
A total of 24 respondents made comments in relation to HC02 - Place-making.

Questions:

39. Which of the approaches do you think we should follow with respect to 'place-making'? Feel free to give reasons for your choice(s)

- a) Set of 'place-making' principles to follow***
- b) No policy***
- c) Policy applying only to a few limited sites***
- d) A stronger policy***

14 respondents answered this question. A large majority of respondents agreed to 'Set of 'place-making' principles to follow ' (11 or 79%). 2 respondents favoured 'a stronger policy' (2 or 14%).



Residents and members of the public:

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- It is important to maximise health and wellbeing through good design.
- An environmental and sustainability project manager should review developments. Provide access through gardens for hedgehogs. House orientation is important to minimise lighting.
- Difficult for developments to fit in or complement the existing landscape if they have solar panels on the roof.

Borough, Parish, Town Councillors / Community Groups:

- A place making policy should consider the impacts of house building, i.e. traffic, as well as industrial. Support provision of green spaces if they are well thought out.
- Alternative Approach 3 is supported. Have a robust evidence base and that will defend against challenges at examination.

Organisations, including developers, landowners and representatives:

Gladman

- Support the proposed approach as it is consistent with the requirements of national policy.

Emery Planning on behalf of Redrow Homes and Wainhomes North West

- The local plan should not replicate guidance on place making of National Design Guide. The specific measures highlighted above are principles which Redrow Homes and Wainhomes North West work to and form part of the work enclosed as Appendix EP1 and Appendix EP2 which are the masterplans for the land west of Skelmersdale and Parris Lane respectively.

Cockwill on behalf of Melford Construction Ltd

- Place making policies are only really feasible on larger sites.

Statutory consultees and other organisations:

Environment Agency

- This approach will allow the council to consider key elements of making sustainable and successful neighbourhoods, without being too restrictive and hampering growth in areas where evidence demonstrates that all elements cannot be met equally.

40. Which place-making principles do you think are most important?

12 respondents answered this question.

Residents and members of the public:

- Create safe places and reduce crime.
- Active travel. 20 minute neighbourhoods. Biodiversity net gain should not be exported to distant locations. Develop SUDS for run off from roads rather than into surface water courses or drains. Lots of flood risk in the area. Provide green spaces in developments if there is none nearby.
- 20 minute neighbourhoods. Prioritise human health well-being and allow natural environment to flourish.

Borough, Parish, Town Councillors / Community Groups:

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- Health is a key consideration. Needs to be better public transport to facilitate 20 minute neighbourhoods. Resilience to climate change for all development not just housing. No motor vehicles on new developments is unrealistic.
- Generally accepts the principles of the 20 minute neighbourhood but there needs to be flexibility to allow places to create a 20 minute neighbourhood.
- Access to community spaces and facilities in the local area and public transport.
- 20 minute neighbourhoods doesn't fit with the rural areas of West Lancashire.

Organisations, including developers, landowners and representatives:

Gladman

- The design of the buildings is as important as the design of the environment around them.

Cockwill on behalf of Melford Construction Ltd

- Hard and soft landscaping and reduce car speeds.

Statutory consultees and other organisations:

Environment Agency

- From an environmental perspective the principle that requires as much 'nature' (green spaces, gardens, trees, water) within easy reach of everyone, to aid physical and mental health and biodiversity, and to mitigate / provide resilience to climate change is most important.

Sport England

- Sport England considers that the design of where communities live and work is key to keeping people active and placemaking should create environments that make the active choice the easy choice.
- Sport England along with Public Health England have launched guidance, Active Design, which intends to inform the urban design of places, neighbourhoods, buildings, streets and active open spaces to promote sport and active lifestyles. Active Design principles and the submission of checklist could be added to the design requirements in any emerging design policy.

41. Is there anything we've missed in the policy? Please use the box below. Or is there anything that should be taken out of the policy? Why should this be taken out?

3 respondents answered this question.

Borough, Parish, Town Councillors / Community Groups:

- In terms of design and place-making there is no mention of community involvement in the process and particularly at the earliest stages of concept and scheming. This was a key intention of the Government White Paper on planning reform that was published (and parked) in 2021.

Organisations, including developers, landowners and representatives:

NJL Consulting

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- Consider how to balance place-making with density; some elements of place-making may be improved through lower density development. Links to viability and housing mix.

42. Do you have any other comments on this topic?

14 respondents answered this question.

Residents and members of the public:

- Policy seems environmentally acceptable.
- There will always be cars and so the design of new estates must reflect this but design measures to separate pedestrians from vehicles.
- Cars will be carbon dioxide-free in the future.

Borough, Parish, Town Councillors / Community Groups:

- Update the baseline statistics that are in the Sustainable Development Study before policies and allocations are decided.

Organisations, including developers, landowners and representatives:

Turley on behalf of David Wilson Homes

- Support a place-making policy but it needs to be flexible; would object to a policy with specific requirements which would be used to refuse a planning application. Support site specific development briefs but they need to be justified, prepared with site developers and be flexible to account for changing circumstances.

Pegasus Group on behalf of Bloor Homes, Rowland Homes and Story Homes

- Support a flexible policy, as proposed. Site specific design briefs can be useful but it depends on the site, could be an option for the housebuilder to develop it, working with the Council.

Statutory consultees and other organisations:

Trans Pennine Trail

- Encourage developers to include sustainable transport schemes within new developments, including accessible seating and clear signage to facilities for walkers and cyclists.

United Utilities

- Supportive of a set of place-making principles and advise the Council uses documents such as Building for a Healthy Life.

Natural England

- Natural England welcome the inclusion of this policy, particularly the emphasis on nature and climate change.

Sport England

- See the Active Design: Model policy for Local Plans, which has been used by other Councils. Where Design and Access Statements are required to support an application they should explain how the design of the proposal embraces this role

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and reflects the Active Design Principles. Consider the use of planning obligations and conditions. Consult public health leads for the area on planning applications.

Lancashire County Council

- Support the preferred policy approach but it should also be linked to economic growth that would support future business needs / demands and create jobs etc.

HC03 – HERITAGE

A total of 14 respondents made comments in relation to HC03 - Heritage.

Questions:

43. What would you say are the main issues relating to West Lancashire's heritage?

7 respondents answered this question.

Residents and members of the public:

- Raise awareness and make it accessible to all age groups.
- Preserve existing sites and look to attract visitors.
- Lack of protection to sites that offer a varied history, such as East Quarry, Appley Bridge, Wigan.
- Preserve the assets but consider how to reduce energy and water use in these buildings.
- Protect all heritage and provide financial help to restore it.

Borough, Parish, Town Councillors / Community Groups:

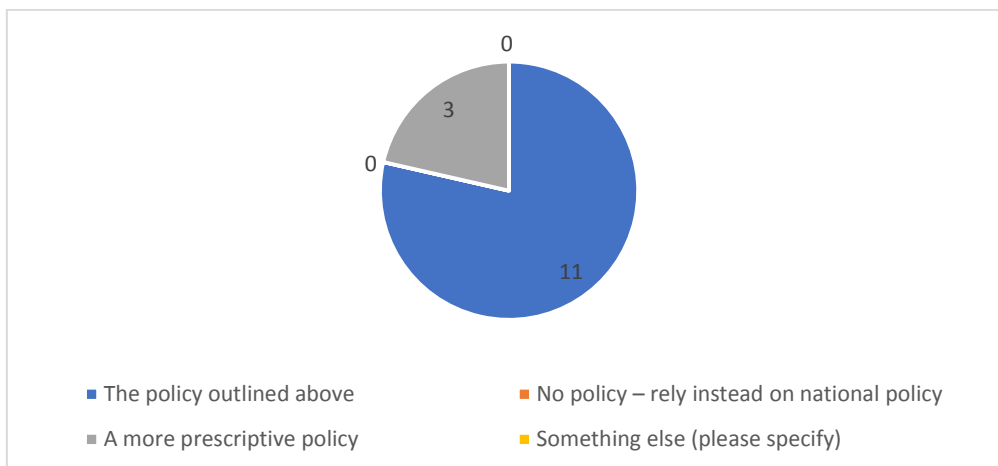
- Development in Ormskirk is harming the town's heritage.
- Protect agricultural heritage.

44. What policy should we have on this subject?

- **The policy outlined above**
- **No policy – rely instead on national policy**
- **A more prescriptive policy**
- **Something else (please specify)**

A total of 14 respondents answered this question. Of the 14 respondents, 11 or 79% selected 'The policy outlined above' and 3 or 21% supported 'A more prescriptive policy'.

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45. Is there anything in our policy approaches that you particularly support or disagree with?

6 respondents answered this question.

Residents and members of the public:

- East Quarry, Appley Bridge could be protected as a Site of Significant Scientific Interest (not relevant to the question and topic area).
- Agree that heritage sites should be preserved.

Borough, Parish, Town Councillors / Community Groups:

- Heritage is too easily disregarded in planning considerations.

Organisations, including developers, landowners and representatives:

Pegasus Group on behalf of Bloor Homes

- Support preferred approach. Add as many assets to the Proposals Map to assist with interpretation of the policies.

Pegasus Group on behalf of Rowland Homes and Story Homes

- Rowland and Story endorse the Council's preferred approach, in line with national policy but without being overly prescriptive.

46. Do you have any other comments on this topic?

4 respondents answered this question.

Residents and members of the public:

- Have lived in the Borough for a long time but not aware that there are 12 scheduled ancient monuments. Improve awareness of heritage assets.
- East Quarry, Appley Bridge could be protected as a Site of Significant Scientific Interest (not relevant to the question and topic area).

Borough, Parish, Town Councillors / Community Groups:

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- Simonswood Parish has a Grade 2 Listed Building, two areas of historical interest being the remainder of Simonswood Forrest containing several protected tree species.
- The rural nature of the Borough has heritage value that should be protected. Continued development will harm rural heritage.

HC04 - COMMUNITY FACILITIES

A total of 17 respondents made comments in relation to HC04 - Community Facilities.

Questions:

47. What would you say are the main issues relating to community facilities?

10 respondents answered this question.

Residents and members of the public:

- Not a lot of community facilities in many of the villages.
- Where there has been an increase of housing there has not been an increase in facilities.
- Some areas have few facilities and facilities in small villages should be preserved.
- Digmoor and West Bank Sports Facilities in Skelmersdale should be replaced and stop the decline of the golf course on the Beacon.
- All facilities should take environmental issues into account. Free or low-cost amenities for teenagers and the elderly.
- Add or move existing bus stops to new developments instead of trying to put new developments near to existing stops.

Borough, Parish, Town Councillors / Community Groups:

- The range and capacity of services has not increased in line with housing growth over the last 10 years. Developers do not agree to provide community facilities on time and try and use viability to get out of paying CIL and affordable housing obligations.
- Community facilities are limited in Bickerstaffe.

Organisations, including developers, landowners and representatives:

Emery Planning on behalf of Redrow Homes and Wainhomes North West

- Do not object in principle, the plan should consider ways in which the distribution of development can support, and ultimately safeguard, existing service provision across the Borough.

Statutory consultees and other organisations:

Theatres Trust

- The policy should also protect theatres; alternative development proposals on community facilities need to demonstrate lack of need and not just lack of viability.

48. Which of the options do you most closely support?

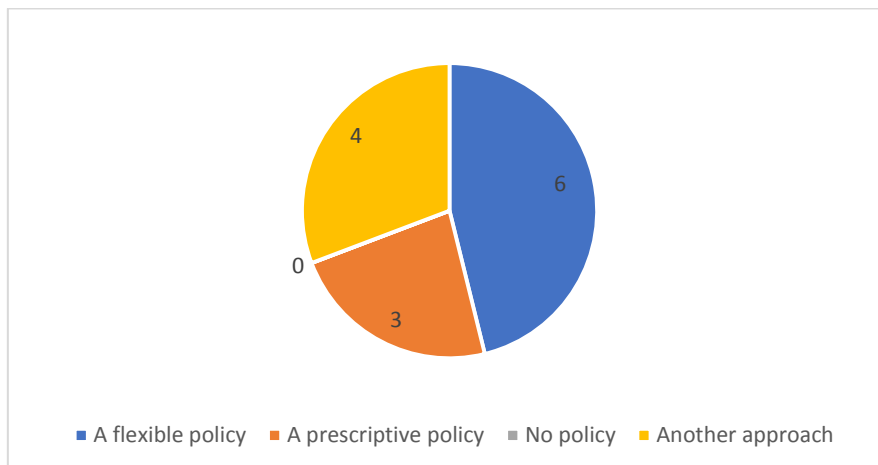
- **A flexible policy**
- **A prescriptive policy**

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- **No policy**
- **Another approach**

A total of 13 respondents answered this question. 6 or 46% supported 'a flexible policy'.



Residents and members of the public:

- Some areas have small, successful primary schools but need more houses to boost pupil numbers.
- Health and retail facilities are needed in many villages. Public transport needs to be improved.
- Calculate how many people there are against doctor, dentist or school capacity before new housing is granted. Any other facilities should be based on traffic impact; if road infrastructure is not good enough and alternative roads are not built, don't provide facilities.
-

Borough, Parish, Town Councillors / Community Groups:

- Have a policy that says where facilities are needed but also be responsive to need. Allow facilities to be provided or enhanced in locations that have smaller scale development due to their status in the settlement hierarchy.
- The hands-off, flexible approach to provision does not work. The alternative approaches are not reasonable. Have a policy that says where facilities are needed but also be responsive to need. Allow facilities to be provided or enhanced in locations that have smaller scale development due to their status in the settlement hierarchy.
- Preferred approach is not ideal. It acknowledges that this provides the Council with less control and ability to reduce inequalities but is still presented as the preferred approach. The hands off, flexible approach does not deliver the facilities needed; the market has no incentive to provide facilities. The alternative approaches are not reasonable. A settlement hierarchy still means that services are overloaded, and community facilities in rural areas are lost; made worse by the fact that they have poor public transport connectivity.
- Doctors, dentists, hospitals, schools, public transport, and shops all need to be considered before a housing development becomes a community.

Organisations, including developers, landowners and representatives:

Pegasus Group on behalf of Bloor Homes

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- Support the preferred approach.
- Requires further information on what is an "unnecessary loss"; development can sometimes lead to improved facilities.

Pegasus Group on behalf of Rowland Homes

- Support the preferred approach. Requires further information on what is an "unnecessary loss"; development can sometimes lead to improved facilities.

Pegasus Group on behalf of Story Homes

- Each policy affects viability; take a pragmatic approach to delivery of new housing and assess each application on its own merits. This is relevant for latter stages of large development sites, such as Yew Tree Farm.

Statutory consultees and other organisations:

Theatres Trust

- Refined model of the flexible approach. Allow facilities to come forward where appropriate or needed but presumption against loss of existing facilities unless criteria are addressed.

49. Is there anything in our policy approaches that you particularly support (or disagree with)? Do you think this approach does enough to provide, or protect, community services? Why / why not?

5 respondents answered this question.

Residents and members of the public:

- The approach should be decided by the locals in each of their own wards and they should be able to vote on changes.
- No, it doesn't do enough at present.

Borough, Parish, Town Councillors / Community Groups:

- None of the policy approaches proposed does enough to protect community services, both in the vicinity of development and in the wider impact development has across the Borough.
- No, but more needs to be done to provide efficient, usable public transport.

Organisations, including developers, landowners and representatives:

Emery Planning on behalf of Wain Estates Limited

- The Council should assess the need for community facilities across different parts of the borough. The plan should also consider ways in which the distribution of development can support, and ultimately safeguard, existing service provision, particularly in the rural areas.

50. Do you have any other comments on this topic?

4 respondents answered this question.

Residents and members of the public:

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- Sites for new schools should be in this policy. Secondary school education should be provided in Skelmersdale at the West Bank / Glenburn site. Questions whether there are sufficient primary schools in north Skelmersdale.

Statutory consultees and other organisations:

Trans Pennine Trail national office

- Have accessible facilities, able to be accessed by sustainable transport modes including bicycle parking.

Sport England

- A community facilities policy should include reference to sport and leisure facilities; need should be assessed against a Playing Pitch Strategy and Built Facilities Strategy and the NPPF.
- A new Playing Pitch Assessment should be undertaken. If any proposed development site involves direct loss of a playing field / sports facility, or prejudices the use of, then the site is unsuitable for development unless NPPF requirements are met.
- Assessment of Suitability section of Site Assessments should include such considerations; and the proximity to informal and formal provision and their potential enhancement should be a key indicator in site assessments.
- Provides commentary on a range of assessed sites. Additional need generated by new development should be met: on-site on large sites, taking into account existing facilities in the area.

9. Economy and Employment Policies

EE01 - PROVIDING AND MANAGING EMPLOYMENT AREAS

A total of 42 respondents made comments in relation to EE01 – Providing and Managing Employment Areas.

Questions:

1. Which of the above approaches is your preference in relation to providing and managing employment areas? (please tick)

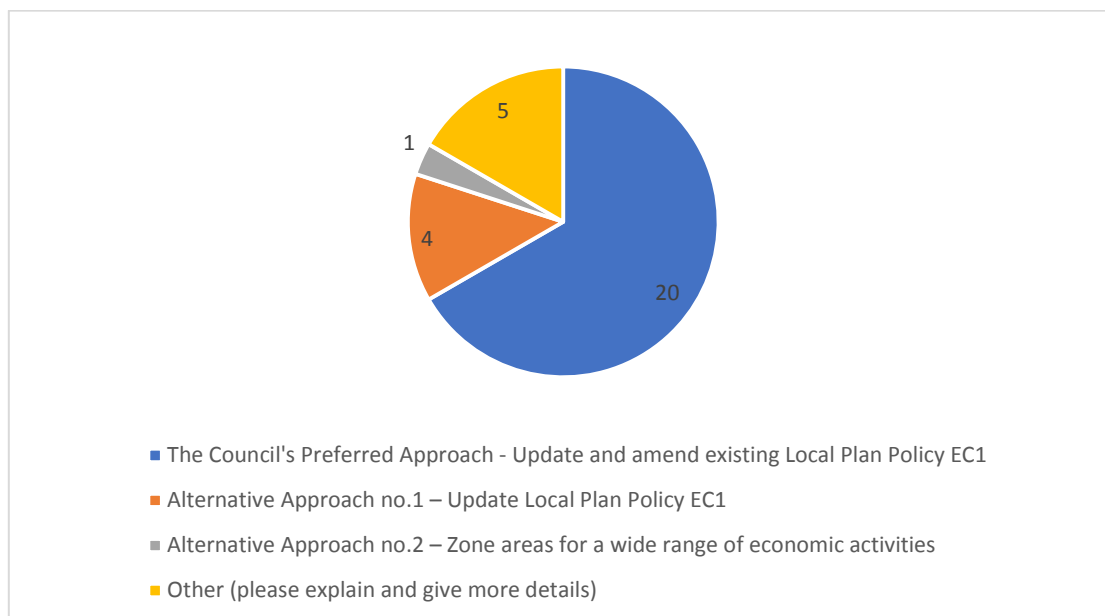
a. The Council's Preferred Approach - Update and amend existing Local Plan Policy EC1

b. Alternative Approach no.1 – Update Local Plan Policy EC1

c. Alternative Approach no.2 – Zone areas for a wide range of economic activities

d. Other (please explain and give more details)

A total of 30 respondents answered this question. 20 or 67% selected Council's preferred approach, followed by 4 or 13% preferred Alternative 1.



2. Is there anything in our preferred approach that you particularly support (or disagree with)?

14 respondents answered this question.

Residents and members of the public:

- (High quality) agricultural land should not be lost (including for Liverpool's needs).
- No large scale warehousing in the Green Belt.
- Use under occupied employment areas and buildings.

Borough, Parish, Town Councillors / Community Groups:

- Local shops are important for elderly who may not be able to travel far.

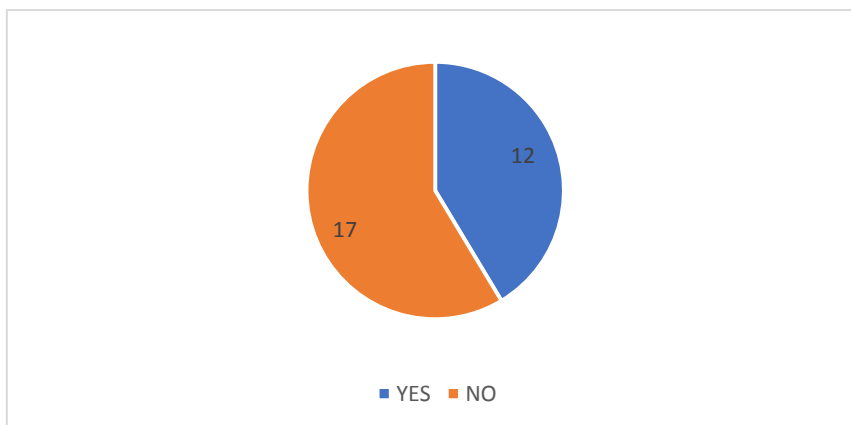
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- Preferred approach would allow more shops in employment areas. Focus retail in designated centres.
- Without detail of existing Local Plan Policy EC1, there is insufficient detail to make a valued assessment of either the preferred approach or the alternatives.
- Little to differentiate the Preferred Approach from Alternative Approach 1 so no clear preference for either approach.
- Merit in defining the 3 types of employment sites.
- Land should not be allocated for the benefit of Liverpool City Region.
- M58 Junction 4 should be the preferred employment location.
- Would not wish to see development of large-scale B8 warehousing in West Lancs

Organisations, including developers, landowners and representatives:

- Identify new land for employment growth, especially at Skelmersdale and accessible to the M58.
 - Take account of (new) Class E and the broader definition of 'employment uses. Opportunities for mixed and ancillary uses e.g. hotels.
 - Difficult to comment at this stage without an understanding of WLBC's growth ambitions.
 - West Lancashire is well located to deliver significant new employment (logistics).
 - Rotherham's Green (site) is a major opportunity for environmentally responsible employment uses.
 - Employment land allocations should deliver strong growth to attract investment, support the 'levelling-up' agenda, and local inequality in access to jobs.
3. Should existing employment areas no longer be protected for predominantly employment uses (offices, light industry, research and development, general industry, warehousing and closely related employment uses) by allowing a wider range of uses? Y / N

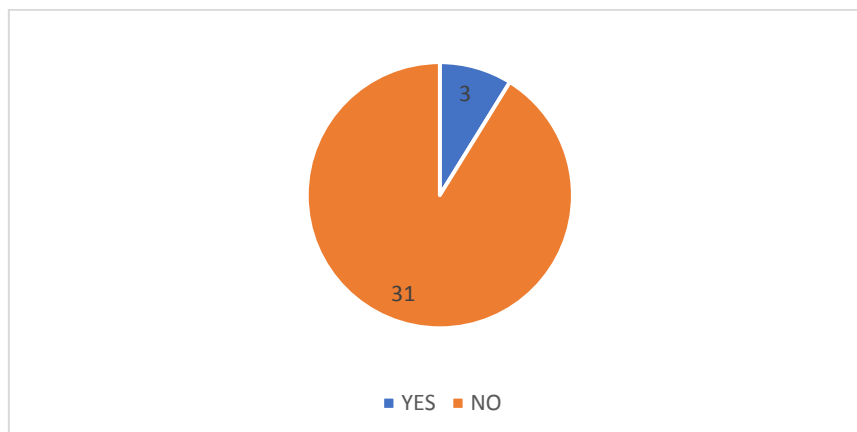
29 respondents answered this question, small preference in favour of 'No'. 17 (59%) said 'No', 12 said 'Yes'.



4. **Do you think that new land should be allocated in West Lancashire to meet the employment needs of the Liverpool City Region such as strategic needs for logistics (distribution and warehousing) uses. Y/ N**

34 respondents answered this question. A large majority in favour of 'No' (31 or 91%).

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5. Do you have any other comments on this topic e.g. are there any issues we've not mentioned?

34 respondents answered this question.

Residents and members of the public:

- Do not support using land in West Lancashire for Liverpool City Region needs.
- West Lancashire is primarily Grade 1 agricultural land / national importance needed for food production. Rural economy should be championed.
- Green Belt needs protecting.
- Improvements are needed at both ends of the M58.
- Distribution and warehousing provide limited employment opportunities.
- Opportunities for a green economy. Warehousing should locate near to M58/ M6.
- Loss of employment land to residential.

Borough, Parish, Town Councillors / Community Groups:

- No need to allocate land for the Liverpool City Region.
- Allocate brownfield land away from homes.
- Using land in West Lancashire for Liverpool City Region (LCR) needs is not evidenced and would undermine their regeneration as well as environmental and climate change goals.
- Defining 3 types of employment sites has merit and will help how they are managed.

Organisations, including developers, landowners and representatives:

- The agri-food sector is importance of in the Northern Parishes.
- Historic under-supply of employment land at Tarleton.
- If business needs aren't met inward investment will be lost.
- West Lancashire should meet strategic employment land needs for the wider LCR.
- Planning for needs must be in place rather than leaving to market forces.

Statutory consultees and other organisations:

- Sport is a large employer. Traditional forms of employment have changed so indoor sports uses; fitness clubs etc should be acceptable on employment sites.
- New employment sites should include pedestrian and cycle accessibility.

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- Transport impacts of allocations on the Strategic Road Network need to be assessed.
- Relaxing uses in employment areas risks impacting on amenity of existing uses.
- The role of the rural economy should be championed.
- Grade 1 agricultural land is a national asset and shouldn't be developed.
- The area should not provide employment land that could be provided for sustainably e.g. in the LCR.

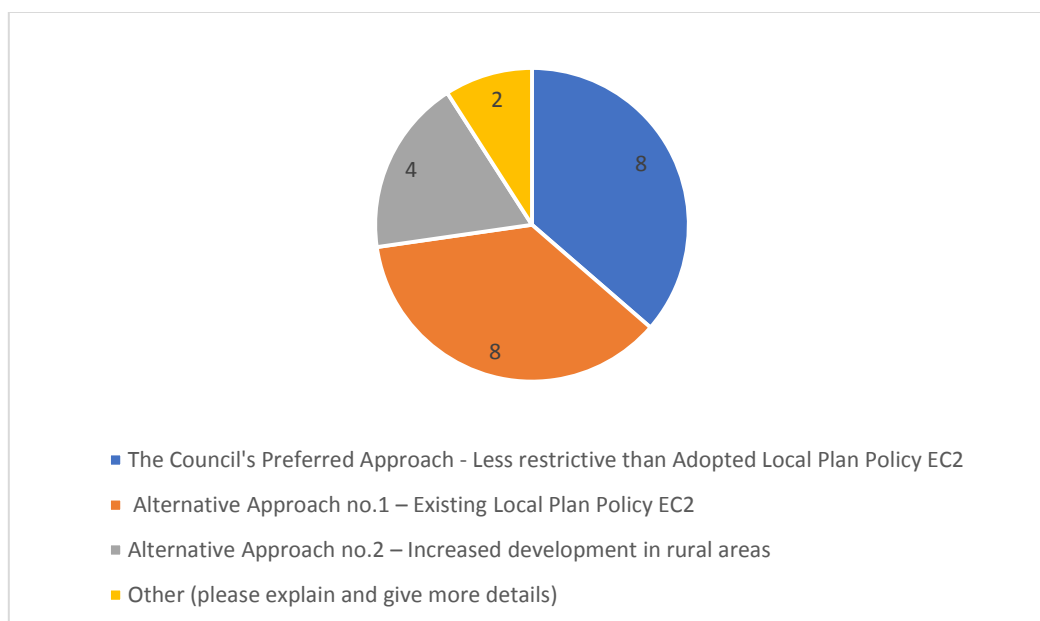
EE02 - DEVELOPING THE RURAL AND VISITOR ECONOMY

A total of 27 respondents made comments in relation to EE02 - Developing the Rural And Visitor Economy.

Questions:

6. Which of the above approaches is your preference in relation to developing the rural and visitor economy? (please tick)
- a. The Council's Preferred Approach - Less restrictive than Adopted Local Plan Policy EC2
 - b. Alternative Approach no.1 – Existing Local Plan Policy EC2
 - c. Alternative Approach no.2 – Increased development in rural areas
 - d. Other (please explain and give more details)

22 respondents answered this question, with equal support for 'Council's preferred approach' and 'Alternative no.1' (8 or 36%) and followed by the 'Alternative no.2' (4 or 18%).



7. Is there anything in our preferred approach that you particularly support (or disagree with)?

7 respondents answered this question.

Residents and members of the public:

- Support the protection of agricultural land. Contributes to national self sufficiency.

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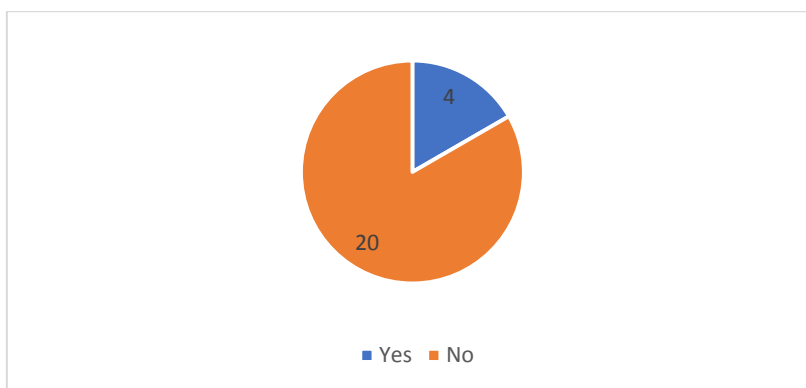
- Use land for local food production.
- Protect existing rural employment sites and re-use existing vacant buildings.
- Current policy (Alternative no 1) has worked. Allowing more business will lead to more traffic issues on rural roads that are not built to cope.

Borough, Parish, Town Councillors / Community Groups:

- No suitable land for business use at Parbold.
- No details of what 'proportionate scale' is
- Does not address infrastructure constraints that may affect rural economic growth
- Recognise the value of the agricultural sector, in terms of employment, strategic food supply and economic contribution.
- Council's Preferred Approach offers greater flexibility than the Alternative Approaches.

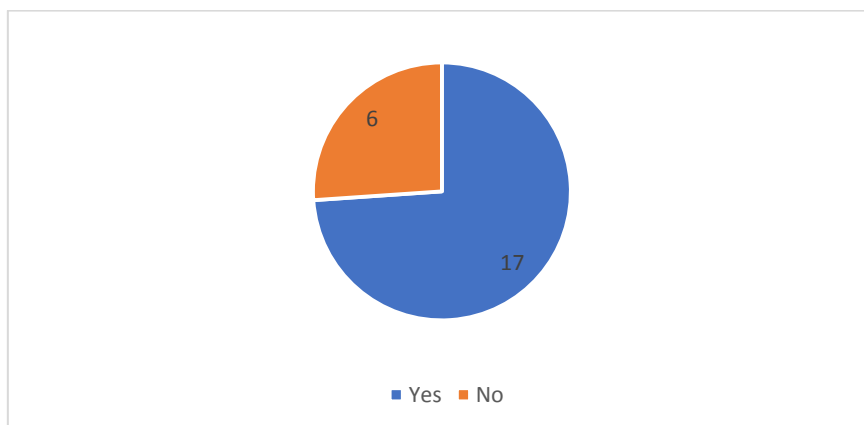
8. Should there be specific land allocation for employment uses in rural areas, for example for the provision of a central rural horticultural distribution centre or for offices of an appropriate scale? Y / N

24 respondents answered this question. Most respondents selected 'No' (20 or 83%).



9. Should the provision of visitor and tourist facilities, including attractions and accommodation, be promoted in rural areas provided that the distinctive character of the West Lancashire countryside is protected? Y / N

23 respondents answered this question. Most selected 'Yes' (17 or 74%)



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10. Do you have any other comments on this topic e.g. are there any issues we've not mentioned?

13 respondents answered this question.

Residents and members of the public:

- Need to preserve food security. The Borough's agricultural land is some of the most productive in the UK and is a national resource.
- Rural employment land should be used to support agriculture.
- Much of the best agricultural land is at risk of flooding. Restrict development to avoid it being made unusable as a result of climate change.
- West Lancs is a good base for visitors as it has beautiful rural areas and is close to the coast.
- Rural nature of large areas of the Borough is what gives it its landscape character and it is vital that this is protected.

Borough, Parish, Town Councillors / Community Groups:

- Flooding in Parbold, which the LLFA need to address.
- Preserve Simonswood Parish by keeping the area rural.
- Links to other policies such as biodiversity net gain; flooding, intentional re-wetting; reforestation; health & wellbeing, decarbonisation, habitat protection; renewables.
- No details of what 'proportionate scale' is.
- Does not address infrastructure constraints that may affect rural economic growth.
- Significance of the rural economy and agricultural sector in employment / economy and its strategic food supply.
- Beauty of rural areas is a major attraction for visitors.

Organisations, including developers, landowners and representatives:

- Horticultural distribution centres can be used for import of produce to repackage and distribute across NW England.
- Support for a wider definition of employment uses beyond traditional and creation of specific rural development site allocation(s).

Statutory consultees and other organisations:

- Drainage of Alt Crossens moss lands has created very low land levels. A policy developing the rural & visitor economy must reflect the need for positive adaptations that address environmental issues.

EE03 - ADAPTING OUR TOWN AND LOCAL CENTRES

A total of 18 respondents made comments in relation to EE03 - Adapting our Town and Local Centres.

Questions:

11. Which of the above approaches is your preference in relation to adapting our town and local centres? (please tick)

a. The Council's Preferred Approach - One overarching policy for centres, with additional supporting policies for Burscough, Ormskirk and Skelmersdale town centre. An additional separate healthy eating and drinking policy

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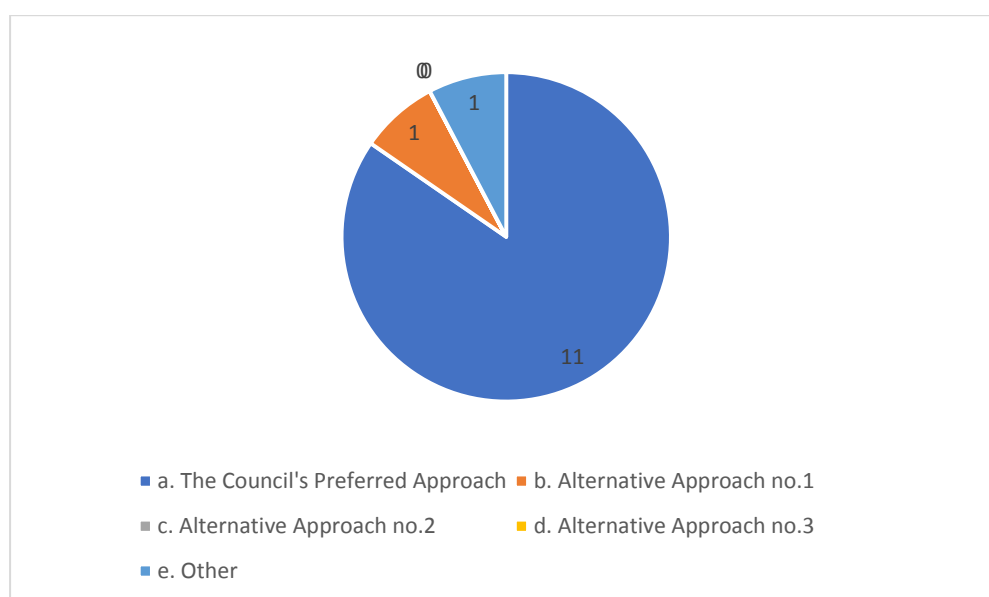
b. Alternative Approach no.1 – Minimal changes to existing Local Plan Policy IF1

c. Alternative Approach no.2 – One single general policy in relation to centres and appropriate uses with no additional and separate policies for Burscough, Ormskirk, and Skelmersdale town centres

d. Alternative Approach no.3 - One overarching policy in relation to centres and appropriate uses, including healthy eating and drinking considerations, with additional supporting policies for Burscough, Ormskirk and Skelmersdale town centre.

e. Other (please explain and give more details)

A total of 13 respondents answered this question. 11 or 85% selected the Council's preferred approach and 1 or 8% selected 'alternative approach no.1'.



12. Is there anything in our preferred approach that you particularly support (or disagree with)?

7 respondents answered this question.

Residents and members of the public:

- Need to find a way to make town centres attractive places to visit by having speciality shops/events.
- Out of town and online retail have finished town centre shops. It's a bit late trying to improve town centres.
- No more students / flats accommodation.

Borough, Parish, Town Councillors / Community Groups:

- Aging population need local shops.
- Significant social and economic change and impacts from pandemic and out of centre retail. Destinations outside West Lancs offer greater choice. Longer-term town centre strategies to broaden appeal as a social destination and not just a retail centre.
- Agreed that Burscough, Ormskirk and Skelmersdale warrant individual policies.

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- Inappropriate for a single focus on Skelmersdale.
- Proposals to abolish the 70% retail use threshold (in Ormskirk) are not detailed so difficult to assess the effects.

13. Are there any particular issues in relation to Burscough, Ormskirk and Skelmersdale town centres that need to be addressed by policy? (please describe the matter and relate it to a particular centre)

A total of 5 respondents answered this question.

Residents and members of the public:

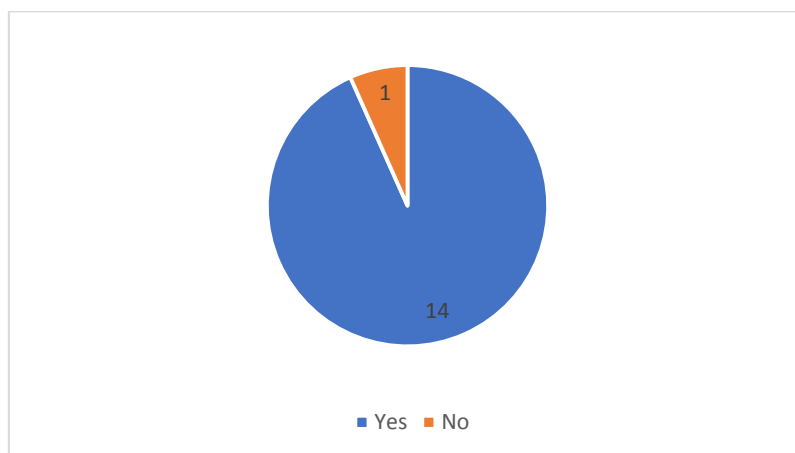
- Level-up WLBC financially and prioritise. Focus on large population centres and before the parish locations of low population/high wealth.
- Too many bars in Ormskirk that don't contribute to the street scene. No longer a shopping destination.
- A greater range of retail outlets should be encouraged in Ormskirk as opposed bars and fast food shops.
- More town centre flats for the elderly.

Borough, Parish, Town Councillors / Community Groups:

- Burscough is blighted by traffic on the A59 through the heart of the town. Retail offer pushed into out of town locations. A masterplan for the town needs to look regeneration of the centre and upgraded infrastructure.
- Skelmersdale regeneration must continue with careful consideration of impacts on the Concourse Centre.
- Ormskirk is becoming a student focussed service centre and losing traditional appeal as a historic market town and shopping destination, Have to decide whether a student led economy is sufficient to a vibrant town centre.

14. Should uses permitted West Lancashire's centres be widened to allow more non-retail activities provided that street frontages remain in active use? Y / N

15 respondents answered this question. Nearly all answered 'Yes' (14) and 1 'No'.



15. Do you have any other comments on this topic e.g. are there any issues we've not mentioned?

11 respondents answered this question.

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Residents and members of the public:

- Each area has its own focus / value: Ormskirk has the Market, Burscough the Canal and walks, Skelmersdale could have Tawd Valley.
- Provide space above shops for offices not students.
- Regenerate Ormskirk as well as Skelmersdale town centre.

Borough, Parish, Town Councillors / Community Groups:

- Too much student accommodation. Doesn't make a vibrant town centre.
- An overarching policy with strategies for Ormskirk, Burscough and Skelmersdale town centres is supported. Need to be evidenced and realised with timeframe of the Local Plan.
- Significant social and economic change and impacts from pandemic. Long term new town centre strategy needed.
- Proposals to abolish the 70% retail use threshold (in Ormskirk) are not detailed so difficult to assess the effects.
- If our centres cannot service the growing resident population the local economy will suffer. Out of town schemes and destinations outside West Lancs offer greater choice.
- Focussing regeneration on Skelmersdale Town Centre is supported and should take account of Skelmersdale Town Centre Regeneration Framework and Masterplan.

Statutory consultees and other organisations:

- Town centre need investment in LTN1/20 compliant cycle infrastructure, accessible seating, clear signage, cycle storage.
- Policies should promote rather than restrict the range of uses a centre can accommodate. Sports and leisure or uses that promote activity such as gyms, can broaden appeal and increase viability and vitality.

EE04 - SKILLS AND EDUCATION

A total of 36 respondents made comments in relation to EE04 – Skills and Education.

Questions:

Your Views approach A: Edge Hill University Campus

16. Which of the above approaches is your preference in relation to Edge Hill University Campus? (please tick)

a. The Council's Preferred Approach – A policy for the future development of Edge Hill University campus

b. Alternative Approach no.1 – To not have any policy for the University campus

c. Alternative Approach no.2 – A more detailed policy or masterplan for the University campus

d. Alternative Approach no.3 - A different location for the expansion of the University campus

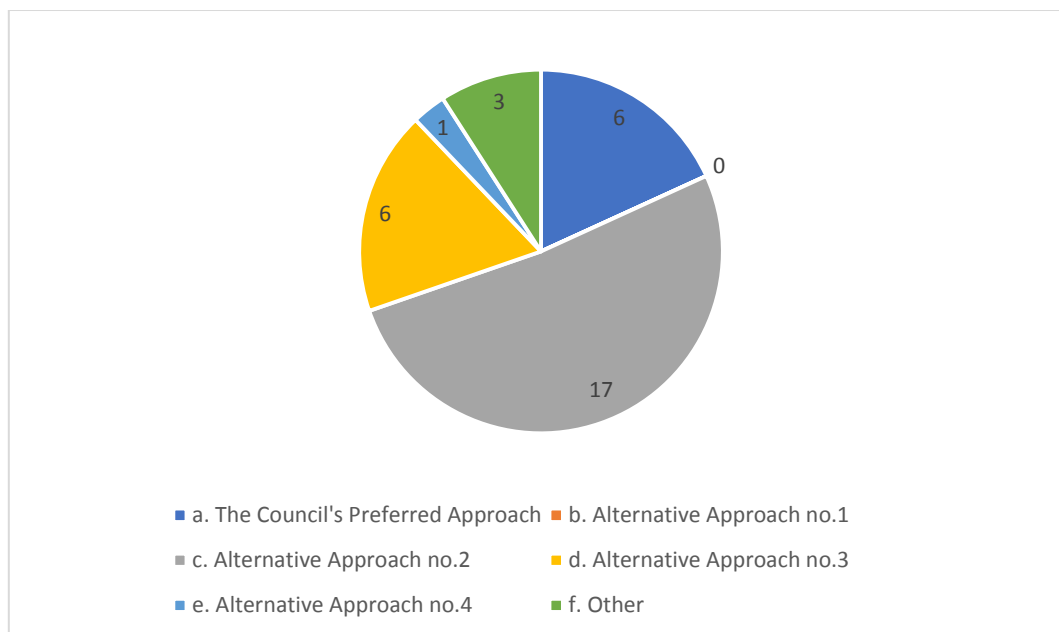
e. Alternative Approach no.4 - A policy to deal with the future of Edge Hill University and selected other education sites

f. Other (please explain and give more details)

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33 respondents answered this question. Most respondents selected “Alternative Approach no.2” (17 or 52%).



17. Is there anything in our preferred approach that you particularly support (or disagree with)?

18 respondents answered this question.

Residents and members of the public:

- Edge Hill should expand at Skelmersdale.
- Need more efficient traffic controls and provision of parking on campus to reduce town centre and wider congestion.
- Several views that the existing campus is surrounded by good agricultural land (Green Belt) and must not spread further.
- Disagree with campus expansion onto greenfield sites on St Helens Rd. EHU 2021-2023 Strategic plan has no proposals for campus expansion.
- Previous expansion ignored biological and environmental concerns.
- Lack of environmental concerns in any of the proposed preferred options, no grasp of climate change.
- A masterplan could redevelop old halls of residence and car parking more efficiently (modernise, increase storeys). Need to engage with Ormskirk residents.
- Student accommodation should not impact Ormskirk residents. Strain on town, lack of affordable family housing and anti-social behaviour.
- The preferred approach is expansion in the immediate area at any cost. There has already been a large increase in traffic on St Helens Rd., illegal parking, a huge surge of HMO's in Ormskirk.

Borough, Parish, Town Councillors / Community Groups:

- The scope of the two approaches focussed on Edge Hill University campus and the employment and up-skilling of local people appears limited.
- Need to address the re-training requirements for an ageing population to work beyond the retirement age.

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- The need for expansion on campus accommodation is questionable. HMO numbers in Ormskirk and on-site rooms have grown significantly in recent years. There is capacity to accommodate the need for live-in student numbers into the 2030s.
- A better option would be a more distributed campus, strategically positioned in locations within Skelmersdale and/or Burscough.
- Ormskirk under strain due to amount of students living on campus and within the town.

18. Do you have any other comments on this topic e.g. are there any issues we've not mentioned?

18 respondents answered this question.

Residents and members of the public:

- Need a park and ride facility e.g. just off M58.
- Need to provide secondary education on the former West Bank and Glenburn site in Skelmersdale to encourage active travel.
- While expansion of higher education over the next decade might be anticipated given the projected increase in 18 year olds other factors may offset this such as the decline in EU students, reduced Government expenditure to support Higher Education. Need to recognise factors which may constrain as well as support future growth.
- Not clear how much WLBC can influence development at Edge Hill.
- A different site other than Ormskirk should be given serious consideration and would benefit other areas.
- There should be a cap on the number of HMOs allowed.
- Using space taken up for car parking on site would allow further expansion of EHU within the existing site.

Borough, Parish, Town Councillors / Community Groups:

- The scope of the policy is too limited and fails to address the wider skills needs across the Borough NB response did not relate to the topic (Edge Hill).
- Limited scope to the two approaches, focussed on Edge Hill University campus and the employment and up-skilling of local people to support construction. This fails to address re-training an ageing population as people work retirement age of 65.
- Expansion of the existing campus has had negative impacts. Further expansion in its current location is not supported as benefits do not outweigh these.
- The need for expansion on campus accommodation is questionable. HMO numbers in Ormskirk and on-site rooms have grown significantly in recent years. There is capacity to accommodate the need for live-in student numbers into the 2030s.
- A better option would be a more distributed campus, strategically positioned in locations within Skelmersdale and/or Burscough. A masterplan approach for the existing campus also has benefits.

Organisations, including developers, landowners and representatives:

- A dedicated policy covering EHU and the Ormskirk campus specifically is supported. It needs to be flexible so the University can respond to rapid change
- EHU strongly supports acceptance of expansion to meet future development needs. This will not be through any satellite campus which would not be considered.

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- Preference for expansion on land to the south of St Helens Road. Existing forecasting undertaken by EHU indicates campus expansion across St Helens Road is required after 2030.
- EHU are currently updating evidence (Estates Strategy and Economic and Social Contribution Report) and will work with the Council in updating development needs
- The existing Green Belt boundary is tightly drawn around the campus and needs review. It should be expanded to Scarth Hill Lane.

Statutory consultees and other organisations:

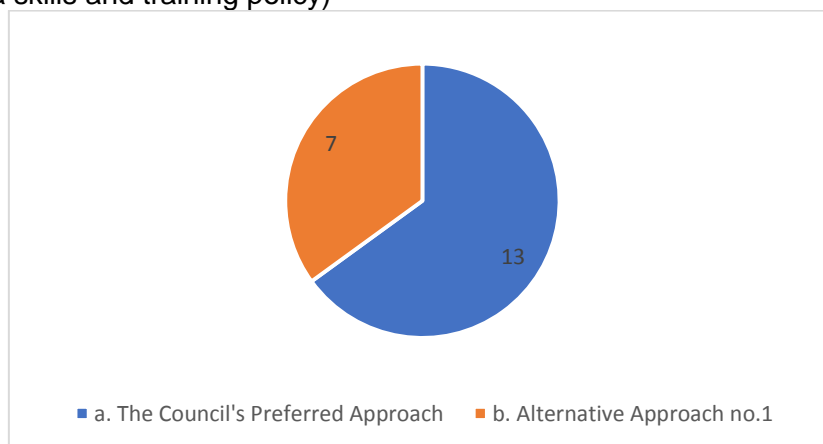
- Difficult to comment without knowing specific details of any potential University expansion. UU preference for any expansion to be guided by good design supported by a masterplan.

Your Views approach B: Skills and Training

19. Which of the above approaches is your preference in relation to skills and training? (please tick)

- a. The Council's Preferred Approach – A skills and training policy
- b. Alternative Approach no.1 – Not to have a skills and training policy

20 respondents answered this question. Majority supported for the Council's preferred approach (A skills and training policy) (13 or 65%) and 7 favouring Alternative approach no.1 (Not to have a skills and training policy)



20. Is there anything in our preferred approach that you particularly support (or disagree with)?

10 respondents answered this question.

Residents and members of the public:

- Some respondents misunderstood the policy approach, believing it to only relate to Edge Hill University and associated Green Belt development.
- Demographically, there is likely to be a growing need for retraining, upskilling and higher education.
- A Main Contractor for major developments will sub-let work packages to specialised sub-contractors with little control to implement the intended benefits of the policy.

Borough, Parish, Town Councillors / Community Groups:

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- The Preferred Approach deals and is too narrow in its scope for skills, and hence is not supported. Alternative Approach 1 is also insufficient.
- Promoting the employment of local people and use of local businesses is laudable, however the proposed policy is too narrow in its focus on construction / skill and is too reliant on implementation of large-scale development proposals. Scope, relevance and delivery needs reviewing. Respondee (2) put forward no alternative.
- There is no accommodation for the newly skilled as students have already taken affordable housing.

21. Do you have any other comments on this topic e.g. are there any issues we've not mentioned?

10 respondents answered this question.

Residents and members of the public:

- Need training for jobs that are environmentally friendly.
- Expand Edge Hill into Skelmersdale to ease pressure on Ormskirk.
- How will the existing infrastructure cope with the increase in traffic under the "preferred option"?

Borough, Parish, Town Councillors / Community Groups:

- Promoting the employment of local people and use of local businesses is supported, however the proposed policy is too narrow in its focus on construction / skill and is too reliant on implementation of large-scale development proposals. Scope, relevance and delivery needs reviewing.
- Proposals to expand into the Green Belt to the south of St Helens Road were abandoned in 2018/19. EHU's 2021-2025 Strategic Plan does not propose any campus expansion. Suggest 2 alternatives: i) detailed strategic/master plan from the University; ii) a different location for any future (split site).

Organisations, including developers, landowners and representatives:

- (Richborough) fully supports the growth of Edge Hill University and its campus. Land to the south of St Helens Road has significant potential. (student accommodation and knowledge-led business space).
- Wider affordable and market housing development is essential in underpinning growth.
- Approach must be consistent across the Local Plan, including Policy HC01g (Student Accommodation).

Statutory consultees and other organisations:

- Sport England wish to work with the Council and Edge Hill University campus on developing sporting and recreation facilities. Any policy should take account of the 'Active Design' principles.
- Lancashire County Council education comments in relation to school place provision which do not relate to the policy approaches under skills and training, instead relating to developer contributions.
- Refers to Lancashire School Place Provision Strategy 2022 – 2025 and Education Contribution Methodology (assessing the likely impact of new housing developments on school places) and circumstances when planning obligations are sought.

10. Environment and Health Policies

EH01 – NATURE

A total of 29 respondents made comments in relation to EH01 - Nature.

Questions:

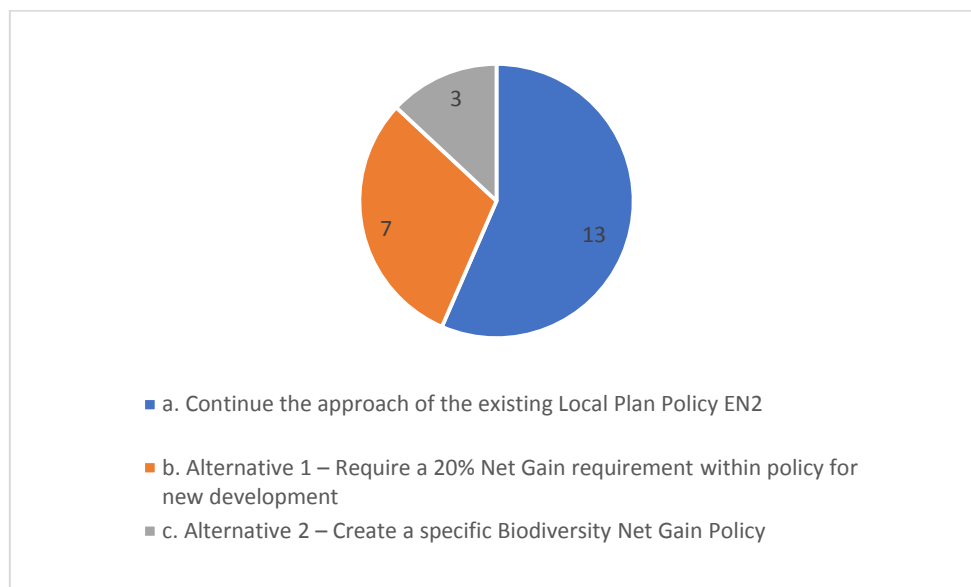
1. Which of the previously detailed approaches is your preference in relation to the Boroughs Nature?

a. Continue the approach of the existing Local Plan Policy EN2: Preserving and Enhancing West Lancashire's Natural Environment, including parts 1 (Nature Conservation Site and Ecological Networks and 2 (Priority Species and Habitats).

b. Alternative 1 – Require a 20% Net Gain requirement within policy for new development

c. Alternative 2 – Create a specific Biodiversity Net Gain Policy

A total of 23 respondents answered this question. 13 or 57% favoured continue the approach of existing policy, followed by 7 or 30% favoured Alternative 1.



2. What would you say are the main issues relating to nature in West Lancashire?

13 respondents answered this question.

Residents and members of the public:

- Potential to build on green spaces would affect wildlife.
- Improve public transport to reduce impact of car travel on the environment.
- Protect green belt and woodland from development.
- Farmers in West Lancashire currently encourage wildlife to prosper with the provision of conservation areas, hedgerow planting, beetle banks and grass strips bordering all field boundaries. Any development will reduce these natural habitats.
- There are grants available for farmers to put back hedges and trees.
- Flood risk and green belt development.
- Overuse of some sites such as Fairy Glen and consequent damage to wildlife.

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- Recognise the contribution made by farmed environment to nature and biodiversity.
- WLBC would not take any notice of objections to Edge Hill lighting proposals when put forward and as a consequence there are no owls remaining in Ruff Woods.

Borough, Parish, Town Councillors / Community Groups:

- Potential loss of peat moss in Simonswood and loss of protected species that used the moss.
- Preserve Simonswood Moss for all wildlife.
- Feeding grounds for migratory birds centred on Martin Mere go way beyond the 15-mile radius normally estimated and this may be as a consequence of large-scale development that has already taken place in the Burscough/Rufford area.
- Failure to protect and preserve areas of traditional peat bog.
- Loss of habitat and inadequate offset provision.
- Increasing light and noise pollution
- Reduced uptake of farming, stewardship scheme and hedgerow regeneration.
- Not wish to select an approach preferring our overall comments to be taken into account but the system made a selection mandatory.

Statutory consultees and other organisations:

Environment Agency

- The proposed plan should provide more reference to Local Nature Recovery Strategies.
- Significant improvements could be made to improve the biodiversity value of aquatic habitats.
- To make it clear that development proposals avoid and compensate for any impacts on the environment and provide a 10% net gain on the biodiversity value of the site.
- Mitigation for harm of development cannot be offset by BNG requirements.

3. Do you agree with following the national minimum requirement for 10% Biodiversity Net Gain or should we go for a higher figure?

17 respondents answered this question. 8 respondents preferred to follow the national minimum requirement for 10% Biodiversity Net Gain, 8 respondents preferred to go for a higher figure and 1 respondent have no idea of this question.

Residents and members of the public:

- Go for a higher figure if possible
- Go for a higher figure to increase net gains, improve quality of natural environment and contribute to reducing climate crisis.
- 10% is in line with the national planning policy
- Go for a higher figure and off-site contribution to be required if not possible within development site.
- It should be much higher.

Borough, Parish, Town Councillors / Community Groups:

- No idea.
- It is considered acceptable for the Council to only adopt the minimum level dictated by legislation, which may well prove to be more defensible under challenge. Reflecting on West Lancashire as a rural borough that has a wide variety of habitats

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and animal and plant species, a higher percentage net gain should be an aspiration for the Borough. For a more ambitious target to be enforceable across all developments and to be deemed sound under challenge from developers, it is anticipated that a solid evidence base will be required.

- Disagree with the bare minimum of 10% and believe the aspiration should be higher.

Organisations, including developers, landowners and representatives:

Gladman

- Support the Council's preferred approach to follow national minimum requirement of 10% and the approach is consistent with national planning policy.
- Not support the application of 20% standard and this may affect the viability of development proposals and would likely result in sites which do not take into account the local character of the area and local site densities.

Savills UK Ltd on behalf of Harworth Plc.

- The Local Planning Authority should progress a policy which includes Biodiversity Net Gain but should certainly not seek to go beyond the 10% Biodiversity Net Gain figure that Central Government consider to be reasonably implementable.
- It is recommended that the policy on Biodiversity Net Gain sets out the intended charging mechanism and financial value to be attributed to each Biodiversity Unit, where this is to be delivered off-site.

Turley on behalf of David Wilson Homes

- Object to the requirement of 20% biodiversity net gain for new development as it would significant impact on the viability of development sites.
- There is no evidence at this stage to demonstrate that that a higher biodiversity net gain requirement than that in the draft Environment Bill is necessary in the Borough, nor has such requirement been viability tested.

Pegasus Group on behalf of Bloor Homes and Rowland Homes

- Support this approach, although would note that the 10% BNG requirement has yet to be enshrined in national planning policy, so would suggest that the policy omits a % amount until such time as this is confirmed.

Pegasus Group on behalf of Story Homes

- Support this approach, although would note that the 10% BNG requirement has yet to be enshrined in national planning policy, so would suggest that the policy omits a % amount until such time as this is confirmed
- Further flexibility in line with the NPPF (paragraph 180a) to allow off-site contributions, where on site provision is not possible.

Statutory consultees and other organisations:

United Utilities

- To progress with the same figure of 10% as specified in the now published Environment Act.

Environment Agency

- Support the adoption of higher local BNG requirements for all development or, where the evidence would not support this.
- Support higher local BNG requirements on specific types of site or in specific locations (e.g. greenfield sites, sites at risk of flooding, etc).

4. Do you have any other comments on this topic?

15 respondents answered this question.

Residents and members of the public:

- Take more seriously the preservation of mature native trees.
- Need to protect Bickerstaffe as it is a green buffer zone offering high biodiversity and also food production area on Grade 1 agricultural land.
- A policy of hedge row improvement and creation should be introduced.
- Tree planting should be encouraged within hedges to both enhance landscape and contribute to the Queens Jubilee tree planting targets.
- Land should be allocated round urban areas for planting of trees.
- To preserve and extend wild natural spaces everywhere and encourage individuals to do this in their own gardens. Local media outlets could be used for education and sharing ideas.
- Very concerned about flooding issues in Burscough which are apparently not being thoroughly or properly addressed, with the many bodies concerned not acting together to go anywhere near to solving the problems.

Borough, Parish, Town Councillors / Community Groups:

- To preserve the natural nature of our Parish at all costs both now and in the future by keeping the area as rural as possible.
- Policy ST03 proposed to be an overarching policy to address the climate emergency and that individual policies would be the appropriate location to include more specific details as to how each policy would support the climate change agenda.
- Policy EH01 includes little emphasis on related, climate emergency considerations.
- Considering West Lancashire is a rural borough, the 10% seems to be a minimalist response and higher percentage net gain should be an aspiration for the Borough.
- Efforts should be made to provide the necessary evidence that not only supports the rationale for a greater biodiversity net gain, but also provides a sound and unquestionable basis for such an increase that will ensure that this policy is enforceable across all future development.
- Need more effort in protecting the environment and need a holistic approach when think about new development, this has failed in Burscough in the current Plan.

Statutory consultees and other organisations:

Trans Pennine Trail

- Engagement with residents to highlight the huge local biodiversity to encourage learning in schools and formation of nature groups / volunteer groups.

United Utilities

- Currently reaching out local authorities to ensure a development of BNG strategy to support local biodiversity and nature recovery needs and would welcome opportunity to discuss the approach to the delivery of BNG.
- Emphasise the need for any local policy to acknowledge the importance of flexibility in the delivery of BNG.

Sport England

- Have no specific comment on Biodiversity Net Gain

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- However, the 're-wilding' of open spaces, planting of trees, etc should not have an adverse impact on the functionality of a playing field as this would in turn have an adverse impact on sport and recreation as well as on people's health and social wellbeing.
- There is also the opportunity for spaces designed to help address ball strike mitigation associated with a sports facility to also aid in promoting biodiversity enhancement.

CPRE, The Countryside Charity

- There has been a loss and reduction of a wide range of biodiversity and the local plan should seek to reverse this trend by ensuring land is used as responsibly as possible.
- Opposed to loss of designated Green Belt and other wildfowl lowland farmland.
- To achieve 10% BNG any mitigation and compensation is likely to be required on site or in proximity and should be discouraged off-site if appropriate.
- Green Infrastructure must be retained wherever possible
- Hope the new local plan will continue to protect and conserve existing hedgerow and promote new planting in new development.

5. **Is there anything in our policy approaches that you particularly support / disagree with?**

3 respondents answered this question.

Residents and members of the public:

- Support for the protection of natural assets and protected habitats.
- Concerned about "replacement" of ecological networks as it is not clear whether this will be beneficial or retrograde.

Statutory consultees and other organisations:

Natural England

- Natural England welcomed the proposed policy approach.
- Policy EH01 should set out a clear strategy for the protection, restoration and enhancement of biodiversity.
- Functionally Linked Land (FLL) remains a key issue within West Lancashire
- To learn the outcome from BNG public consultation for further guidance on how BNG should be embedded in Local Plan.

EH02 – PRESERVING AND ENHANCING THE BOROUGH'S LANDSCAPE / LAND RESOURCES

A total of 22 respondents made comments in relation to EH02 - Preserving & enhancing the Borough's landscape / land resources.

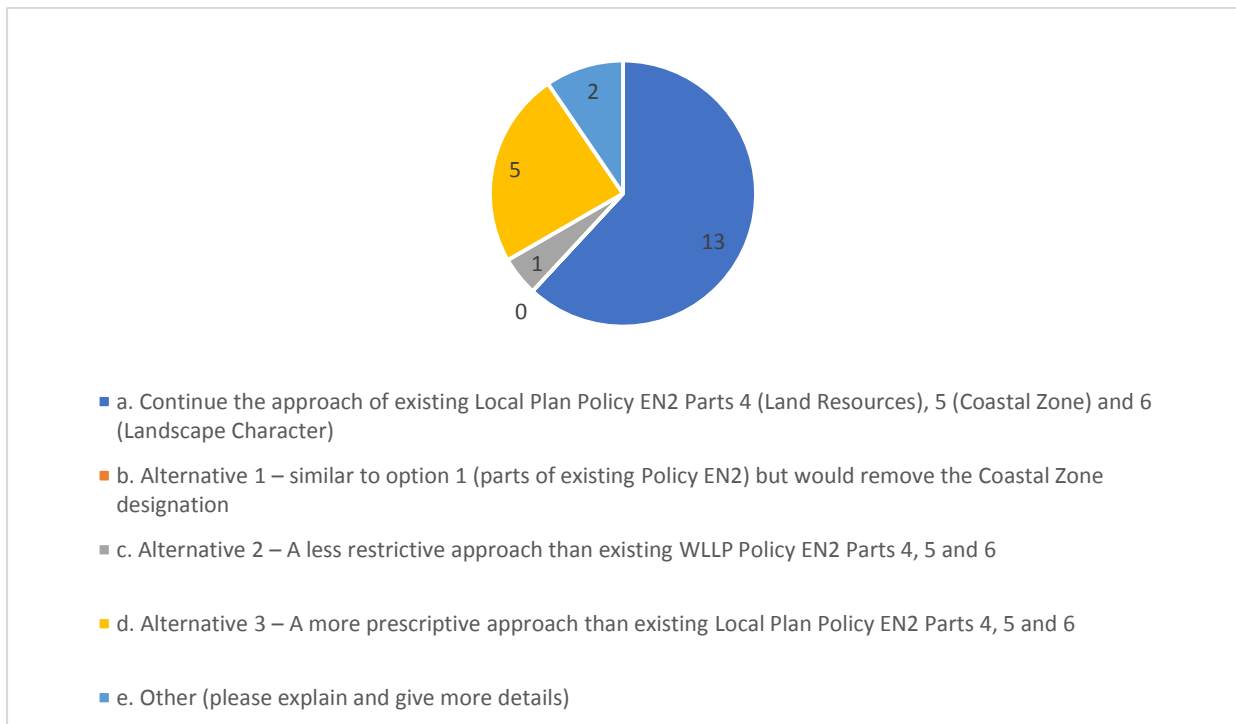
Questions:

6. **Which of the above approaches is your preference in relation to preserving and enhancing the Borough's landscape and resources? (please tick)**
 - a. **Continue the approach of existing Local Plan Policy EN2 Parts 4 (Land Resources), 5 (Coastal Zone) and 6 (Landscape Character)**

Scope, Issues & Options Feedback Report

- b. Alternative 1 – similar to option 1 (parts of existing Policy EN2) but would remove the Coastal Zone designation**
- c. Alternative 2 – A less restrictive approach than existing WLLP Policy EN2 Parts 4, 5 and 6**
- d. Alternative 3 – A more prescriptive approach than existing Local Plan Policy EN2 Parts 4, 5 and 6**
- e. Other (please explain and give more details)**

A total of 21 respondents answered this question. 13 or 62% preferred continuing the approach of existing policy, followed by 5 or 24% preferred a more prescriptive approach.



7. Is there anything in our preferred approach that you particularly support (or disagree with)?

12 respondents answered this question.

Residents and members of the public:

- Need to maintain the availability of good agricultural land
- Support a restricted approach to new development taking place on good quality land and preferably no development taking place on quality agricultural land.
- Plant hedgerow in include trees (native deciduous) to surround and disguise developments especially in green belt.
- The best and most productive farm land must be safeguarded.
- Disagree with a less restrictive approach.

Borough, Parish, Town Councillors / Community Groups:

- Preserving and where possible, enhancing the landscape must be afforded great weight in the Local Plan.

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Scope, Issues & Options Feedback Report

- Development should focus on delivering the minimum amount necessary to meet the immediate demands of West Lancashire and the evidence for this must be sound and current.
- The Policy need recognises the importance of the best most versatile agricultural land and protection for this is strongly supported.

Organisations, including developers, landowners and representatives:

Gladman

- Gladman support the continuation of the existing Local Plan approach.
- Flexibility should be used with regards to new development taking place on BMV agricultural land.

Pegasus Group on behalf of Bloor Homes, Rowland Homes and Story Homes

- Support the preferred approach.

WSP on behalf of Seddon Homes Ltd.

- Seddon would not support a policy that would protect all best and most versatile agricultural land.
- There are also parcels of land which may be classes as Grade 2 and Grade 3 and whilst may be suitable for some agricultural use, would make sustainable residential development sites.
- Site (Carr Lane, Tarleton) is a logical residential development parcel. Need to provide additional housing in Tarleton outweighs the protection of this Grade 3b agricultural land.

Statutory consultees and other organisations:

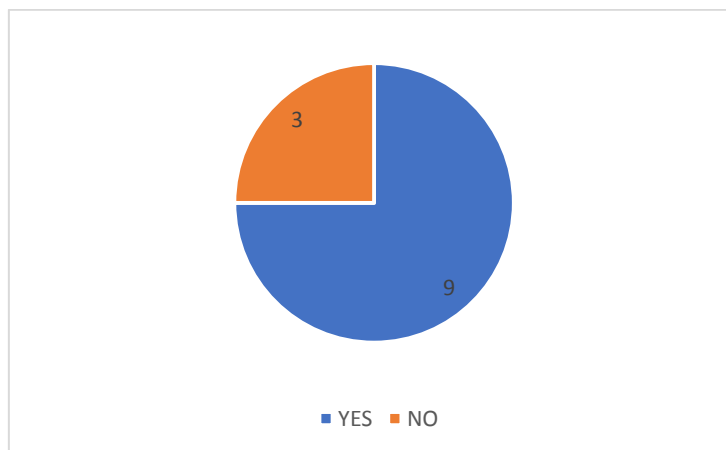
Environment Agency

- Support a more prescriptive approach than existing Local Plan.
- Not support the removal of coastal change areas from the policy to ensure compliance with NPPF policy 170 and 171.
- Peat should ideally be referenced specifically.
- Strengthen policy on encouraging opportunities for more sustainable practices, including rewetting of peat and wetter farming.

8. **Should development on greenfield sites on the edge of and outside existing settlements only take place where the landscape and land resource are less sensitive to change? Y / N**

12 respondents answered this question. 75% respondents selected 'Yes' and 25% selected 'No'.

Scope, Issues & Options Feedback Report



9. Do you have any other comments on this topic e.g. are there any issues we've not mentioned?

10 respondents answered this question.

Residents and members of the public:

- Expensive properties on greenfield land are not good for senior citizens.
- Brownfield sites should be developed in preference to greenfield ones.
- Greenfield sites should be preserved as a priority
- This policy has already caused measurable harm to existing wildlife, through policies of poor desktop surveys and plans and a real lack of knowledge of many areas across the Borough.
- Green belt needs strict protection
- Developments on the edge of and outside existing settlements should not be allowed and distinction between settlements should be maintained.
- It is necessary to 'nibble' into green belt for small developments in small fields.

Borough, Parish, Town Councillors / Community Groups:

- Capacity and maintenance of the water courses that pass across the Borough
- Retention of the pumping stations and ability to effectively manage the low land around Banks and Tarleton.
- Visual impact of large structures on the openness of the landscape.
- Opportunities for landscape resources that may achieve improved Carbon sequestration
- Intentional land wetting/wetland creation environmental schemes.

Organisations, including developers, landowners and representatives:

CBRE

- A less restrictive approach is appropriate as there are parcels of land in and adjacent to the village of Tarleton which play a limited role in preserving landscape character and which are less sensitive to change.
- Sites which have a limited physical and visual relationship with the wider expanses of open land around Tarleton, and where the sense of openness of land surrounding the village would not be affected by the site's development, should not be subject to Landscape Character designations, as it amounts to an unnecessary and unwarranted constraint on development.

West Lancashire Local Plan 2023-2040

Scope, Issues & Options Feedback Report

Statutory consultees and other organisations:

Natural England

- Natural England welcome a continuation of the approach of existing Local Plan Policy
- Peat as an irreplaceable habitat which provides multiple benefits for both biodiversity and climate change mitigation.

EH03 - FLOOD RISK AND WATER RESOURCES

A total of 28 respondents made comments in relation to EH03 - Flood Risk & Water Resources.

Questions:

10. Which of the above approaches is your preference in relation to flood risk and water resources? (please tick)

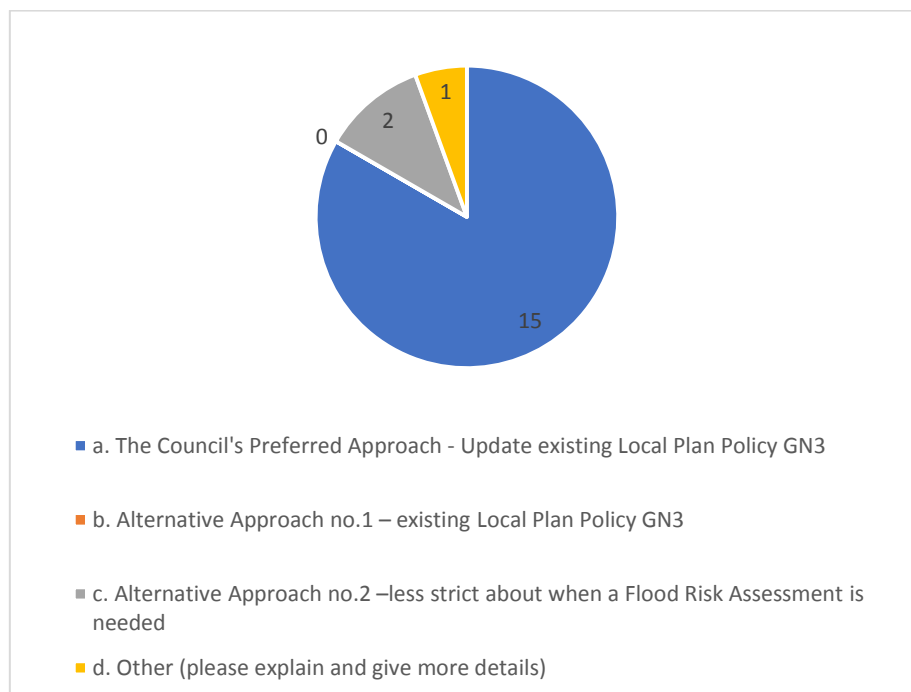
a. The Council's Preferred Approach - Update existing Local Plan Policy GN3

b. Alternative Approach no.1 – existing Local Plan Policy GN3

c. Alternative Approach no.2 –less strict about when a Flood Risk Assessment is needed

d. Other (please explain and give more details)

18 respondents answered this question. A large majority of respondents selected the council's preferred approach (15 or 83%), followed by 'Alternative 2' (2 or 11%).



11. Is there anything in our preferred approach that you particularly support (or disagree with)?

9 respondents answered this question.

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Scope, Issues & Options Feedback Report

Residents and members of the public:

- It is important that the actions in the Flood Risk Assessment are carried out and the Flood Risk Assessment is regularly review
- Must show that all SuDS will actually work before planning is granted
- SuDS to be mandatory in all new developments to better than agricultural drainage.
- No development to be allowed in all potential flooding zones

Borough, Parish, Town Councillors / Community Groups:

- Defer to local knowledge
- Growing concerns about the increasing flood risk across the Borough and it is appropriate that the existing policy GN3 is updated to reflect advances in National guidance.

Organisations, including developers, landowners and representatives:

Cockwill on behalf of Melford Construction Ltd

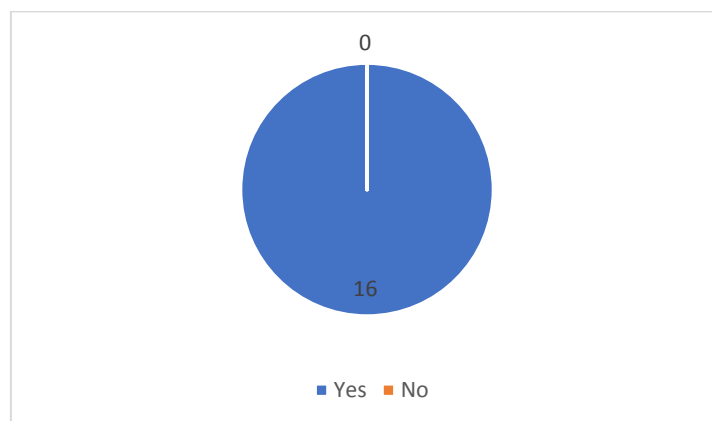
- Development of land within FR2 or FR3 should be allowed if proven not to flood.
- Any policy should allow a site within general washing of an area of FR2/3 to be objective considered on the sites own merits.

Pegasus Group on behalf of Bloor Homes, Rowland Homes and Story Homes

- Fully support the Council's approach.

12. Should all new residential development incorporate green features on site such as open spaces, ponds and trees, wherever practical, in order to store surface water on site and reduce surface water run-off. Y / N

16 respondents answered this question. All respondents supported the all new residential development should incorporate green features on site.



13. Do you have any other comments on this topic e.g. are there any issues we've not mentioned?

18 respondents answered this question.

Residents and members of the public:

- A duty to cooperate is required with neighbouring councils for flood control measures for the benefit of a local community.

Scope, Issues & Options Feedback Report

- Lead Local Flood Authorities should do more on riparian ownership make sure they know and accept their responsibilities.
- SuDS should be retrofitted where possible to reduce the speed at which surface water runoff from roads enters watercourses.
- Official attempts to address flooding issues in Burscough have been uncoordinated and ineffective
- Any further development would not be for the current Residents of Burscough as there is currently sufficient housing in place or under construction to cater for all our Residents. Further Development would only benefit people from other areas and the finances of Developers and Council funds.

Borough, Parish, Town Councillors / Community Groups:

- Existing water courses should be better maintained to avoid flooding.
- The life-long efficiency and proper maintenance of SuDS cannot be assured, and further policy consideration is required.
- The policy need reflects the growing concerns about the increasing flood risk across the Borough.
- The provision of 'allowance for Climate change' has obviously been insufficient to prevent flooding downstream of these developments in Burscough.
- Burscough Flood group asked that all the Authorities and Agencies are fully consulted and information is sought as to the future plans of those Bodies and the impact of those plans is taken into account prior to any Local Plan being approved. It is hoped that sincere and meaningful consultation will take place with Residents, Town and Parish Councils, Flood Groups and all other Stakeholders.

Organisations, including developers, landowners and representatives:

Abbott Associates on behalf of Southport Land and Property Group

- The Policy needs to be informed by an up-to-date Flood Risk Assessment which covers the whole of the borough.

Statutory consultees and other organisations:

United Utilities

- Recommend that policy requires applicants to submit a foul and surface water drainage strategy that fully investigates the surface water hierarchy to minimise the risk of flooding and ensures that future development sites are drained in the most sustainable way whilst being resilient to the challenges of climate change.

Natural England

- Natural England welcome the Council's preferred approach and welcome the proposal that all new residential development should incorporate green features on site.

Environment Agency

- Policy needs to be stronger in relation to directing development away from flood risk areas and avoiding flood risk.
- Support the use of local guidance to help applicants satisfy the Sequential Tests.
- Natural Flood Management (NFM) techniques should be explored as a priority.
- Recommended that the policy outlines: the importance of collaborative working to address flood risk from all sources; the need to follow the latest climate change guidance; and requirements for increasing community resilience to flood risk.

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Scope, Issues & Options Feedback Report

- Lack of consideration of water resources and recommend that the policy seeks to enable more sustainable practices such as trickle irrigation, above ground storage lagoons instead of abstractions which may be affected by the impacts of climate change over the plan period and beyond.

Lancashire County Council

- The LPA should consider revising the language used throughout the document to better match current policy documents
- Natural Flood Management (NFM) should be referenced within the Local Plan
- The Local Plan should specify the requirement for an allowance to be made for urban creep and climate change.
- The LPA should expand on policy GN2 and GN3 to further specify land to be safeguarded for current or future flood risk management and promote the use of SuDS and review.

EH04 – CONTAMINATION AND POLLUTION

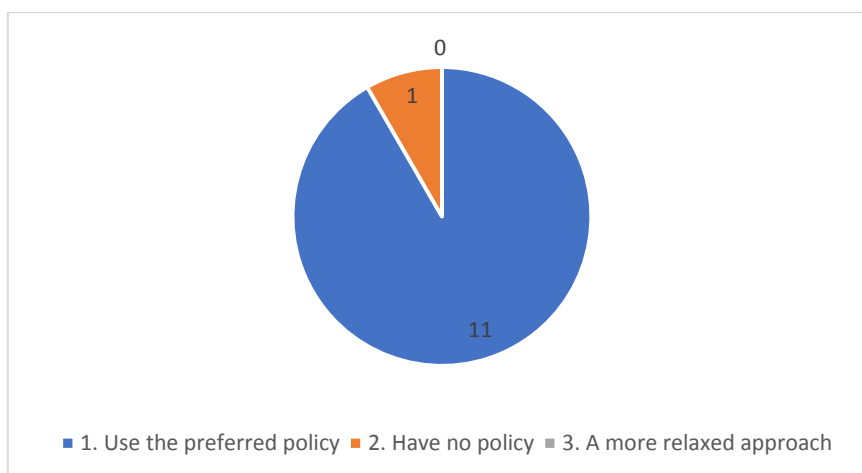
A total of 12 respondents made comments in relation to EH04 - Contamination & Pollution.

Questions:

14. Which of the three approaches do you think is the most appropriate, and why?

- 1. Use the preferred policy**
- 2. Have no policy**
- 3. A more relaxed approach**

A total of 12 respondents answered this question. Of the 12 respondents, 11 or 92% selected 'use the preferred policy' and 1 or 8% selected 'have no policy'.



Residents and members of the public:

- Need to tightly regulate/enforce controls on pollution/contamination to promote human health and enrich the environment to a high standard.
- No land pollution is acceptable for building and stringent testing must be completed as required.
- It explicitly mentions noise and light pollution.
- Contamination needs to deal with by the developer with strict requirements.
- Lack of joined up thinking between agencies.

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Scope, Issues & Options Feedback Report

- Need to control pollution and waste.

Borough, Parish, Town Councillors / Community Groups:

- To reduce the contamination and pollution which is being brought about by mis-management of Simonswood Industrial Estate, and neighbouring areas. All this affects our residents and not in a good way.
- There is a need for a policy that can provide a strong enough material consideration when determining planning applications.

Statutory consultees and other organisations:

Environment Agency

- Planning regime is the most appropriate for securing the remediation of contaminated sites as it makes the restoration of the site a condition of the development, whereas other land quality regimes require voluntary landowner intervention or the action of other authorities where landowners are unable to do anything.
- It is also not possible to minimise the need for certain requirements on brownfield sites, e.g. suitability of site for development may depend on remediation to a specified standard.

15. Is there anything in our policy approaches that you particularly support or disagree with?

5 respondents answered this question.

Residents and members of the public:

- Pollution should mean no building.

Borough, Parish, Town Councillors / Community Groups:

- It doesn't work for residents.
- Waste and minerals is controlled and decided by Lancashire County Council and not WLBC.
- Controls and conditions imposed on businesses that generate and handle pollutants and contaminants is ineffective.
- The compliance with Licence terms is inadequate and limited/minimal support from the Environment Agency.

Statutory consultees and other organisations:

Environment Agency

- Support a policy that seeks to avoid and reduce pollution, however there is no reference to water pollution and the risk to water quality arising from new development.

16. Do you have any other comments on this topic?

4 respondents answered this question.

Residents and members of the public:

- Alternative 2 is also attractive for development on brownfield land.
- Contaminated material on brownfields can be removed or encapsulated to reduce any possibility of harm to land users.

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Scope, Issues & Options Feedback Report

Borough, Parish, Town Councillors / Community Groups:

- How can this policy be written to achieve greater protection from our County Council than is the case at present?

Statutory consultees and other organisations:

United Utilities

- Development proposals within Groundwater Source Protection Zones must accord with the latest national guidance on Groundwater Protection.
- New development within Groundwater Source Protection Zones will be expected to conform to the following: Quantitative and Qualitative Risk Assessment and Mitigation Strategy; Masterplanning; and Construction Management Plans.
- Development proposals on land used for public water supply catchment purposes will be required to consult with the relevant water undertaker.

Sport England

- To proactively address any amenity issues arising from sport and physical activity development and these issues to be considered development proposal that located adjacent to a sports and recreational facilities.

EH05 – AIR QUALITY

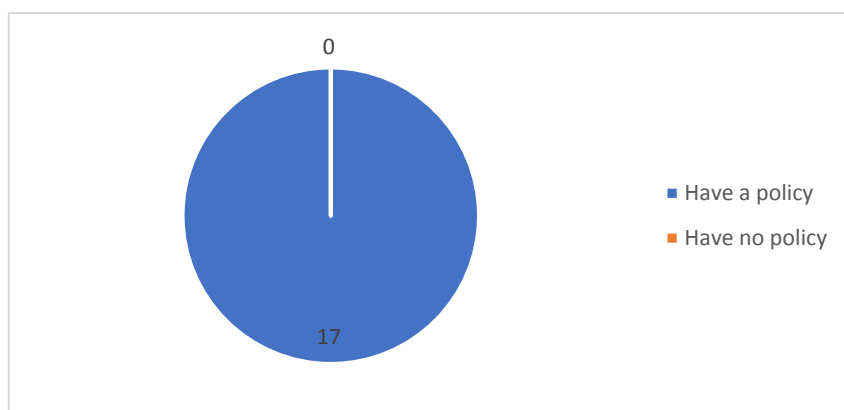
A total of 18 respondents made comments in relation to EH05 - Air Quality.

Questions:

17. Which policy approach do you think we should take?

- ***Have a policy***
- ***Have no policy***

17 respondents answered this question and all respondents supported 'Have a policy'.



Residents and members of the public:

- Important to be clear what priorities are and how these can be supported.
- Planting can not only improve air quality but also absorb carbon and mitigate climate change
- To prevent climate change.

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Scope, Issues & Options Feedback Report

- Poor air quality is a cause of much human ill and will presumably negatively affect other living creatures.
- New developments must meet the highest environmental standards.
- Whilst cars will become CO₂ free industry is not always air pollution free.

Borough, Parish, Town Councillors / Community Groups:

- It is a priority for the health and well-being for residents.
- Consideration should be given to widening the scope of this policy to include noise and light pollution that arises as a consequence of new development.
- Higher impact on air quality is likely to arise in areas of congestion on the wider road network as a result of the general increase in vehicle movements from a new development.
- Risk of landscaping at softening the visual impact of new development, may inadvertently restrict air movement around the site that resulting in polluted air being contained, exposing residents.

18. Can you think of any other ways we can improve or protect air quality through planning policy?

10 respondents answered this question.

Residents and members of the public:

- Site new housing developments in areas with good public transport, local amenities, employment opportunities to reduce need to travel large distances.
- One source of air pollution is plastics and need to eliminate the production and use of plastic.

Borough, Parish, Town Councillors / Community Groups:

- Listen to local knowledge and to look at Simonswood Industrial Estate, as the air quality is not good due to the dust and HGV fumes also neighbouring firm on the adjoining council is causing poor air quality due to the odour being emitted from site.
- With vehicle use being the major cause of poor air quality there is limited scope to include measures through planning controls that have the potential to impact on car use.
- Electric vehicles will have an impact, is part of a wider strategy in Policy TI02.

Organisations, including developers, landowners and representatives:

- Support this policy in principle and reserve the right to comment further as the Local Plan evolves and more detail and evidence becomes available.

Statutory consultees and other organisations:

Trans-Pennine Trail

- Have a policy to encourage support for sustainable transport.

Sport England

- Sport England advise that the use of the 'Active Design' principles and checklist will aid in the creation of built environments that improve the air quality of the borough.

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Scope, Issues & Options Feedback Report

19. How important do you think it is to protect or improve air quality? (On a scale of 1-10)

7 respondents answered this question. Of the 7 respondents, 5 selected '10 – High' and 2 selected '8'.

20. Do you have any other comments on this topic?

7 respondents answered this question.

Residents and members of the public:

- There are many sources of air pollution - traffic from exhausts and tyres, plastics as well as industry, all these activities can be subject to tight restrictions.

Borough, Parish, Town Councillors / Community Groups:

- Need more help from WLBC.

Statutory consultees and other organisations:

Trans-Pennine Trail

- New developments should include sustainable transport routes to encourage green travel.

National Highways

- Support the principle of this policy approach, in particular where the policy encourages developments to seek opportunities to improve air quality.

United Utilities

- New development should ensure that the occupiers of new developments will enjoy an appropriate standard of amenity and will not be adversely affected by neighbouring uses and vice versa. When applicable, applicants will be required to submit the relevant impact assessments, outlining any adverse effects from the neighbouring site, and any required mitigation.
- Welcome the opportunity to liaise closely with the council on potential site allocations.
- Strong preference to avoid development in the vicinity of wastewater treatment works in the borough.
- Draw attention to previous concerns raised in respect of development in proximity to wastewater treatment works near to the villages of Parbold and Newburgh and SHELAA sites in proximity to treatment works at Ainsdale.

Environment Agency

- Greater Manchester is about to launch Clean Air Zones which will charge some vehicles for driving on certain roads that are more susceptible to poor air quality. Is West Lancashire considering anything similar for the poor air quality zones within the borough?

EH06 - GREEN INFRASTRUCTURE & OPEN SPACE

A total of 21 respondents made comments in relation to EH06 - Green Infrastructure & Open Space.

Questions:

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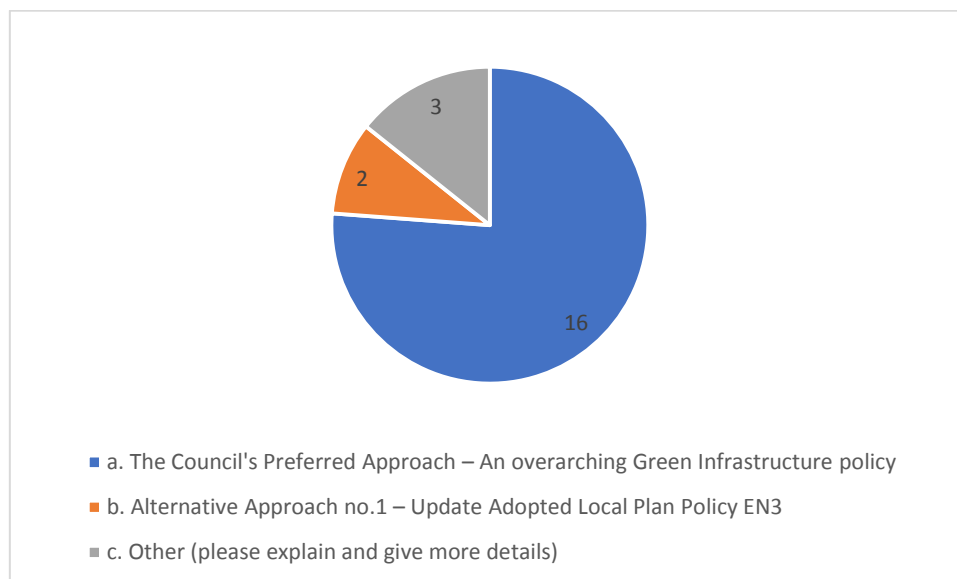
Scope, Issues & Options Feedback Report

Your Views approach A: Green Infrastructure

21. Which of the above approaches is your preference in relation to Green Infrastructure? (please tick)

- a. *The Council's Preferred Approach – An overarching Green Infrastructure policy*
- b. *Alternative Approach no.1 – Update Adopted Local Plan Policy EN3*
- c. *Other (please explain and give more details)*

21 respondents answered this question. A large majority (16 or 76%) favoured 'the council's preferred approach'. 2 or 10% favoured 'Alternative Approach no.1 – Update Adopted Local Plan Policy EN3'.



22. Is there anything in our preferred approach that you particularly support (or disagree with)?

10 respondents answered this question.

Residents and members of the public:

- Don't want to lost green spaces.
- A borough wide network of foot and cycle routes to provide access to green space.
- Public footpaths through farmland can be a menace.

Borough, Parish, Town Councillors / Community Groups:

- Preferred approach extremely vague and without detail.

Organisations, including developers, landowners and representatives:

Pegasus Group on behalf of Bloor Homes, Rowland Homes and Story Homes

- Support the Council's preferred approach.

Statutory consultees and other organisations:

Trans-Pennine Trail

- Walking and Cycling needs reference to the Trans Pennine Trail.

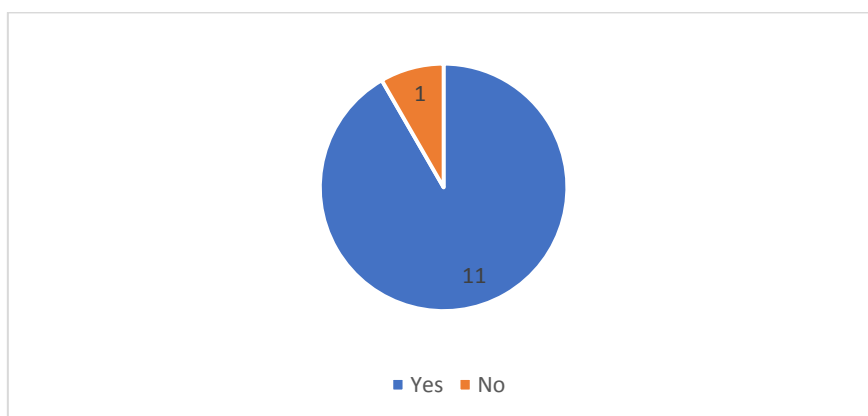
Scope, Issues & Options Feedback Report

Sport England

- Supported the protection and enhancement of the borough's existing green infrastructure and welcomed the reference to the promotion of Active Design and the improvement of cycling and walking networks.

23. Should all new developments above a certain size be required to incorporate features that encourage an active lifestyle for local residents and visitors, such as walking and cycling between locations? Y / N

12 respondents answered this question. 11 or 92% respondents answered 'Yes' and 1 or 8% answered 'No'.



24. Do you have any other comments on this topic e.g. are there any issues we've not mentioned?

9 respondents answered this question.

Residents and members of the public:

- Two issues of major significance regarding access to walking, cycling and open spaces that included road safety and maintenance.
- Protect health and fitness before property development
- Setting a target for increasing green space when associated with new development in the green belt.
- The footpaths & road on the developments should be adequate.

Borough, Parish, Town Councillors / Community Groups:

- The impact of larger developments can be far more widespread across the Borough and are not simply resolved by allocating features within the immediate environs of a development.

Organisations, including developers, landowners and representatives:

Savills UK Ltd on behalf of Harworth Plc.

- Have no issue with the principle of the preferred approach set out in relation to Green Infrastructure, subject to further review of draft policy wording.

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Scope, Issues & Options Feedback Report

- Recommend that costs associated with open space including off-site provision are not progressed at a Borough-wide level, to ensure the supply of homes in more affordable areas are not negatively affected through viability.

Statutory consultees and other organisations:

Trans-Pennine Trail

- Facilities should be designed to be compliant with LTN1/20 and to suit the needs of all.

Natural England

- Welcome the Council's preferred approach and agree the overarching Green Infrastructure policy and the development a Tree Trees, Woodland, Hedgerows and Landscaping policy.
- Natural England also advised that the Accessible Natural Greenspace Standard (ANGSt) could be a useful tool to use and any additional tree cover should be planned and planted appropriately.

Environment Agency

- Recommend an overarching Green Infrastructure Policy which promotes multiple benefits.
- There are potential links between delivery of GI and the information that will be established through the Local Nature Recovery Strategy in due course, such opportunities could include links between existing wildlife and nature conservation sites.

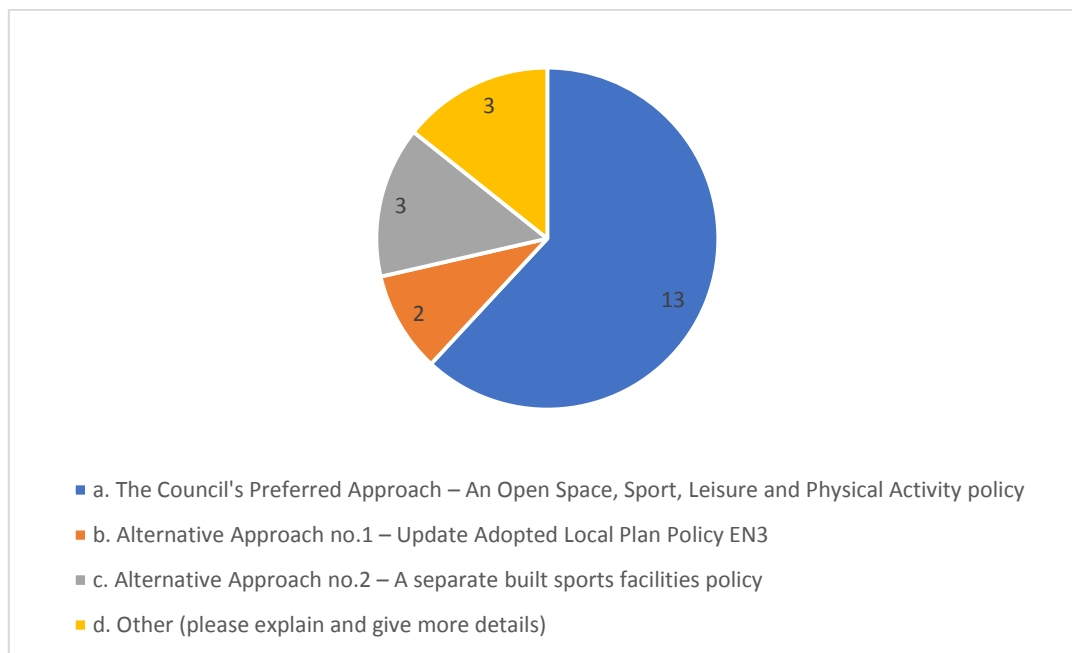
Your views approach B: Open Space

25. Which of the above approaches is your preference in relation to Open Space? (please tick)

- a. The Council's Preferred Approach – An Open Space, Sport, Leisure and Physical Activity policy***
- b. Alternative Approach no.1 – Update Adopted Local Plan Policy EN3***
- c. Alternative Approach no.2 – A separate built sports facilities policy***
- d. Other (please explain and give more details)***

21 respondents answered this question. Majority (13 or 62%) favoured 'the council's preferred approach', followed by the Alternative no.2 (3 or 14%) and Alternative no.1 (2 or 10%).

Scope, Issues & Options Feedback Report



Statutory consultees and other organisations:

United Utilities

- No comments.

Sport England

- The proposed open space, sport, leisure and physical activity policy is not combined. Instead, it is advised that a separate outdoor and indoor sport policy is proposed for the clarity of purposes to both Development Management officers and applicants.
- It is also advised that such outdoor and indoor sport policy should cover the following sections: Protection, loss of sports facilities, Enhancement, New development, Lapsed and disused sites.

26. Is there anything in our preferred approach that you particularly support (or disagree with)?

8 respondents answered this question.

Residents and members of the public:

- Provide open space for all age groups.
- Built sports facilities need not be in green space but complementary to it.

Borough, Parish, Town Councillors / Community Groups:

- Worrying comments about when loss of public open space would be permitted.

Organisations, including developers, landowners and representatives:

Pegasus Group on behalf of Bloor Homes, Rowland Homes and Story Homes

- Support the Council's preferred approach but reserve the right to comment further once more detail becomes available.

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- Welcome a clear policy sets out which key parts of the open space network would be protected and improved and where the use of open space for other purposes may be permitted.
- Welcome a policy which combines open space requirements built leisure facilities and these components sit hand in hand.

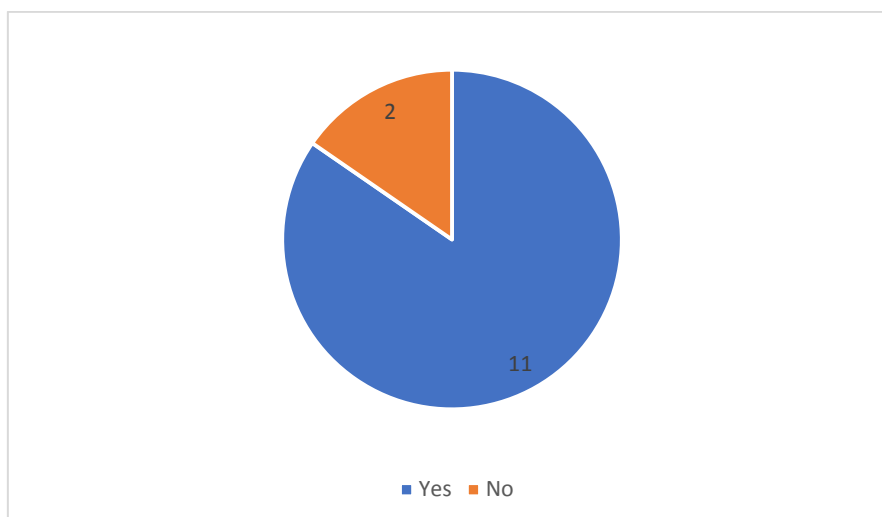
Statutory consultees and other organisations:

Sport England

- The local standards are not appropriate for sports and the use of generic standards such as this for securing provision in new development would not fully satisfy the CIL Regulation 122 tests.

27. Should all new residential developments over a certain size be required to incorporate green infrastructure in the form of public open space using standards that are set locally? Y /N

13 respondents answered this question. A large majority of respondents answered 'Yes' (11 or 85%).



28. Do you have any other comments on this topic e.g. are there any issues we've not mentioned?

4 respondents answered this question.

Residents and members of the public:

- All ages need space for good health and fitness.
- Children's play areas are needed in new developments.

Organisations, including developers, landowners and representatives:

NJL Consulting

- The level of open space provision required from individual developments may need to vary depending on location and wider provision.

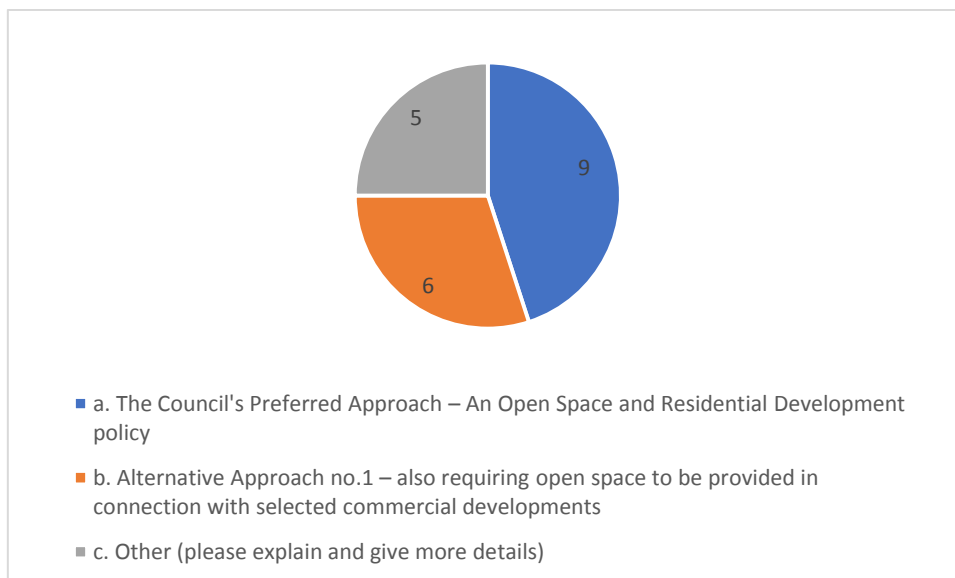
Your views approach C: Open Space and Residential Development

Scope, Issues & Options Feedback Report

29. Which of the above approaches is your preference in relation to Open Space and Residential Development? (please tick)

- a. The Council's Preferred Approach – An Open Space and Residential Development policy**
- b. Alternative Approach no.1 – also requiring open space to be provided in connection with selected commercial developments**
- c. Other (please explain and give more details)**

20 respondents answered this question. 9 or 45% favoured 'the council's preferred approach', and 6 or 30% favoured the Alternative no.1.



Residents and members of the public:

- Consistent with other answers to update EN3.

Statutory consultees and other organisations:

Trans Pennine Trail

- No further comment.

United Utilities

- No comment.

Sport England

- Sport England prefer an overarching 'outdoor and indoor sports policy'.
- Open spaces policy for residential and commercial developments should consider the spaces can be designed to be multi-functional.

30. Is there anything in our preferred approach that you particularly support (or disagree with)?

6 respondents answered this question.

Residents and members of the public:

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- Inevitably many of these will be in existing green belt and public access land should be a requirement of planning permission.
- The residents of Scarisbrick gain no increase in amenity for the recently approved mushroom factory which need not have been built on agricultural land and be a blot on the landscape.

Organisations, including developers, landowners and representatives:

Pegasus Group on behalf of Bloor Homes, Rowland Homes and Story Homes

- Support this policy approach and reserve the right to comment on the standards which are set. Need to consider viability.
- Welcome the inclusion of a table set out the cost of open space and required maintenance within this policy.
- Ask that the quality of new open space is taken account of in any standards
- Support the preparation of an SPD for open space and in particular relates to residential development.

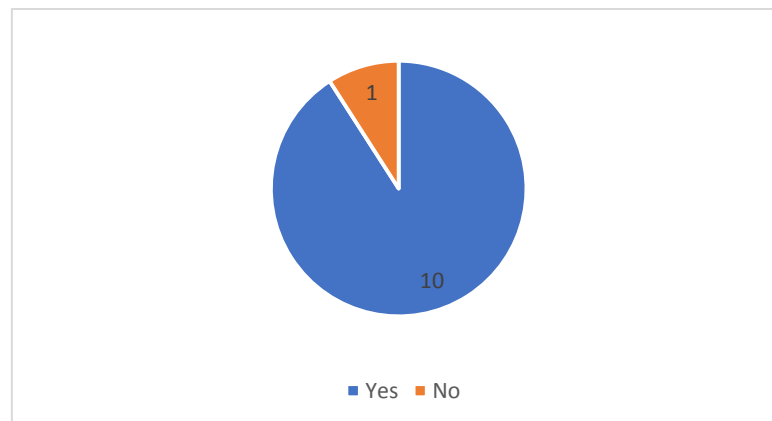
Statutory consultees and other organisations:

Environment Agency

- Securing open space non-residential development could be possible where the open space is provided as part of the biodiversity net gain proposals.

31. Should all new residential developments of any size that are unable to provide open space on site be required to provide a financial contribution towards new off-site open space or the improvement of existing public open space in that locality, as long as this is financially viable? Y / N

11 respondents answered this question and 10 or 91% selected 'Yes'.



32. Do you have any other comments on this topic e.g. are there any issues we've not mentioned?

2 respondents answered this question.

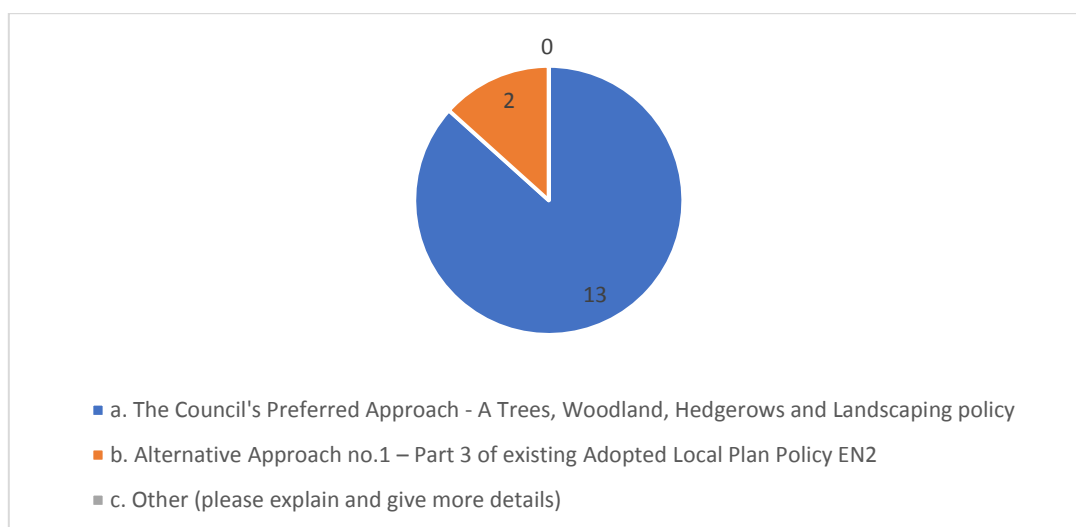
Residents and members of the public:

- Even if not financially viable; "viability" has many meanings.

33. Which of the above approaches is your preference in relation to Trees, Woodland and Hedgerows? (please tick)

- a. The Council's Preferred Approach - A Trees, Woodland, Hedgerows and Landscaping policy**
- b. Alternative Approach no.1 – Part 3 of existing Adopted Local Plan Policy EN2**
- c. Other (please explain and give more details)**

15 respondents answered this question. A large majority (15 or 87%) favoured 'the council's preferred approach', followed by the Alternative no.1 (2 or 13%).



34. Is there anything in our preferred approach that you particularly support (or disagree with)?

7 respondents answered this question.

Residents and members of the public:

- This policy is good for our wildlife and us.
- There should be land allocated for planting woodlands to increase the woodland coverage

Organisations, including developers, landowners and representatives:

Pegasus Group on behalf of Bloor Homes

- Fully support this policy approach; to update and refine the existing Local Plan policy.
- Welcome the policy clearly setting out what information should be accompanied with a planning application to ensure the policy is effective and justified.
- Allow some flexibility within the policy.
- The policy would provide an enhanced protection of ancient woodland that aligns with the NPPF.

Pegasus Group on behalf of Rowland Homes and Story Homes

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- Welcome the approach which aligns with national policy and provides certainty on planning application requirements
- To allow flexibility for provision of replacement planting by offering off-site or qualitative improvement.

Statutory consultees and other organisations:

Sport England

- Any proposed landscaping scheme should not have an adverse impact on the functionality of a playing field as this would in turn have adverse impact on sport and recreation as well as on people's health and social wellbeing.

35. Do you have any other comments on this topic e.g. are there any issues we've not mentioned?

6 respondents answered this question.

Residents and members of the public:

- Issue of protecting trees, woodlands and hedgerows and emphasised the importance to incorporate an active policy.
- The green infrastructure needs to be protected and extended urgently.
- Need to refine any policy to meet 2050 standards. Trees take a long time to grow, especially natives.

Statutory consultees and other organisations:

United Utilities

- United Utilities is supportive of any approach to the planting of new trees and woodland and would encourage the council to consider this in the context of flood risk management and opportunities to 'slow the flow' reflecting wider comments relating to flood and surface water management.
- United Utilities also wishes to note the importance of any approach to planting new trees giving due consideration to the impact on utility services noting the implications that can arise as a result of planting too close to utility services.

Sport England

- Support the protection and enhancement of the borough's existing green infrastructure.
- Sport England welcome the reference to the promotion of Active Design and the improvement of cycling and walking networks.

EH07 - HEALTHY EATING AND DRINKING

A total of 11 respondents made comments in relation to EH07 - Healthy Eating & Drinking.

Questions:

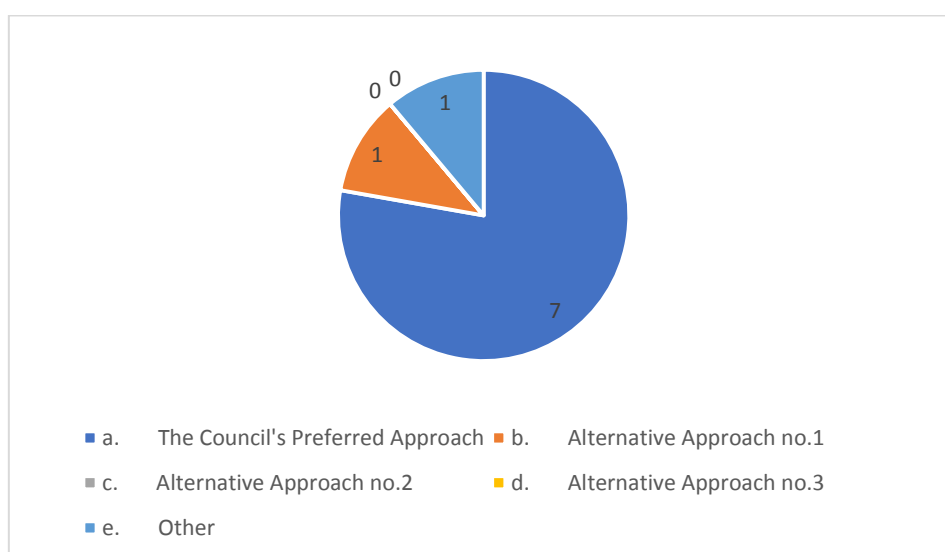
36. Which of the above approaches is your preference in relation to healthy eating and drinking?

- a. The Council's Preferred Approach - a healthy eating and drinking policy supported by more detail in a Healthy Eating and Drinking Supplementary Planning Document**

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- b. **Alternative Approach no.1 – no specific policy dealing with healthy eating and drinking**
- c. **Alternative Approach no.2 – no specific policy dealing with healthy eating and drinking as these issues will be dealt with by other policies in the Local Plan**
- d. **Alternative Approach no.3 – no specific policy dealing with healthy eating and drinking as these issues can be dealt with by other policies in the Local Plan but produce a Supplementary Planning Document**
- e. **Other please explain and give more details)**

9 respondents answered this question. Majority (7 or 78%) favoured 'the council's preferred approach', followed by the equal support for 'Alternative no.1' and 'Other' (1 or 11%).



Residents and members of the public:

- Fast Food take aways and Restaurants should not be permitted close to schools and colleges. A minimum distance of 1 km should be mandated; should be restricted to residential areas and town centres.

37. Is there anything in our preferred approach that you particularly support (or disagree with)?

5 respondents answered this question.

Residents and members of the public:

- Healthy eating and drinking also needs to contain requirements on food and drink packaging to eliminate plastic altogether. It is a health issue as plastic micro-particles leach from containers into food causing health problems
- Need to fill shops with tenants to keep shopping areas vibrant.

Borough, Parish, Town Councillors / Community Groups:

- Not a matter for local plan policies.
- On balance the inclusion of a policy would provide a specific focus on this issue and not allow it to be buried in other policies or supplementary planning documents.
- Having policy should provide stronger material consideration when determining planning applications

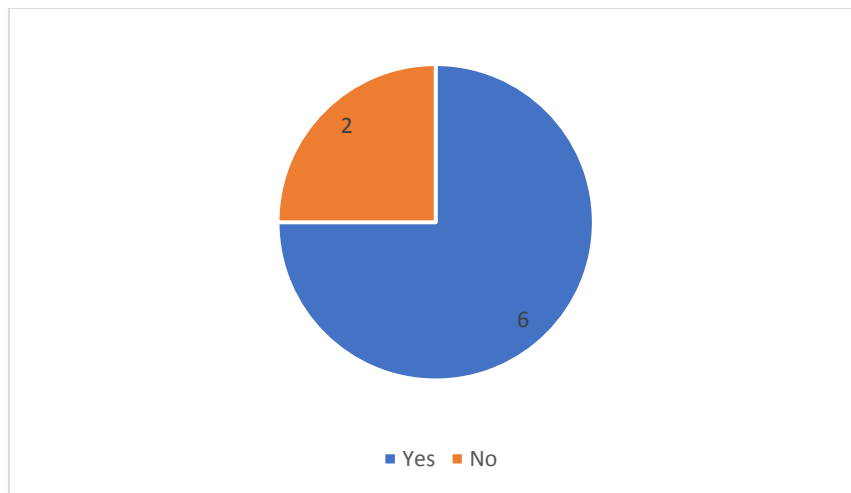
Statutory consultees and other organisations:

Sport England

- Sport England acknowledge the benefits of the inclusion of such policy and would welcome reference as to how physical activity can have a major influence on the health and social wellbeing of a local community within any forthcoming policy.

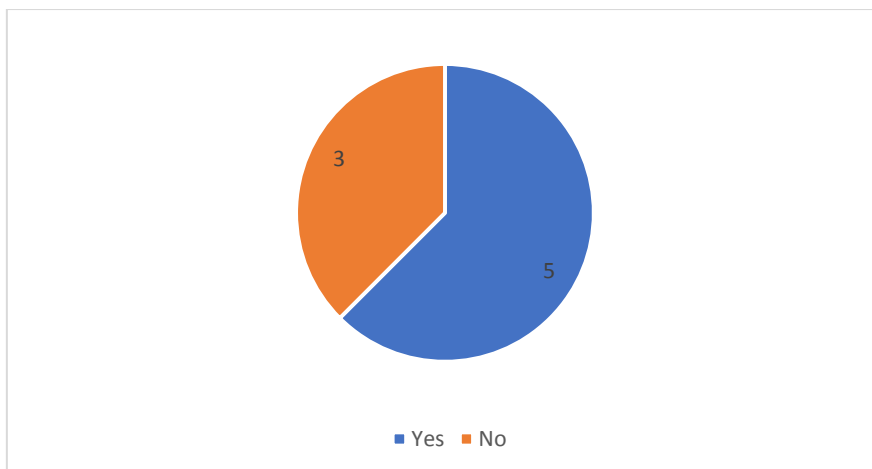
38. Should there be restrictions upon the number of takeaways and drinking establishments permitted in our town, village, local and neighbourhood centres? Y/N

8 respondents answered this question and 6 or 75% respondents selected 'Yes' and 2 or 25% respondents selected 'No'.



39. Should there be restrictions upon takeaways being permitted in proximity (e.g. within 400 metres, equivalent to a 5 minute walk) of primary and secondary schools? Y/N

8 respondents answered this question, 5 or 63% respondents answered 'Yes' and 3 or 37% respondents answered 'No'.



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40. Do you have any other comments on this topic e.g. are there any issues we've not mentioned?

5 respondents answered this question.

Residents and members of the public:

- Restrictions are not required if takeaway food, drinks and packaging are healthy.
- Make this distance 1km

Borough, Parish, Town Councillors / Community Groups:

- These establishments are significant contributors to poor health and also as sources of littering and pollution from noise and odours.
- Consideration should also be given to how the policy can protect against increasing numbers of out of town fast food establishments increasingly being located as drive through facilities.

Statutory consultees and other organisations:

Environment Agency

- Promoting good health is more than dealing with the location of takeaways and drinking establishments, could be a more explicit or stronger link made between environment, nature and health.
- The portrait of West Lancashire section discusses the challenges faced by an ageing population – access and use of green spaces to keep people active and engaged in the community (combat loneliness) has been proven to keep people physically and mentally healthier for longer.

Sport England

- The benefits of making more playing fields and sport facilities accessible to the local community should also be recognised.

11. Transport and Infrastructure Policies

TI01 – TRANSPORT NETWORKS

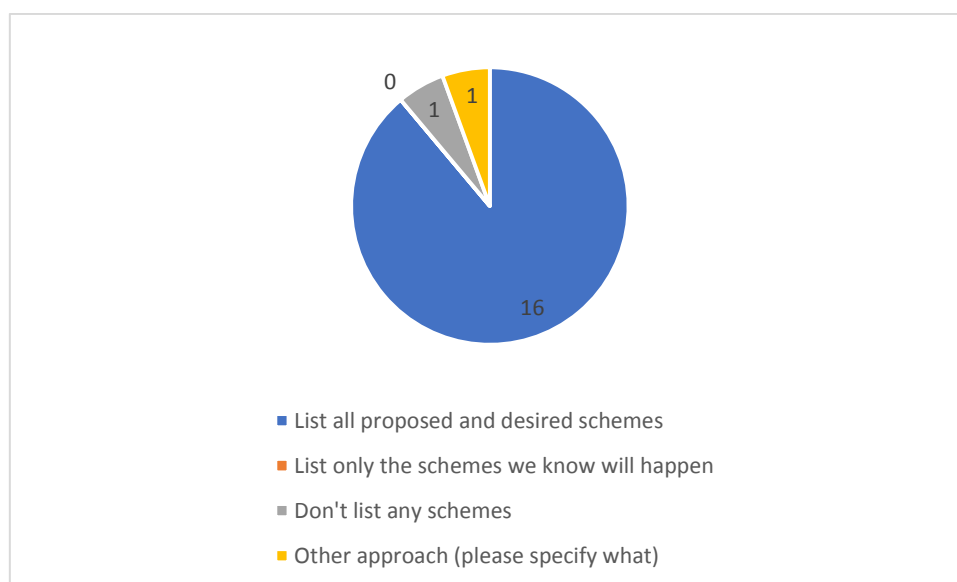
A total of 30 respondents made comments in relation to TI01 - Transport Networks.

Questions:

1. What approach should we take towards transport schemes?

- *List all proposed and desired schemes*
- *List only the schemes we know will happen*
- *Don't list any schemes*
- *Other approach (please specify what)*

18 respondents answered this question. A large majority (16 or 89%) respondents favoured 'List all proposed and desired schemes' approach.



Residents and members of the public:

- If the Derby St. Bridge is reduced to one lane then Ormskirk must have a by-pass.

Statutory consultees and other organisations:

National Highways

- There is no discussion of the SRN. The M58 is under-capacity, but has localised congestion and issues at a number of junctions, particularly at each terminus.
- The list of schemes should be evidenced to assess effectiveness and consider their impact on the SRN.
- Schemes should be included in an Infrastructure Delivery Plan, identifying when required, costs, and proposed funding.

2. Looking at the list of schemes in the current Local Plan, are there any that should be removed in the new Plan? Are there any that should be added in the new Plan?

A total of 10 respondents answered this question.

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Residents and members of the public:

- Transport policy should focus on resolving the complex challenges in Skelmersdale.
- Footpath and cycle routes should be split off from the railway and car parks so don't come out second best. Improve the cycleway and footpath map and add the "Ormskirk Wheel" project.
- All public transport should be electrified and sourced from renewables. Needs to be affordable, frequent and widespread services, and integrated with taxi services.
- Add a Borough wide network of cycle/footpaths away from roads, parking by Up Holland station on Pimbo estate, alternative site for Skelmersdale station .on the exiting line approx 1 km closer to Rainford as a cheaper option. Remove New Bus Station for Skelmersdale Town Centre.
- Add a Link Road between Stopgate Lane and the M58 junction 1 at Kirkby to remove HGV traffic from Bickerstaffe and Simonswood.
- Policy could be based on adopted IF2(1) with additional emphasis to the Skelmersdale Rail Link and a cross reference/ to town centre regeneration plans and scope for associated land allocations.
- Update explanatory text paragraphs 8.27, 8.34 and 8.35 and Figure 8.1 of the adopted Plan as well as the Policies Map in relation to Skem rail.

Borough, Parish, Town Councillors / Community Groups:

- The County Council are responsible for transport infrastructure delivery. Delivery falls far behind intention in the current Local Plan so what is the likelihood of the latest infrastructure projects will be delivered in 2023 - 2040?
- Doubt over the A570 Ormskirk Bypass, Protection of the proposed route is optimistic.
- The business case has not been made to justify the new Skelmersdale rail station investment. Protection of land at Glenburn is a potential block on other development.
- Progress schemes in WLLP Policy IF2 has been disappointing. Protecting land for a use that may never be realised must be balanced against development needs.
- There should be no uplifting of potential housing need until scheme investment is confirmed e.g. Skelmersdale rail and a completion date is known and deliverable.
- The Preferred Approach is not credible, alternative approach 1 is irresponsible, only Alternative Approach 2 has merit. The wish list of schemes should be replaced by a new list of projects that have a realistic prospect of progressing.
- New schemes for further investigation could include:- i) replacement route for A59 between Burscough and Ormskirk; ii) direct route from Burscough Industrial Estate to J4 of the M58; c) improved Ormskirk to Southport connection; d) pedestrian footpath/sidewalk widening to accommodate safer cycling routes.

Organisations, including developers, landowners and representatives:

- The preferred policy approach is supported as alternatives would undermine scheme delivery.

Statutory consultees and other organisations:

- Invest in the Trans Pennine Trail.

3. What are your views on a policy for '20 minute neighbourhoods'? Should we promote these in the new Plan?

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A total of 19 respondents answered this question, strong support for the approach.

Residents and members of the public:

- Will not work unless road safety e.g. speed limit enforcement, traffic calming schemes and better pavements.
- Good idea. Target Ormskirk and Skelmersdale as exemplars.
- Maybe 30 minutes more realistic.
- Yes, benefits to health and accessibility.
- It was a fundamental feature of the initial Skelmersdale New Town Plan.
- Worth trying if you are creating a whole new neighbourhood.
- Difficulty with implementation.

Borough, Parish, Town Councillors / Community Groups:

- Idea of the 20 minute neighbourhood is nothing more than an idealist concept that has limited weight in determining where development should be focussed. If a material consideration in future planning decisions, then it may have some value.

Organisations, including developers, landowners and representatives:

- Delivering the 20 minute neighbourhood, should not just consider access to existing services and facilities but also how development proposals can implement new services and facilities.
- Mention of specific sites: Gladman's land interest at 'land west of Southport Road, Ormskirk' and potential for a larger 27.22ha scheme, Story and Bloor Homes sites.
- This should feature as a standalone policy influencing the spatial strategy, possibly the settlement hierarchy, vision and objectives for consistency and become part of the site allocation selection process.
- Walking distances applied to some of the objectives and indicators do not tally with the 20 minute / 1 mile neighbourhood.

4. Do you have any other comments on this topic?

A total of 16 respondents answered this question.

Residents and members of the public:

- Increase access to the canal in Burscough to encourage residents to walk/cycle in to the centre. Several housing developments are alongside the canal with no direct access
- A car-free link between Burscough and Ormskirk.
- Any new cycling and walking routes in a development should be coordinated with the routes in the wider community.
- The present local plan requires suitable provision for cycling and walking routes within a development. Improving routes can only be done in co-operation with neighbouring councils and LCC.
- Routes need to consider a range of factors (access to facilities, safety, consultation with landowners, farmers etc.
- Transport should aim to become zero carbon asap.
- Expand IF2 iv to specifically refer to both links at Burscough curves rather than one.
- Promote secure cycle storage at Ormskirk and Skelmersdale Bus stations.

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- Promote safe cycling infrastructure and provide for the likely increase of Personal Electric Transport. Look at public space to reduce car dominance.
- Existing pavements must be improved.

Borough, Parish, Town Councillors / Community Groups:

- Take account of public transport at an affordable cost. New bypass needed as HGV traffic unacceptable in Burscough and will get worse.

Organisations, including developers, landowners and representatives:

- A plan that excludes some schemes and therefore offering the land required for their delivery no protection, could be found sound at examination. A full list of proposed transport network improvement schemes must be included to ensure future development cannot prejudice their delivery.
- Richborough supports the 20-minute neighbourhood concept focusing growth in the Borough's Main towns and selecting sites in the most sustainable locations.
- Support for continued inclusion of the proposed Green Lane Link Road in the policy.

Statutory consultees and other organisations:

- Proposed schemes should be listed and the policy should refer to the LTN1/20 (cycle infrastructure design).
- There is no discussion of the SRN. The M58 is under-capacity, but has localised congestion and issues at a number of junctions, particularly at each terminus.
- The list of schemes should be evidenced to assess effectiveness and consider their impact on the SRN.
- Schemes should be included in an Infrastructure Delivery Plan, identifying when required, costs, and proposed funding.
- Linkages between Transport Networks and GI / Ecological Networks / NRN could be considered further in relation to benefits.
- Support a 20 minute neighbourhood policy which also promotes the Ten Principles of Active Design.
- Policy should refer to strategic transport objectives. Skelmersdale railway station and rail links for Ormskirk – Preston, Southport, Wigan and the electrification of Ormskirk to Burscough line should continue to be supported. Schemes should be supported on the basis of future priorities and evidence.

TI02 – PARKING STANDARDS AND ELECTRIC VEHICLE CHARGING POINTS

A total of 25 respondents made comments in relation to TI02 - Parking standards and Electric Vehicle Charging Points.

Questions:

5. Do you agree with our preferred approach to parking standards and Electric vehicle charging points?

15 respondents answered this question. Overall support for the preferred approach (current LP policy setting out Lancashire agreed car parking standards and standards for electric vehicle charging points on new residential and commercial developments). 9 responses expressly stated they were in favour. Specific comments:

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Residents and members of the public:

- Improve Edge Hill traffic and parking congestion within the campus. Encourage more active travel modes to also benefit health.
- Should also be bike electric charging points.

Borough, Parish, Town Councillors / Community Groups:

- Policy needs to consider what type/specification of EVCP is to be prescribed, if any. No universal charging point presently. Need flexibility, technology continues to evolve.

Organisations, including developers, landowners and representatives:

- This proposed policy approach has been superseded by Part S of the Building Regulations and is not likely to be needed. No need to repeat Building Regs.
- Need to consider the practical ability of the local grid to supply a sufficient baseload / determine network capacity Any policy should include a viability clause.

6. Is there anything in our policy approach that you particularly support (or disagree with)?

12 respondents answered this question.

Residents and members of the public:

- Policy should go further and require an electric vehicle charging point to be included in all residential planning applications, not just new builds.
- Consider implications of requirements for on-street electric vehicle charging points for those who do not have off-street parking facilities.
- Lack of real time bus service information is a disincentive for use.
- EHU need to encourage less cars on campus.
- Electric charging points should be required of all new homes where they can be provided in-curtilage. EV charging points should be fit for purpose and future proofed.

Borough, Parish, Town Councillors / Community Groups:

- The Council does not necessarily have a responsibility for the delivery of an EVCP network and to date provision has been largely funded through central government support. Further Council investment in EVCPs should therefore not be determined through this policy.

Organisations, including developers, landowners and representatives:

- Applying the same standards across Lancashire may not be sufficiently flexible to deal with local circumstances.
- The proposed policy approach has been superseded by Part S of the Building Regulations and is not likely to be needed / repeated.

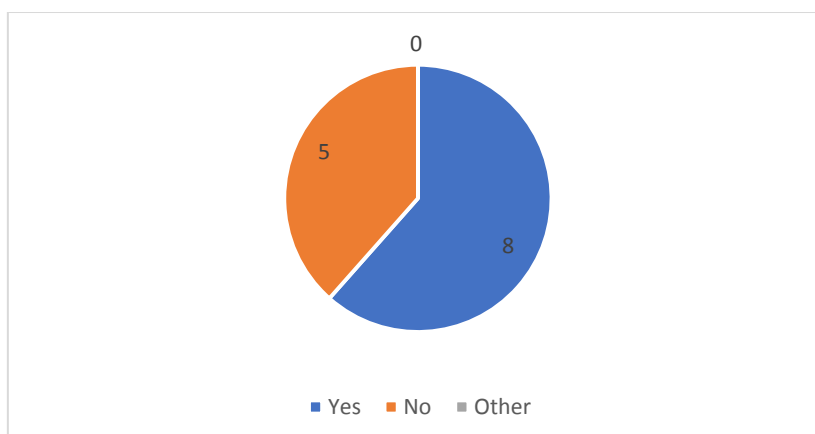
7. Should we be doing more to encourage a move away from (petrol/diesel) private vehicle use?

• Yes • No • Other

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13 respondents answered this question. Of the 13 respondents, 8 or 62% selected 'Yes' and 5 or 38% selected 'No'.



8. Do you have any other comments on this topic?

12 respondents answered this question.

Residents and members of the public:

- Fast charging facilities would increase confidence.
- Increase public transport in rural areas.
- Encourage cycling, walking and public transport.
- Monitor pollution levels in Ormskirk and Burscough and introduce clean air zones and charges if above limits.
- Number of vehicles parking in Ormskirk is the issue.
- Encourage developments to help facilitate modes of sustainable travel.

Borough, Parish, Town Councillors / Community Groups:

- Large employers should do more to encourage less daily car use. The Local Plan should restrict car parking extensions/additions at such sites.
- Provision of EVCP stations has the potential to generate revenue for the Council. Space in the market will be filled by private investment so a policy may need to influence where such infrastructure is located.
- Concerns how EHU's Strategic Plan 2021-2025 aim 'to be carbon neutral in the life cycle of this plan' is achieved. Local Plan, in conjunction with EHU, should include measures which discourage private vehicle use to access the campus. Would like to see a commitment to Park and Ride.

Statutory consultees and other organisations:

- National Highways support the principle of the policy approach.
- A policy seeking EV recharging points in non-major and minor development may secure wider adoption of EV technology.

TI03 – COMMUNICATIONS AND DIGITAL CONNECTIVITY

A total of 7 respondents made comments in relation to TI03 - Communications and digital connectivity.

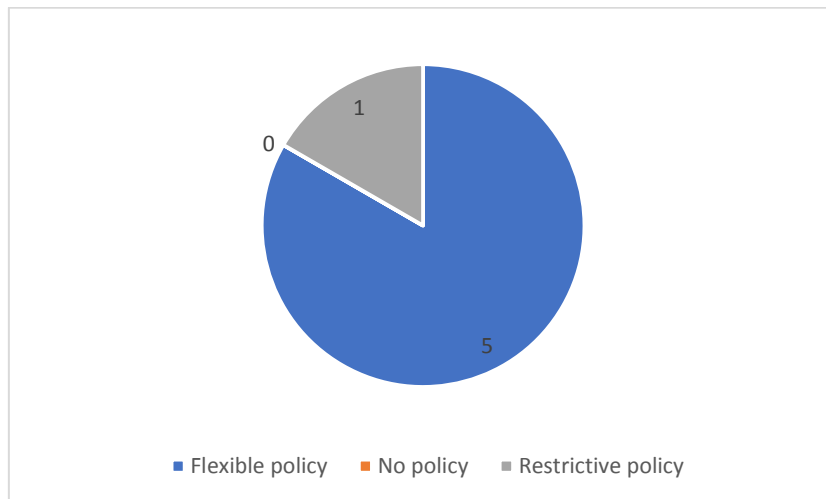
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Questions:

9. Which option do you most closely support?

- *Flexible policy*
- *No policy*
- *Restrictive policy*

6 respondents answered this question. Support (5 or 83%) for a flexible policy that governs communications and digital connectivity (the preferred approach) and one supported a restricted policy e.g. by requiring new development to go beyond Part R1 of the Building Regulations 2010.



Residents and members of the public:

- Parts of Skelmersdale cannot access high broadband speeds.

Borough, Parish, Town Councillors / Community Groups:

- The Preferred Approach provides little detail as to how this will enable additional management of new infrastructure, however the principle of minimise/mitigate any adverse impacts and loss of amenity is supported.

10. **Is there anything in our policy approaches that you particularly support (or disagree with)?**

2 respondents answered this question.

Borough, Parish, Town Councillors / Community Groups:

- 'Working to minimise/mitigate' offers little comfort as to the powers a planning authority can rely on to determine a planning application. Prefer a definitive statement of intent.

11. Do you have any other comments on this topic?

3 respondents answered this question.

Borough, Parish, Town Councillors / Community Groups:

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- Rural areas need fast broadband.
- Additional planning considerations to NPPF and International Commission Guidelines can be included in a policy to protect residential amenity and local provision, where possible, but such controls should not place an unnecessary burden on communication providers to improve digital connectivity.
- The Preferred Approach provides little detail as to how this will enable additional management of new infrastructure, however the principle of minimise/mitigate any adverse impacts and loss of amenity is supported.

TI04 – RENEWABLE AND LOW CARBON ENERGY GENERATION

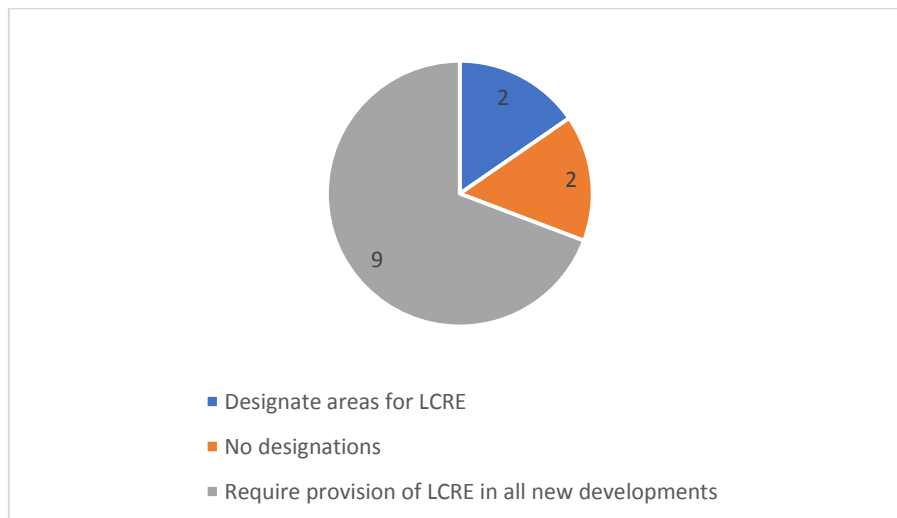
A total of 21 respondents made comments in relation to TI04 - Renewable and Low Carbon Energy Generation.

Questions:

12. Which option do you most closely support?

- **Designate areas for LCRE**
- **No designations**
- **Require provision of LCRE in all new developments**

A total of 13 respondents answered this question. The most commonly supported option was alternative approach 2 'Require provision of low carbon and renewable energy (LCRE) in all new developments' (9) followed by 'no designations' and 'designated areas for LCRE'. The latter was the proposed preferred option.



Residents and members of the public:

- Solar 'farms are compatible with biodiversity / wildlife.
- Make more use of ground source heat pumps, e.g. in unbuilt-up areas.
- Encourage retrofitting solar panels e.g. on warehouse and factory roofs.
- West Lancs is very flat so onshore wind turbines would dominate landscape.
- Plan south facing roofs.

Borough, Parish, Town Councillors / Community Groups:

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- Low Carbon and Renewable Energy (LCRE) solutions are necessary to reduce reliance on fossil fuels. LP policy must be flexible to embrace new technologies whilst not being detrimental to the landscape.
- No evidence to support the benefits and need for wind farms in West Lancashire, is not supported and requires greater community consultation.
- Policy needs to include clear guidelines to define and encourage acceptable LCRE solutions that encourage community uptake.

Organisations, including developers, landowners and representatives:

- Requiring all new developments to provide renewable energy would be overly restrictive. It would impact on the viability and may not be physically possible in all cases.

13. Is there anything in our policy approaches that you particularly support (or disagree with)?

11 respondents answered this question.

Residents and members of the public:

- Strongly disagree that alternative option 2 can be dismissed.
- LCRE should be expected. It should also be extended to proposed alterations/ extensions of existing property and improve the LCRE aspect of existing buildings.
- West Lancs has high proportions of Green belt and high grade 1 agricultural land and other areas of high scenery value which restricts locations for solar and wind.
- All new home, warehouses and factories should have solar panels. All renewable resources should be at point of usage.
- Energy emergency caused by under-performing on shore wind.

Borough, Parish, Town Councillors / Community Groups:

- Alternative Approach 2 (all new developments to provide renewable energy) has potential to make a difference. Of interest for larger developments e.g. where district heating solutions may be incorporated within the schemes.

Organisations, including developers, landowners and representatives:

- The preferred approach to designate specific areas of opportunity for low carbon and renewable energy is welcomed subject to them being identified through a robust selection process (evidence and stakeholders).
- Support using renewable energy sources, to reduce emissions and improve air quality and support designating the most appropriate areas for wind development.

14. Should we require all new developments to provide some low carbon or renewable energy through their design – for example, by requiring all new dwellings to have solar panels?

15 respondents answered this question, vast majority said yes.

Residents and members of the public:

- Require air source heat pumps.
- Support ground force heat pumps and hydrogen.

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- Site layouts should maximise solar gain.
- All new properties should have solar panels fitted.

Borough, Parish, Town Councillors / Community Groups:

- Yes, but Alternative Approach 2 (i.e. this approach) should not be a standalone option The Preferred Approach should embody the principles of renewable energy. Opportunities to adopt a greater number of renewable and low energy solutions in The Council should set an example with its own (housing) stock.

Organisations, including developers, landowners and representatives:

- This should be dealt with through Building Regs and not Planning.

15. Do you agree we should designate areas for renewable energy, where evidence shows that it would be appropriate to do so?

14 respondents answered this question. 7 responses expressly indicated support and 4 said no.

Residents and members of the public:

- Needs more flexibility for the use of marginal farming land or supporting joint use of land to provide LCRE.
- Consider bird movements.
- Need to indicate where isn't suitable not where is.
- Areas should be widened.
- Near coast suitable for wind turbines, River Douglas suitable for hydron power.
- Wind turbines better out at sea.

Borough, Parish, Town Councillors / Community Groups:

- No, this option simply allocates land for this purpose. The issue of providing sufficient LCRE capacity is unlikely to be resolved by allocating large areas of West Lancashire.

Organisations, including developers, landowners and representatives:

- Not entirely clear what the Council propose at this stage and whether specific areas for this type of development are also to be identified in the plan.

16. Do you have any other comments on this topic?

7 respondents answered this question.

Residents and members of the public:

- Probably possible to identify many public buildings which could be fitted with solar panels.
- WLBC should be leading the field.

Borough, Parish, Town Councillors / Community Groups:

- What is the focus for this policy that can be delivered from 2023 to 2040?
- LCRE solutions are necessary to reduce reliance on fossil fuels. Technology is evolving and new solutions and options will arise over Plan period.

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- Can policy be flexible regarding potential new technologies and also be sympathetic to landscape?
- The need for wind farms as the preferred, low carbon solution is not supported. Future wind farms requires greater community consultation than through a Local Plan policy.
- Community-led LCRE is supported, but not evident what form this would take in the Preferred Approach Clear guidelines need to be set out in the policy that define and acceptable LCRE solutions.
- Merit in Alternative Approach 2 but this is not a standalone option. and the principles of renewable energy on all new developments should be embodied in the Preferred Approach. Opportunities to adopt a greater number of renewable and low energy solutions in The Council should set an example with its own (housing) stock.

Statutory consultees and other organisations:

- Site selection for renewable energy should regard the need to protect water resources/ land used for public water supply.
- Designating appropriate areas of the Borough for wind development and an approach for solar and other energy schemes is supported. Needs to be evidenced / informed by the Lancashire wide Environment Commission and Independent Economic Review and Lancashire County Councils Environment and Climate Change Teams.

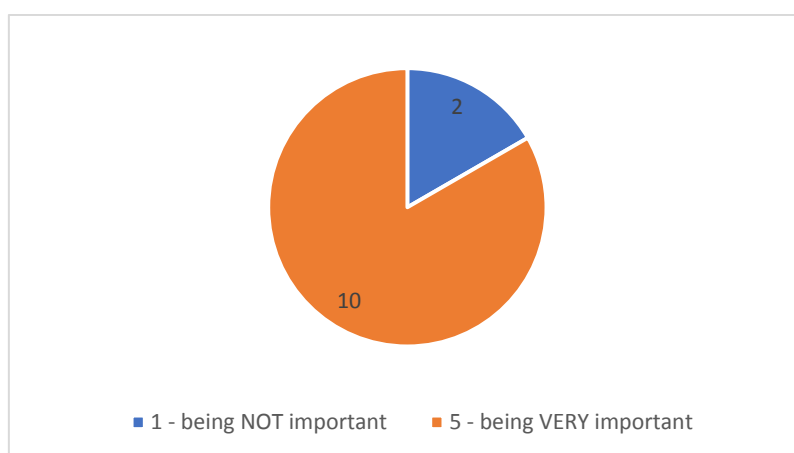
TI05 – ENERGY EFFICIENCIES IN NEW BUILDINGS

A total of 19 respondents made comments in relation to TI05 - Energy efficiencies in new buildings.

Questions:

17. How important is it to you that new development is energy efficient?

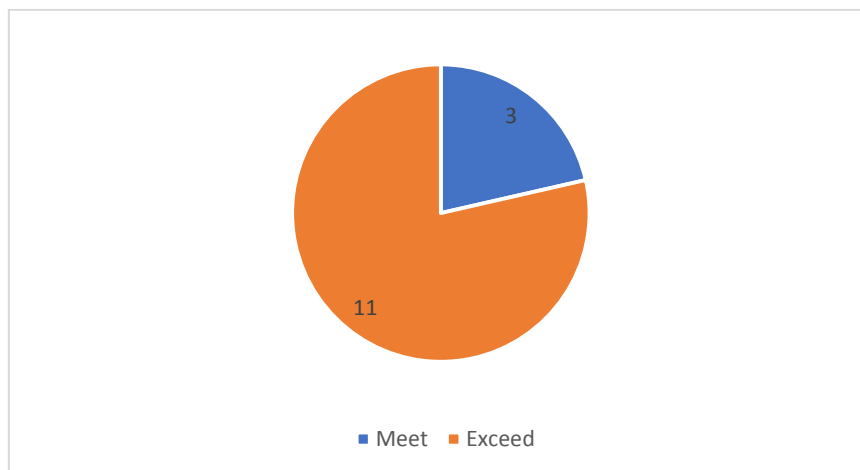
12 respondents answered this question. 10 ranked 5 (highest importance) and 2 ranked 1 (lowest importance).



18. Should new development in the Borough meet or exceed national standards for energy efficiency?

- **Meet**
- **Exceed**

14 respondents answered this question. A large majority (11 or 79%) said exceed.



Residents and members of the public:

- National Standards are not adequate in dealing with our climate crisis.
- Current Building Regulations are insufficient to achieve national zero net carbon by 2050 so a more progressive approach is needed.
- Local authorities must take a lead in dealing with climate change.
- Energy efficient homes need not cost more to develop than 'typical' housing. Viability is a lazy argument.

Borough, Parish, Town Councillors / Community Groups:

- Local Planning Authority should push for the highest possible energy efficiency standards despite opposition. Passivhaus standards quoted.
- The Preferred Approach to requiring only "certain" new developments to be better than minimum efficiency is inadequate. Alternative Approach 1 (all new development) is stronger.
- Really important that zero carbon is met as soon as possible.

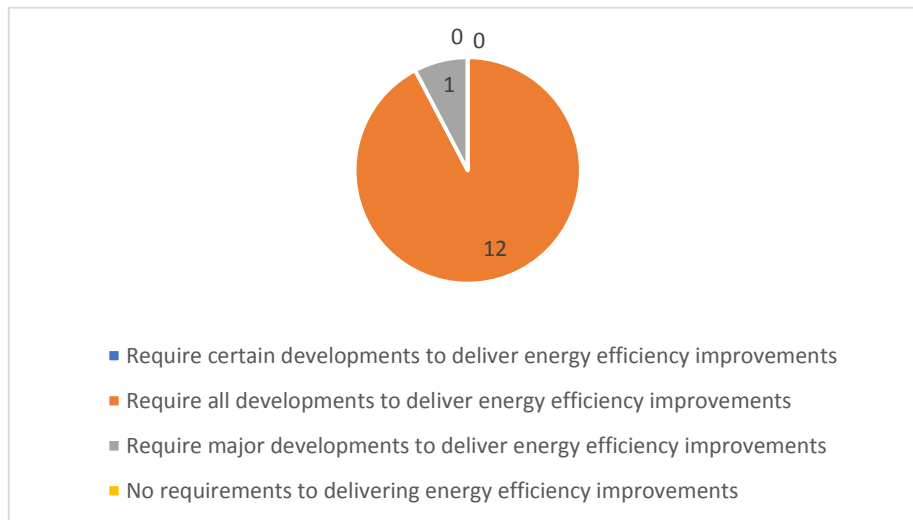
Organisations, including developers, landowners and representatives:

- DWH no evidence to demonstrate that WLBC's preferred approach of requiring certain developments to deliver energy efficiencies above national standards is necessary.
- Seddon concerned with a potential planning policy that would require all major residential development to deliver energy efficiency improvements above national standards. Must consider development viability
- Suitability of materials should be determined on a site-specific basis depending on viability, location, and design.

19. What policy approach should we have on this subject?

- ***Require certain developments to deliver energy efficiency improvements***
- ***Require all developments to deliver energy efficiency improvements***
- ***Require major developments to deliver energy efficiency improvements***
- ***No requirements to delivering energy efficiency improvements***

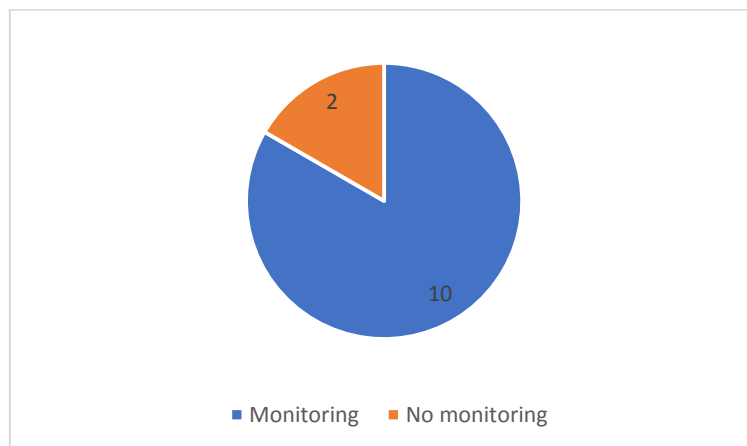
13 respondents answered this question. Overwhelming support (12) for the approach to require all developments to deliver energy efficiency improvements (Alternative 1). One response supported Alternative 2 (Require major developments to deliver energy efficiency improvements).



20. What should the policy approach be with regard to monitoring energy performance?

• **Monitoring** • **No monitoring**

12 respondents answered this question. A large majority (10) favoured monitoring.



Residents and members of the public:

- Concerns about smart meters.
- Little point in specifying energy efficiency measures if not monitored.

Borough, Parish, Town Councillors / Community Groups:

- Monitoring of energy performance by developers is ineffective Policy may also need to consider how failing to build to the intended design can be enforced.

21. Is there anything in our policy approaches that you particularly support (or disagree with)?

1 respondent answered this question.

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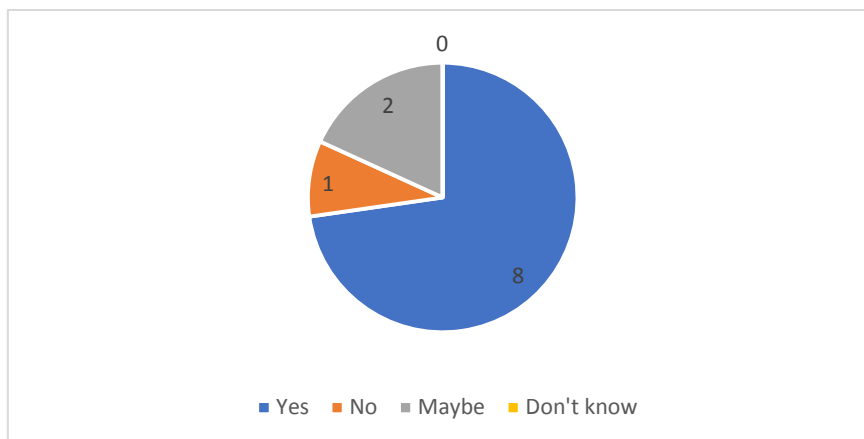
Residents and members of the public:

- Crucial that climate emergency is taken seriously and action coordinated.

22. In principle, would you pay extra for a house that was zero carbon, on the basis that fuel bills would be a lot cheaper, you would be living in a 'green' house, and / or it would reduce the need to retrofit at a later date?

• **Yes** • **No** • **Maybe** • **Don't know**

11 respondents answered this question. Majority (8) selected 'Yes', 2 selected 'Maybe' and 1 selected 'No'.



23. Please rank the following priorities: - Delivering energy efficiency homes - Delivering affordable homes - Providing a greater mix of house sizes - Delivering infrastructure improvements - Improving biodiversity

11 respondents answered this question. Delivering energy efficient homes ranked highly, being highest for 7 responses and second highest for a further 3.

Residents and members of the public:

- Not sure that improving nature is incompatible with the other objectives.
- All are important and it doesn't make sense to rank them.
- An unjust set of priorities!

Organisations, including developers, landowners and representatives:

- Concerns over the preferred approach would require certain developments to deliver energy efficiency improvements above and beyond national standards. Standards set out within Building Regulations have followed significant levels of consultation and are viable.
- Without flexibility there may be significant impacts on development viability. No evidence presented by the Council that requirements above national guidance are viable.
- Recommend against targets in excess of Building Regulations.

24. Do you have any other comments on this topic?

5 respondents answered this question.

Residents and members of the public:

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- All new builds should be required to be zero carbon. Existing buildings need to be retro-fitted to be as close to zero carbon as possible

Borough, Parish, Town Councillors / Community Groups:

- Current Building Regulations are insufficient to achieve national zero net carbon by 2050 so a more progressive approach is needed.
- Local Planning Authority should push for the highest possible energy efficiency standards despite opposition. Passivhaus standards quoted.
- The Preferred Approach to requiring only "certain" new developments to be better than minimum efficiency is inadequate. Alternative Approach 1 (all new development) is stronger.
- Monitoring of energy performance by developers is not effective to achieve improvement. Policy may also need to consider how failing to build to the intended design can be enforced.

Organisations, including developers, landowners and representatives:

- HBF supports moving towards greater energy efficiency via a nationally consistent set of standards. Work with the homebuilding industry to ensure Plan policies are realistic and viable and do not overlap with national changes.
- Numerous policy approaches that could contribute to mitigating against climate change and help towards zero-carbon: e.g. reducing greenhouse gases; the location of development and services; active and sustainable transport; flood and climate resistance etc.
- The Council will need to ensure that the any policies introduced are deliverable and viable and have the support of all of the industries and sectors involved.
- Rowland Story Delivering energy efficiency improvements above national standards should be developed via a nationally consistent set of standards to provide certainty for builders. Any local policy variations should be developed in consultation with housebuilders.

TI06 – WATER EFFICIENCY

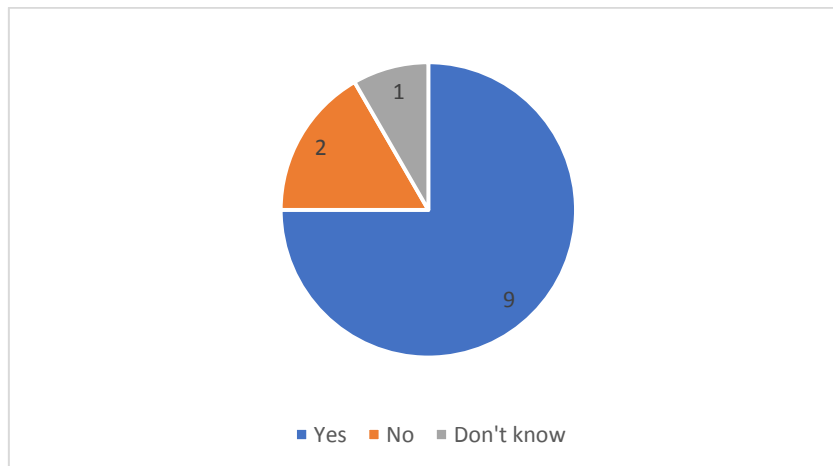
A total of 17 respondents made comments in relation to TI06 - Water Efficiency.

Questions:

- 25. Do you agree that we should require higher water efficiency standards (of 110 litres per person per day) in all new homes?**
• **Yes** • **No** • **Don't know**

12 respondents answered this question. A large majority answered 'Yes'.

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Residents and members of the public:

- Encourage use of "grey" rainwater and its storage at design stage.
- Rainwater and grey water measures need incorporating in designs.

Borough, Parish, Town Councillors / Community Groups:

- How does efficiency standards relate to a consumption volume per person per day?

Organisations, including developers, landowners and representatives:

- Part of Building Regs is 125 litres per person per day.
- Gladman Need to justify a need for applying the tighter water efficiency standards in order to demonstrate that the borough is classed as water stressed.
- Adopting the optional water efficiency standard of 110 litres per person per day must be justified by applying the criteria set out in the PPG relating to a 'clear local need based on evidence and consultations with relevant bodies e.g. local water and sewerage company, EA and consideration of viability.
- The Housing Standards Review was explicit that reduced water consumption was solely applicable to water stressed areas.
- (DWH) No evidence has been provided to demonstrate a greater requirement than Building Regs is necessary (only where there is a "clear local need").

Statutory consultees and other organisations:

- UU A tighter water efficiency standard in new development has multiple benefits. 'Optional' requirement of 110 l/p/day for new residential development was introduced in 2015 where there is a clear need based on evidence. Evidence enclosed by Water Resources West to justify this approach. Policy wording suggested.

26. Is there anything in our policy approach that you particularly support (or disagree with)?

2 respondents answered this question.

Residents and members of the public:

- Tighter restrictions are required. Investigate all water usage and disposal across domestic and economic sectors.

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Borough, Parish, Town Councillors / Community Groups:

- Building regulations are unlikely to achieve required improvements in water efficiency in new homes so agreed with the Preferred Approach.

27. Do you have any other comments on this topic?

9 respondents answered this question.

Residents and members of the public:

- Difficult to know how water consumption can be controlled by planning.

Borough, Parish, Town Councillors / Community Groups:

- Policy should have wider scope to include rainwater harvesting / recovery solutions to be used for secondary purposes such as WC flushing.
- Larger developments could incorporate communal water collection and storage and may inter-connected to SuDS.

Organisations, including developers, landowners and representatives:

- Requiring tighter restrictions on water usage (110 litres per person per day) than current Building Regulation standards. The policy must be underpinned by evidence and consulted with the local water and sewerage company, the EA etc and consider viability. viability and housing supply of such a requirement'.
- The 2015 Housing Standards Review was explicit that reduced water consumption was solely applicable to 'water stressed' areas. Policy should be developed in line with this national guidance.
- A water efficiency policy is not required, rely on Building Regulations Seddon
- Supports new residential developments achieving the optional Building Regulations G2: Water Efficiency requirement. Viability is relevant.

Statutory consultees and other organisations:

- EA recommend a policy requirement for rainwater harvesting in new properties or in developments over a certain size.
- CPRE Reduce car dependency with strict focus of new development at existing urban settlements.
- Invest in public transport to move from car dependency.
- Local Plan should specify that shale gas exploration is incompatible with climate emergency goals and will not be consented.

12. Other Policies

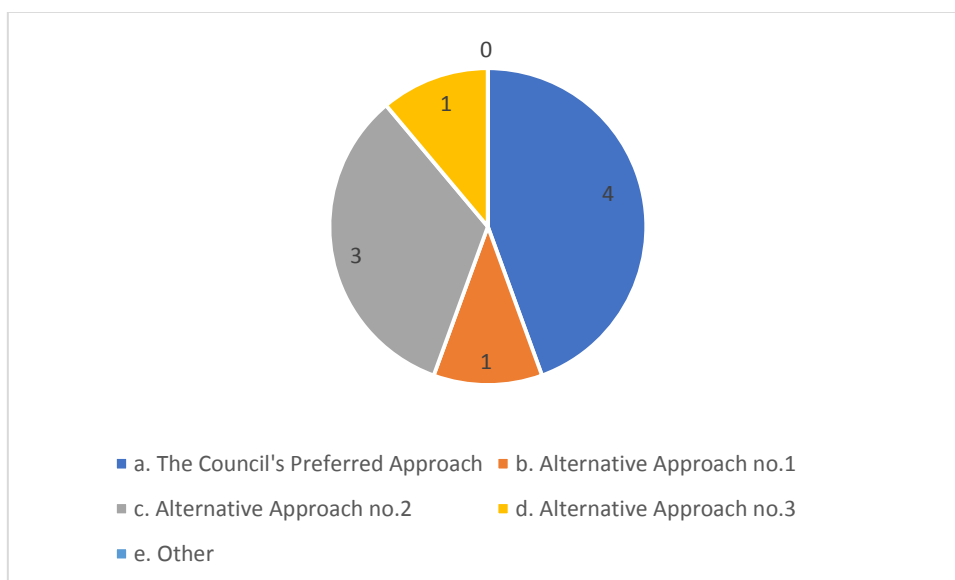
OT01 - SEQUENTIAL TESTS

A total of 12 respondents made comments in relation to OT01 - Sequential Tests.

Questions:

1. Which of the above approaches is your preference in relation to sequential tests?
 - a. *The Council's Preferred Approach - Amend existing Local Plan Policy GN5*
 - b. *Alternative Approach no.1 – to not have a local plan sequential tests policy*
 - c. *Alternative Approach no.2 – a sequential test in separate town centre and flood risk policies*
 - d. *Alternative Approach no.3 – existing Local Plan Policy GN5: Sequential Tests*
 - e. *Other (please explain and give more details)*

9 respondents answered this question. 4 supported the council's approach, 3 supported the alternative approach no.2, one supported alternative no.1 and one supported no.3.



2. Is there anything in our preferred approach that you particularly support (or disagree with)?

6 respondents answered this question.

Residents and members of the public:

- Sequential testing should be required if the proposed development area with a history of previous flooding only.

Borough, Parish, Town Councillors / Community Groups:

- It is not clear why there should be a need to include a separate policy to cover sequential tests. This is not to infer that a sequential test is unnecessary, rather it questions the merit of having a dedicated policy in preference to a more targeted

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approach that could be embodied as part of other policies such as HC01b; HC01i; EE03; EH02 and EH03.

Organisations, including developers, landowners and representatives:

Savills on behalf of Harworth Plc.

- The approach to sequential testing set out within the preferred option is considered appropriate, subject to local requirements for testing being fully consulted.

Cockwill on behalf of Melford Construction Ltd

- Sequential testing for flooding only works if the data is fair and detailed enough.

Statutory consultees and other organisations:

Environment Agency

- The policy should be carefully worded to avoid any risk of misunderstanding or confusion between the requirements for Sequential Tests to satisfy flood risk and retail proposals. Environment Agency also supported any guidance or support to make it clearer for applicants to undertake a flood risk Sequential Tests that includes all the information the LPA requires.

CPRE, The Countryside Charity

- Sequential tests – where they are required and how to do them

3. Do you have any other comments on this topic e.g. are there any issues we've not mentioned?

3 respondents answered this question.

Borough, Parish, Town Councillors / Community Groups:

- Compliance needs to play a greater role in documents and the councils' responsibilities than in the past.
- The 2010 WLBC Strategic Flood Risk Assessment Level 1 document did not show the Transparent Sequential test process or its findings and therefore the process was flawed and failed to correctly inform the decisions made.
- Important decisions to be made should independent consultants who have the expertise be consulted for the technical documents in support planning application.
- The consultants' reports should be made available to the public to avoid complaints about the failure of the council to be open and transparent.

OT02 – VIABILITY

A total of 19 respondents made comments in relation to OT02 - Viability.

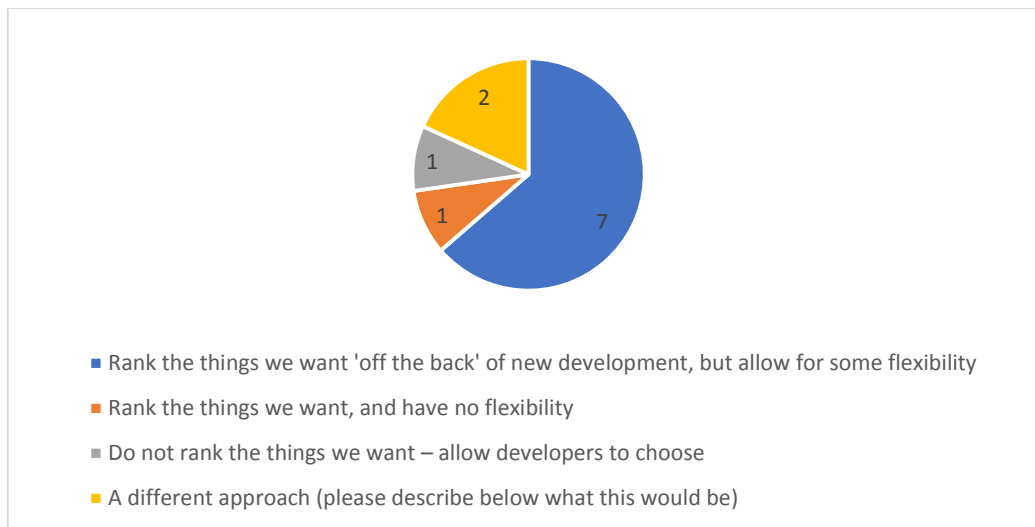
Questions:

4. What approach should the Local Plan take towards viability? Other (Please specify)?

- ***Rank the things we want 'off the back' of new development, but allow for some flexibility***
- ***Rank the things we want, and have no flexibility***
- ***Do not rank the things we want – allow developers to choose***
- ***A different approach (please describe below what this would be)***

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11 respondents answered this question. 7 or 64% respondents agreed the approach that Rank the things we want 'off the back' of new development but allow for some flexibility.



Residents and members of the public:

- Flexibility is a must if WLBC are to attract any investment.

Borough, Parish, Town Councillors / Community Groups:

- The question of viability is one that undermines the ability of the planning authority to achieve the best outcome for its residents and favours the preferences of developers to provide what makes most profit without any concern about what is actually needed. This advantage, exploited by developers for their own benefit, must be challenged if the wider policy aims of the Local Plan to deliver energy efficient, affordable homes of the required mix that will enable effective place-making that is supported and embraced by all residents. Add to this the need to implement structural and cultural change to deliver on the climate emergency facing everyone, then policy has to be stronger and more robust when under challenge at examination by the Inspector and developers.
- The introduction of a 'hierarchy of viability' may provide flexibility to address different priorities in different locations, but this is unlikely to reduce the challenge from developers who will seek to compromise and negotiate the desired benefits to suit their own agenda and NOT deliver on the regional needs. In this respect a different approach has to be conceived that can provide a definitive set of requirements, that is not overly rigid, and so prevent sufficient flexibility to address local variation. There is no question that developers should be given the ability to choose and pick, and so the Local Plan for the next 20 years must strive for a policy approach that can challenge viability claims by developers and kick back to help deliver against the full spectrum of policy areas and objectives.
- The determination of viability should be open to challenge by the planning authority, and an 'open book' approach should be available to examine the financial projections for a development. Through the council's wholly owned development company it should be possible to validate the viability claims. Should viability be proven, and sites remain undeveloped, the planning authority needs to investigate what powers it may be able to apply to enforce the release of land set aside for development to a provider who may be capable of making an acceptable return. This could include land transfer/sale to the council's development company.

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5. What things should the Council look to gain 'off the back' of new development (e.g. affordable housing, open space...)? Please list them in order of importance, starting with the most important

8 respondents answered this question.

Residents and members of the public:

- Sustainable housing
- Affordable housing
- Public transport provision
- Open spaces
- Retention of all grade 1 & 2 arable land
- Open space
- Improve existing facilities
- Green space within developments
- Affordable housing
- Prohibit the purchase of new properties by "buy to let" landlords to encourage the development of stable communities
- Eco housing
- Solar panels
- SuDS systems
- Grey water system

Borough, Parish, Town Councillors / Community Groups:

- A requirements list should not be considered to reflect a strict priority as relevance and importance is likely to vary by location.
- Housing mix defined by need not supplier preference.
- Energy efficient, zero carbon homes.
- Open space and effective landscaping and habitat protection/growth
- Green infrastructure
- Transport networks and infrastructure
- Community facilities
- Affordable homes
- Parking standards and Electric Vehicle Charging Points (EVCPs)

Organisations, including developers, landowners and representatives:

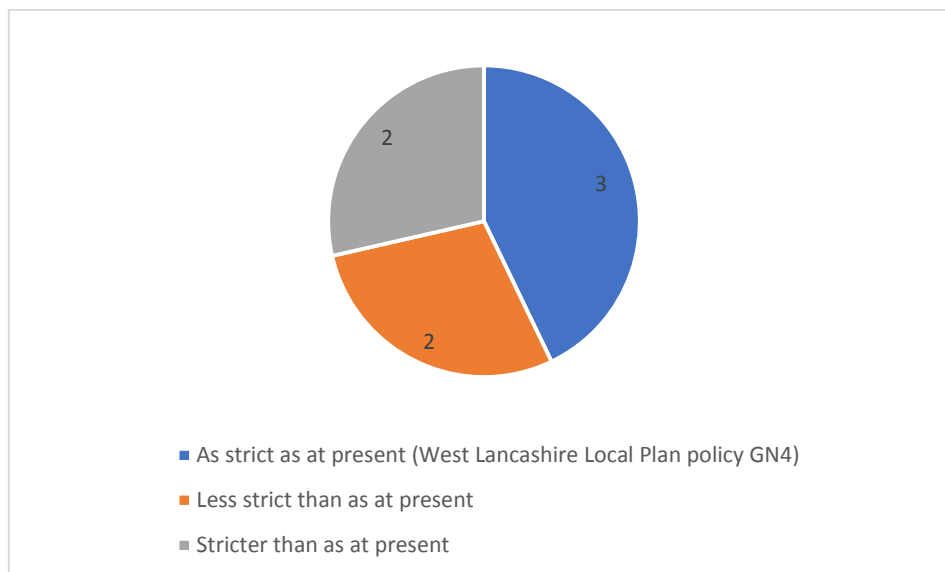
- Affordable Housing
- Public Open Space
- Highway offsite highway improvements
- Community facility/service contributions

6. When someone want to change use to something not supported, or not encouraged by the Local Plan (e.g. to close a community facility and convert it to housing), how strict should our policy be?

- ***As strict as at present (West Lancashire Local Plan policy GN4)***
- ***Less strict than as at present***
- ***Stricter than as at present***

7 respondents answered this question. 3 favoured 'the policy as strict as at present', 2 favoured 'policy less strict than as at present' and 2 favoured 'a policy stricter than as at present'.

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Residents and members of the public:

- Each change of use should be considered on its own merits balancing risks/advantages over the long-term.
- There is no point in having underutilised facilities virtually standing empty.

Borough, Parish, Town Councillors / Community Groups:

- The question of viability is one that undermines the ability of the planning authority to achieve the best outcome for its residents and favours the preferences of developers to provide what makes most profit without any concern about what is actually needed. This advantage, exploited by developers for their own benefit, must be challenged if the wider policy aims of the Local Plan to deliver energy efficient, affordable homes of the required mix that will enable effective place-making that is supported and embraced by all residents.
- Add to this the need to implement structural and cultural change to deliver on the climate emergency facing everyone, then policy has to be stronger and more robust when under challenge at examination by the Inspector and developers.
- The introduction of a 'hierarchy of viability' may provide flexibility to address different priorities in different locations, but this is unlikely to reduce the challenge from developers who will seek to compromise and negotiate the desired benefits to suit their own agenda and not deliver on the regional needs.
- In this respect a different approach has to be conceived that can provide a definitive set of requirements, that is not overly rigid, and so prevent sufficient flexibility to address local variation.
- There is no question that developers should be given the ability to chose and pick, and so the Local Plan for the next 20 years must strive for a policy approach that can challenge viability claims by developers and kick back to help deliver against the full spectrum of policy areas and objectives.

Organisations, including developers, landowners and representatives:

Cockwill on behalf of Melford Construction Ltd

- Community facilities often require a minimum level of service user, stifling development serves no benefit to maintain a service/community facilities.

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- Protection of underperforming services can be given if the LPA are minded to grant permission for additional housing.

7. Do you have any other comments on this topic?

12 respondents answered this question.

Residents and members of the public:

- The current way the marketing exercises are conducted seems to me to be easily gamed or manipulated by a developer. Any greater specificity or robustness that can be introduced into the policy in this area would be welcomed.
- Appreciate the potential flexibility that this policy may provide, however, it is likely to depend on the precise wording of the policy.

Borough, Parish, Town Councillors / Community Groups:

- The determination of viability should be open to challenge by the planning authority, and an 'open book' approach should be available to examine the financial projections for a development. Through the council's wholly owned development company it should be possible to validate the viability claims. Should viability be proven, and sites remain undeveloped, the planning authority needs to investigate what powers it may be able to apply to enforce the release of land set aside for development to a provider who may be capable of making an acceptable return. This could include land transfer/sale to the council's development company.

Organisations, including developers, landowners and representatives:

Savills on behalf of Harworth Plc.

- Recognise the need for a policy on viability and support a flexible approach to this policy and support the Council's assertion that it would be premature to define the policy at this stage however reserve position to comment on this policy in due course.

Cockwill on behalf of Melford Construction Ltd

- Not opposed to this approach in principle, it awaits details of the Local Plan Viability Assessment to inform this policy and any response to it.

Pegasus Group on behalf of Bloor Homes, Rowland Homes and Story Homes

- Welcome the inclusion of some flexibility in terms of the requirements, recognising the differing viability challenges across different development types and areas.
- Approach would need to be fully evidenced and justified within a detailed Viability Assessment that is updated and consulted on alongside the emerging Local Plan, to allow interested parties to comment.

WSP on behalf of Seddon Homes Ltd.

- Suggest Council to consider the National Planning Practise Guidance for Viability (September 2019) sets out the Governments role for viability assessments and the methodology expected by all stakeholders when drawing up preferred approach to viability.

Statutory consultees and other organisations:

Sport England

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- Sport England appreciate the need for such a policy. However, the need for new and/or enhanced sports and recreation facilities should be in line with evidence from either a Playing Pitch Strategy, Built Facilities Strategy and/or other sports related strategy.
- There is some concern as to where and how the need for new and/or enhanced sports and recreation facilities will be ranked. For instance, there are likely to be different needs for certain sport facilities in different local communities, which could be overlooked through a borough wide ranking process.

CPRE, The Countryside Charity

- Viability of development – what the Council will expect (and no renegeing out) of developer contributions in line with NPPF paragraph 58.

OT03 – DEVELOPER CONTRIBUTIONS

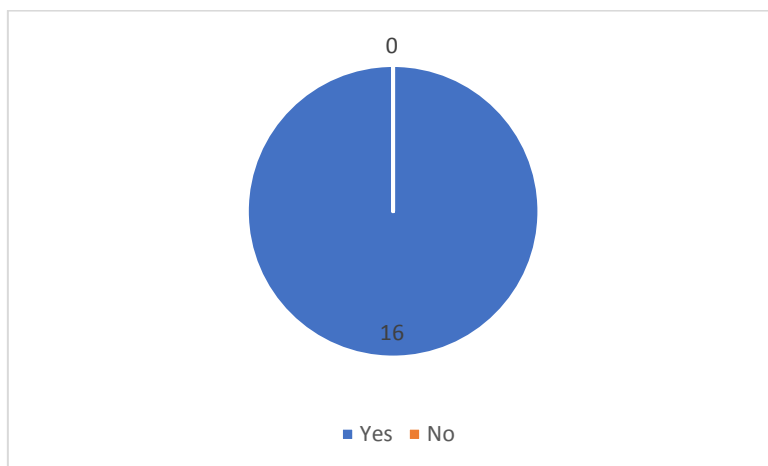
A total of 20 respondents made comments in relation to OT03 - Developer Contributions.

Questions:

8. Do you support the principle of developer contributions? Any comments?

- Yes • No

16 respondents answered this question and all of the respondents support the principle of developer contributions.



Residents and members of the public:

- Without any exceptions developers should pay for all the facilities required by the development they propose.
- Contributions go in a central pot and are not necessarily expended to the betterment of the area around the development and impacted upon. All the money should be expended within radius of say 2m of the boundaries of the development
- More contributions from developers, new schools, more surgeries and dentists, generally more money.
- Developers should provide finished hedging and tree planting, mown grassed areas, paving etc. to a good standard

Borough, Parish, Town Councillors / Community Groups:

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- The principle is supported but the current policy needs reform both in terms of contributions to be paid and the way in which funds received can be used to fund infrastructure improvements.
- A more collaborative process is required that allows for resources to be pooled to enable larger schemes to be delivered in local communities.

Organisations, including developers, landowners and representatives:

Satplan on behalf of Gleeson Homes

- Supports the need for developer contributions in principle but clearly each scheme must be assessed on its own merits and the viability/ benefits of the scheme are individually reviewed.

Satplan on behalf of owner/developer

- Support the need for developer contributions in principle but clearly each scheme must be assessed on its own merits and the viability/ benefits of the scheme are individually reviewed.

Abbott Associates on behalf of Southport Land and Property Group

- A proportion of Developer Contributions and CIL monies should be directed to tackle the drainage difficulties within the Northern parishes.

Savills UK Ltd on behalf of Harworth Plc.

- Within the context of the existing national policy and emerging local policy relating to development viability, we support the identified need for developers to contribute proportionately towards the costs of improving infrastructure required as a result of development delivery when supported by a sound viability evidence base
- Support the principle of developer contributions, subject to full consultation upon both developer contribution and viability policies in due course.

Statutory consultees and other organisations:

Trans Pennine Trail

- Such contributions have provided recent contributions to works on the Trans Pennine Trail in West Lancashire.

Sport England

- The need for new and/or enhanced sports and recreation facilities should be in line with a robust and up-to-date evidence base, usually in the form of a Playing Pitch Strategy, Built Facilities Strategy and/or other sports need/investment related strategy.

9. What would you say are the main issues relating to developer contributions?

5 respondents answered this question.

Residents and members of the public:

- That these would be disproportionately passed on to the buyer/renter
- Profiting from the public purse unless the contributions to the CIL are large enough to cover all aspects of the development spelled out in the development contract
- Quality eco housing.

Borough, Parish, Town Councillors / Community Groups:

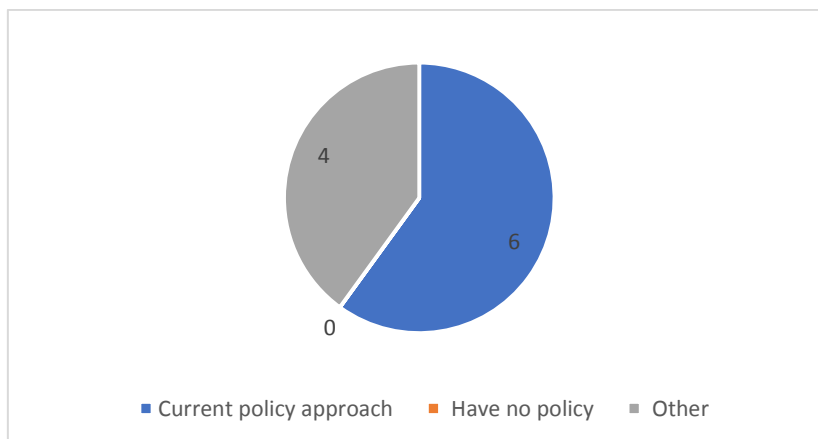
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- Viability challenge.
- Elevated house prices to offset payments due.
- Insufficient to address infrastructure needs that result from large-scale development.

10. What approach do you most closely support?

- *Current policy approach* • *Have no policy* • *Other (please provide details)*

10 respondents answered this question, and 6 respondents support the current policy approach.



Residents and members of the public:

- Much harsher policy toward development contracts awarded to developers
- Increase contributions similar to CIL in London which can be addition to s106 contributions say £200/300 m² of built development applied to net area.

Borough, Parish, Town Councillors / Community Groups:

- The Preferred Approach remains aligned to the existing CIL/S106 framework, so whilst developer contributions are supported, how they are applied, and funds utilised, should be reviewed and redesigned. Options to consider may include:
 - Apply a developer contribution on ALL development, removing any location based exemption.
 - Funds raised by contributions should be free to be invested in the locality in which the fee is generated, removing restrictions that limit investment only for direct impact of particular development sites.
 - Developer contributions could be applied on a variable basis to help drive development by house type or by location, so helping encourage delivery of the right mix in desired locations, potentially raising higher contributions for greenfield development and lower for brownfield sites.
 - Offsetting payment of contributions against delivery of infrastructure improvements or desirable features for a development should be discouraged, enabling funds collected to be used to deliver priorities for the council instead of the convenience of the developer.

11. Is there anything in our policy approaches that you particularly support (or disagree with)?

4 respondents answered this question.

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Residents and members of the public:

- The needs of the West Lancashire population and area should be prioritised over Developers profits

Borough, Parish, Town Councillors / Community Groups:

- In principle the idea of developer contributions offers a means of generating funds to invest on infrastructure improvements. However there is also the potential negative impact of elevated house prices to offset payments due; viability issues that challenge desired policy objectives; and inappropriate influence on dwelling types/mix.
- Currently West Lancashire Borough Council have adopted a CIL policy that has variable rates, with some areas rated at 0%, and applies restrictive uses for funds into affected Parishes by confining infrastructure spend on the direct consequences/impact of development. This seems inappropriate and even punitive, when the policy need clearly reflects that ALL development places additional demands on community services and recognises the need to deliver improvements across the Borough and not just to specific development sites.

Statutory consultees and other organisations:

CPRE, The Countryside Charity

- Developer contributions – adequate to cover all environmental.

12. Do you have any other comments on this topic?

8 respondents answered this question.

Residents and members of the public:

- The Council will need to determine the viability of the Plan and all of its policies and requirements including any S106 requirements.
- Suggest the building regulations are redrafted to ensure eco and quality is pushed

Borough, Parish, Town Councillors / Community Groups:

- In the Government White Paper on planning reform published recently, there was a proposal to replace the existing CIL/S106 contributions with a single infrastructure levy. Although this white paper was withdrawn, it is plausible that there will be reform within the life of this Local Plan. Any new policy in respect of developer contributions needs to remain flexible and not be bound by the specifics of current CIL/S106 guidance, and so avoid becoming outdated before the plan is adopted or has run its course.

Organisations, including developers, landowners and representatives:

Pegasus Group on behalf of Bloor Homes, Rowland Homes and Story Homes

- Support the need for clear policy setting out the expectations on new developments and also welcome the acknowledgment that this needs to be considered alongside viability, and should therefore be considered as part of the Council's Viability evidence, as per policy OT02 above.

Statutory consultees and other organisations:

National Highways

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- This policy is to follow the current approach of requiring certain developments to provide a development contribution towards funding or delivering new infrastructure requirements. It states that this approach would set out how, where and when developer contributions would be expected.
- National Highways will be able to comment on this approach when more detail is provided in this regard.

13. Comments on the consultation process

Comments on the use of the online portal:

Residents and members of the public:

This is the second time I have submitted this email, I received a reply telling me I had to use the portal. I resent such cynical ploys to avoid the public.



**West Lancashire Local Plan 2023-2040: Scope, Issues and Options
Consultation (Regulation 18) Feedback Report – Strategic Housing and
Employment Land Availability Assessment (SHELAA)**

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1 Introduction

1.1 This document provides a summary of the site-specific comments received on the sites identified in the Strategic Housing and Employment Land Availability Assessment (SHELAA) 2020/21 which was published alongside the Local Plan 2040 Scope, Issues and Options consultation. This consultation ran from 18 November 2021 to 27 January 2022. A separate report summarising the feedback to the main Scope, Issues and Options document has also been published.

1.2 The SHELAA 2020/21, which contains schedules and maps of all assessed sites, can be viewed on the following webpage: <https://www.westlancs.gov.uk/planning/planning-policy/the-local-plan/the-local-plan-2023-2040/evidence-base/shelaa.aspx>. The SHELAA, which is intended to be updated regularly, forms an important component of the evidence base when preparing local plans. Whilst the SHELAA does not determine whether land should be allocated for development, it provides information on a range of sites which could potentially be available to meet future development needs. These sites feed into the local plan preparation process. The SHELAA presented as part of the consultation did not contain any conclusions or recommendations on the potential allocation of any site. The sites were simply shown in order to give stakeholders the opportunity to view the 'pool of sites' from which any new Local Plan allocations (if needed) could be chosen.

2. Individual Site Comments per Settlement

2.1 The following tables provide a summary of comments received on individual sites presented within the SHELAA. A total of 331 representations were submitted through the consultation portal for site-specific comments. These representations were then summarised and split if a representation commented on more than one site. Comments are ordered by settlement and Site ID of sites from the SHELAA 2020/21.

2.2 Wherever known, the comments have been grouped according to type of respondent, including: local residents and members of the public; community groups; elected Members and Parish Councillors; private organisations and businesses; landowners, developers, housebuilders and agents; statutory consultees; and other interest groups.

2.3 A number of new sites were submitted for consideration through representations. The comments for these sites have been summarised at the end of the table below and new site IDs have been assigned to each site.

Site reference / Address	Respondent Type	Comment Summary
Appley Bridge		
AB.014 - Land West of Appley Lane North	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
AB.015 - Land East of Appley Lane North	<i>Developer representative</i>	Taylor Wimpey is promoting the development of five parcels of land in Appley Bridge for residential purposes, submitting a detailed plan via email. The proposal outlines a vision for delivering up to 335 high-quality homes, including affordable housing, green spaces, a village park, a multifunctional network of green space, and new footpaths and cycleways. Taylor Wimpey believes that its proposal would assist with the government's plans to deliver 300,000 homes and support the Levelling Up Agenda, and also promote sustainable growth in the area in line with the Northern Powerhouse Strategy. The parcels of land are located close to local services and amenities and Taylor Wimpey believe them to be suitable for residential development.
Page 350	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
AB.016 - Land West of Sproddley Drive	<i>Developer representative</i>	<u>Lichfields on behalf of Taylor Wimpey:</u>
		Taylor Wimpey is promoting the development of five parcels of land in Appley Bridge for residential purposes, submitting a detailed plan via email. The proposal outlines a vision for delivering up to 335 high-quality homes, including affordable housing, green spaces, a village park, a multifunctional network of green space, and new footpaths and cycleways. Taylor Wimpey believes that its proposal would assist with the government's plans to deliver 300,000 homes and support the Levelling Up Agenda, and also promote sustainable growth in the area in line with the Northern Powerhouse Strategy. The parcels of land are located close to local services and amenities and Taylor Wimpey believe them to be suitable for residential development.
	<i>Residents and members of the public</i>	AB.016 should remain in the Green Belt as it is a biological Heritage site and haven for wildlife. Consent for development was refused in 1990. Crops growing in the fields should not be changed.
		AB.016 forms a boundary and buffer for the Biological Heritage Site Fairy Glen. It would be unnecessary for it to be approved for allocation.
		AB.016 is surrounded by Fairy Glen, a Biological Heritage Site. The site is within the Green Belt and is cultivated agricultural land. Planning permission for any housing should not be granted on grounds of ecological value.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.

Site reference / Address	Respondent Type	Comment Summary
AB.017 - Land north west of Glenside	<i>Developer representative</i>	<p><u>Lichfields on behalf of Taylor Wimpey:</u></p> <p>Taylor Wimpey is promoting the development of five parcels of land in Appley Bridge for residential purposes, submitting a detailed plan via email. The proposal outlines a vision for delivering up to 335 high-quality homes, including affordable housing, green spaces, a village park, a multifunctional network of green space, and new footpaths and cycleways. Taylor Wimpey believes that its proposal would assist with the government's plans to deliver 300,000 homes and support the Levelling Up Agenda, and also promote sustainable growth in the area in line with the Northern Powerhouse Strategy. The parcels of land are located close to local services and amenities and Taylor Wimpey believe them to be suitable for residential development.</p>
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
AB.019 - Land south of Finch Lane 1051	<i>Developer representative</i>	<p><u>Lichfields on behalf of Taylor Wimpey:</u></p> <p>Taylor Wimpey is promoting the development of five parcels of land in Appley Bridge for residential purposes, submitting a detailed plan via email. The proposal outlines a vision for delivering up to 335 high-quality homes, including affordable housing, green spaces, a village park, a multifunctional network of green space, and new footpaths and cycleways. Taylor Wimpey believes that its proposal would assist with the government's plans to deliver 300,000 homes and support the Levelling Up Agenda, and also promote sustainable growth in the area in line with the Northern Powerhouse Strategy. The parcels of land are located close to local services and amenities and Taylor Wimpey believe them to be suitable for residential development.</p>
<u>Banks</u>		
BA.006 - Vicarage Farm Stables, 27 Vicarage Lane	<i>Parish Council</i>	<p><u>North Meols Parish Council:</u></p> <p>The site is suitable for housing or retail development. Watercourse 16 culvert would need access maintained.</p>
BA.014 - Land at Rose Cottage Stables & Stud	<i>Parish Council</i>	<p><u>North Meols Parish Council:</u></p> <p>Site is unsuitable for development and at high flood risk.</p>

Site reference / Address	Respondent Type	Comment Summary
BA.016 - W of Hoole Lane / N of Ralph's Wife's Lane	<i>Parish Council</i>	<u>North Meols Parish Council:</u> Site is suitable for retail or housing development.
BA.017 - 63 Ralph's Wife's Lane	<i>Parish Council</i>	<u>North Meols Parish Council:</u> Site is suitable for retail or housing development.
BA.019 - Land btw Southport New Rd & Guinea Hall Lane Page 352	<i>Landowner representative</i>	<u>Cockwill & Co on behalf of the Landowner of Vicarage Farm Stables:</u> BA.019 should be considered further along with all sites in Banks, following an appropriate flood risk assessment and breach analysis to prove areas of Banks will not flood unless the sea wall is removed. BA.019 should also not be parked on the basis of being Protected Land.
	<i>Parish Council</i>	<u>North Meols Parish Council:</u> Site is suitable for retail/hotel or housing development.
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
BA.021 - Land between Station Road and Ralph's Wife's Lane	<i>Parish Council</i>	<u>North Meols Parish Council:</u> Site is suitable for retail or housing development.
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
BA.022 - Land off Water Lane	<i>Parish Council</i>	<u>North Meols Parish Council:</u> Site is not suitable for development.
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.

Site reference / Address	Respondent Type	Comment Summary
BA.026 - Land adj 97 Station Rd & 14 The Avenue	<i>Parish Council</i>	<u>North Meols Parish Council:</u> Site is suitable for a small development
BA.028 - Land to rear of 11-15 Schwartzman Drive	<i>Parish Council</i>	<u>North Meols Parish Council:</u> Site may possibly be suitable for development.
BA.039 - Land at Gravel Lane / Southport New Road	<i>Parish Council</i>	<u>North Meols Parish Council:</u> Site is suitable for retail/hotel or housing development.
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
BA.043 - Land east and west sides of George's Lane	<i>Parish Council</i>	<u>North Meols Parish Council:</u> Site is unsuitable for development and at high flood risk.
	<i>Residents and members of the public</i>	BA.043 is within Green Belt and Flood Zone 3. Historic flooding at the site e.g. between July 2019 and February 2020. Site is upstream of the problematic culvert on watercourse 16 and acts as a floodplain. Mitigation would not be possible as raising levels to develop this site would cause flooding elsewhere. Easement may be required via land east of Georges Lane.
BA.045 - Land to the south of A565	<i>Parish Council</i>	<u>North Meols Parish Council:</u> Site is suitable for retail or housing development.
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.

Site reference / Address	Respondent Type	Comment Summary
<u>Bickerstaffe</u>		
BK.020 - Jubilee Colliery, Rainford Road	<i>Residents and members of the public</i>	The site is a former colliery which still has the old pithead and spoil heaps, as well as deep water reservoirs and open mineshafts. There is no active use and new road infrastructure would be required for access. Poor public transport service to site and Park and Ride would be impractical.
		Object to building on Green Belt
		Site is suitable for employment use but not residential due to proximity to M58.
		Site is unsuitable for industrial use as it would impact on the adjacent cycle track. The road infrastructure of A570 and M58 would be impacted.
BK.023 - Wash Farm, Rainford Road	<i>Residents and members of the public</i>	Site contains valuable woodland and two Grade 1 agricultural fields. These should be preserved if existing nearby built areas are to be redeveloped.
		The site is brownfield and currently occupied by small businesses. The development of the site would depend on development with BK.030
		Do not support change of use of the site as it is Green Belt. Major changes to Bickerstaffe could have a negative impact to the area.
		Site is too close to M58 for residential development. Distribution use suggested.
BK.030 - Land NE of A570 and NW/SE of M58	<i>Developer representative</i>	<u>Savills UK Ltd on Behalf of Harworth Group Plc:</u> Harworth Group Plc has submitted a proposal to West Lancashire Borough Council for the development of BK.030, a 170 hectare agricultural land adjacent to the M58 motorway in Skelmersdale, including the delivery of environmentally friendly, green industrial and warehousing schemes, high-quality homes, and new infrastructure. The proposal aims to generate between 7,500 to 9,600 new jobs, between 1,300 to 1,700 new homes, 61 to 66 hectares of open space; up to 10% Biodiversity Net Gain; new social infrastructure including a Primary School; and, new public transport infrastructure. The plan includes two options, employment-led and housing-led, but the ultimate goal is to deliver a mixed-use development that suits the identified need of the Borough. The proposal also seeks to strengthen links and connect adjacent communities and areas of high unemployment with new economic opportunities, while maintaining the focus on high-quality landscape design. Harworth is willing to work with the Council to achieve this goal and support its aspirations for economic growth.
		<i>Residents and</i>

Site reference / Address	Respondent Type	Comment Summary
Page 355	<i>members of the public</i>	Site is Grade 1 agricultural land crossed by high pressure gas and water pipe lines, as well as mine working risks. Site should not be developed as it contains peat land which provides a habitat to various birds.
		Site is Grade 1 agricultural land vital for future food production and should not be lost.
		The site is actively farmed grade 1 agricultural land. Pylons, high pressure gas mains and an Ethylene supply main all pass through the site. Possible land contamination and poor public transport service to the site. Development would damage the landscape character of the area and lead to loss of Green Belt which prevents urban sprawl.
		The site is not appropriate for economic or housing development due to the presence of waste slag from coal mining providing unstable surface and foundation. There is extensive woodland and root systems that currently stabilise the area. Removal would cause instability. Toxic coal waste materials may be present. There is a man-made pond which is an economic obstruction to development.
		The land in question (BK.030) is Grade 1 agricultural land used for growing crops and supplying local outlets, while also contributing to good air quality and combating climate change. It is also home to conservation projects, natural habitats for wildlife, and walking paths. Developing this land would go against the council's own strategic policy of hierarchy, and would be costly and potentially unsafe due to the many pipelines and pylons present. It would also negatively impact the community and the local economy, and should be preserved for current and future generations.
		The land is used for agriculture, mainly growing crops for human consumption, and is of high quality. It also includes areas of woodland and conservation projects which provide habitats for wildlife and contribute to air quality and mental wellbeing. The land is important for preventing flooding in the region and contains several major pipelines which would be costly to develop over and not completely safe. Developing the land would also go against the Council's strategic policy. It contributes to the Visitor Economy and is one of the first things people see when entering West Lancashire along the M58.
		A gas pipeline runs through the site and there are shallow mine shafts below. Development of this site would lose grade 1 agricultural land.
		Does not support the development of grade 1 agricultural land which is actively used for growing crops and provides a natural habitat for animals. Keeping the land free and using it for local farming would reduce food miles, absorb carbon, and prevent flooding. It also serves as an important mental health escape for nearby residents. The land carries major pipelines, together with a line of pylons, making it unsafe for development and going against the council's strategic policy. The development of this site would take away from the natural beauty of the area.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
Site is Best and Most Versatile agricultural land and a gateway into the rural areas of Ormskirk and Rainford and should remain.		

Site reference / Address	Respondent Type	Comment Summary
Page 356		Site is within Green Belt and should not be developed unless there is no available land in Skem. Site would be affected by noise from M58, therefore any residential development should be as a village with all amenities.
		Strongly opposes converting actively farmed land into a housing development and employment opportunity as it contributes to the environment and the local community values its rural nature. The area also includes necessary farm buildings, and increased traffic would worsen already congested roads.
		The land in question is currently used for growing crops and is versatile for commercial carrot growth. It helps to reduce food miles and absorb carbon while preventing flooding and providing wildlife habitats. The area is also used for walking and provides a good impression of open countryside when entering West Lancs from the M58. It would be negligent to use this land for development due to its value for agriculture and environmental protection, as well as the existing major gas pipelines and council policy against such development.
		The land is Grade 1 agriculture and should remain in the Green Belt.
		The site is Grade 1 agricultural land and is actively used for crop production and natural conservation projects. It has benefits for the environment, air quality, flood prevention, visitors to the area, and mental well-being. It would go against the Council's own strategic policy to allow development on this land and it should be preserved for future generations. This land carries at least 4 major pipelines together with a line of pylons which would be extremely costly to develop over and not completely safe.
BK.031 - Land at Newbridge Farm	Residents and members of the public	The site in use as a waste transfer station which causes high volume HGV movements to local roads. The site is partly within Green Belt and is unsuitable for residential development.
		Support redevelopment as a housing site to provide additional housing. The site should not be permitted for commercial use as the current use affects residential amenity and impacts on local traffic.
<u>Burscough</u>		
BU.059 - Land S of Square Lane / E of	Councillor	The site is within Green Belt and is Grade 1 agricultural land. The site bounds the A5209 which is very busy and would be overburdened by the building of 400 houses. Access to the site would not be acceptable. The site suffers from flooding and there are insufficient amenities to serve a new development.

Site reference / Address	Respondent Type	Comment Summary
Chapel Lane	<i>Residents and members of the public</i>	Object to the site for the following reasons: 1. Unsuitable access and additional traffic volumes. 2. Flooding to sewer system which would need to be upgraded. 3. High flood risk due to site levels. 4. Public footpaths and habitats across the site. 5. Used to grow crops for animal feed, providing local employment. 6. Insufficient essential amenities in Burscough. 7. Local road infrastructure is inadequate.
		Object to development of the site as it is designated Green Belt and farmed for arable crops. The site has designated footpaths and walking routes. A housing development at this would cause unacceptable traffic impacts.
		Object to development of the site as it is designated Green Belt and farmed for arable crops. The site has designated footpaths and walking routes. Access to the site would cause unacceptable traffic impacts. Designated historic monument - Roman Fort is adjacent to the site and therefore it is likely that the site may contain archaeological finds of a Roman village and settlement.
		Object to the site due to unsuitable access and additional traffic volumes. Flooding to sewer system which would need to be upgraded.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
		The sites provide walking routes and habits for wildlife and should not be lost.
	<i>Statutory Consultee</i>	<u>Sport England:</u> The site is next to a school playing field and could have a prejudicial impact on the existing outdoor sporting facility.
BU.061 - Land at Red Cat	<i>Councillor</i>	The site is within Green Belt and is Grade 1 agricultural land. There is high congestion on adjacent roads and more traffic would make the junction to Red Cat Lane more dangerous. The site could be considered for allotment instead.

Site reference / Address	Respondent Type	Comment Summary
Lane	<i>Developer representative</i>	<p><u>Stephen Abbot Associates on behalf of Jones Homes:</u></p> <p>Jones Homes has submitted representations for a 1.36 ha plot of land at Red Cat Lane, Burscough. The land forms the southern part of a site allocated in the currently adopted West Lancashire Local Plan 2012-2027 as a 'Plan B' site [the submission includes a map showing a red line boundary around this area of land entitled "Pre-application site"]. The site is safeguarded from development for the needs of 'Plan B' and local policy states that it will only be considered for release for housing development if one of three triggers is met, which the council considers to not be met. However, there is a housing requirement delivery target for Burscough, which has not yet been met. The Burscough Parish Neighbourhood Plan (BPNP) also allows for sustainable residential development within the existing settlement limits of Burscough, provided it meets certain criteria. The (BPNP indicates the whole of the Red Cat Lane land (GN2) as being within the defined settlement boundary of Burscough and with a notation "Safeguarded land – Plan B sites. "Jones Homes believes that Burscough is a highly sustainable settlement and should remain the focus for new development and growth. The company is contracted to promote and deliver a housing scheme on around half of the Red Cat Lane safeguarded site and supports the continued recognition of Burscough for housing growth.</p>
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
		The site has ownership issues affecting availability. Access to the site can not support 60 houses.
		The site has ownership issues affecting availability. Site should be considered for alternative community uses.
		The site has ownership issues affecting availability. The site has flooding issues and a lack of mains drainage.
		The site is unsuitable for development due to flooding issues, traffic impacts to Red Cat Lane and the junction with the A59. It is also agricultural land used for crop growing.
		Site is prone to flooding and suffers from high traffic along Red Cat lane that would be increased by development. The site is also grade 1 agricultural land which should be used for farming or allotments.
BU.063A - Former UBH Site, Orrell Lane	<i>Councillor</i>	The site is a former factory with an asbestos roof, the demolition of which could have public health concerns. There is also an increasing flood risk at this site and poor road infrastructure. The site would be better development in to smaller business units
BU.076 - Land South of Mill Dam Lane	<i>Statutory Consultee</i>	<p><u>Sport England:</u></p> <p>If developed, the site may directly impact on the use of a playing field and/or sport/recreational outdoor facility through the loss of a recreational space.</p>

Site reference / Address	Respondent Type	Comment Summary
BU.078 - Land NW of Springfield Close, Liverpool Rd S	<i>Developer representative</i>	<u>Pegasus Group on behalf of Story Homes:</u> Story Homes control the 12.6ha greenfield land to the south of Burscough which forms part of the Yew Tree Farm allocation. The site is not within a Flood Risk Zone and is not subject to any statutory or local environmental designations. There is a Grade II listed farmhouse adjacent to the south western boundary of the site that can be integrated with minimal impacts. The site is safeguarded under Policy SP3 of the adopted Local Plan. The site gained permission for 580 dwellings and has had reserved matters applications approved to bring forward Phase 1 and 2 of the site development.
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
BU.082 - Land N of Meadowbrook, Liverpool Rd S	<i>Residents and members of the public</i>	The area suffers from flooding and heavy traffic. The site provides habitat for nesting birds and there is a section of land immediately behind homes on Liverpool Road South that has unknown ownership.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
		The site is safeguarded under the West Lancs Local Plan. Additional housing is not needed in Burscough and there is inadequate infrastructure to support.
BU.083 - Land adj. Plantation Hangar, Ringtail Road	<i>Residents and members of the public</i>	Support development of the site with the expectation that brownfield blight would be removed and mitigated. A farmland biodiversity plan should also be developed for the site to support objectives 14 and 15 of the Sustainability Appraisal Report for West Lancs Local Plan 2012-2027.
BU.084 - Land W of School Lane, N of Leeds Liverpool Canal	<i>Councillor</i>	The site is within Green Belt and grade 1 agricultural land. There is a high flood risk and poor road infrastructure which suffers from traffic congestion. There is a lack of local amenities and the natural environment would be affected by development.
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
	<i>Statutory Consultee</i>	<u>Sport England:</u> The site is next to a cricket ground and could have a prejudicial impact on the existing outdoor sporting facility.
BU.085 - Land E of Warpers Moss La, N of	<i>Councillor</i>	The site is within Green Belt and grade 1 agricultural land. There is a high flood risk and poor road infrastructure which suffers from traffic congestion. There is a lack of local amenities and the natural environment would be affected by development.
	<i>Landowner</i>	There is an issue with the ownership of a small rectangular area in the SW corner which should be investigated/corrected.

Site reference / Address	Respondent Type	Comment Summary
School La	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
BU.086 - Land E of Warpers Moss Lane, N of Railway	<i>Councillor</i>	The site is within Green Belt and grade 1 agricultural land. There is a high flood risk and poor road infrastructure which suffers from traffic congestion. There is a lack of local amenities and the natural environment would be affected by development.
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
Page 360 BU.087 - Land N of Orrell Lane, W of Bobby Langton Way	<i>Councillor</i>	The site falls within Green Belt and I Grade 1 agricultural land. The access to the site off Orrell lane is not suitable for the proposed c400 homes. The area is also at high flood risk which would be worsened by removal of trees and vegetation. The existing infrastructure would not be able to support increased demand.
	<i>Residents and members of the public</i>	A site between Burscough FC Stadium development and Orrell Lane of 1.44ha was submitted in 2020 and forms part of BU.087. We would request for it to be reviewed as an individual site capable of circa 43 units. The former employment site south of Orrell Lane was granted planning consent for circa 60 dwellings and has been confirmed to reduce the number of vehicle movements compared to the previous employment site. This implies Orrell lane has a greater capacity for traffic movements to allow additional development.
		Site BU.087 forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		A smaller site which extended to circa 1.44 hectares and formed the natural infill between Burscough FC Stadium development and Orrell Lane was submitted in 2020, and should be reviewed separately. The site would create circa 43 units.
		BU.087 forms a strategic and sustainable location for future development based upon the reasons detailed within the submission. The council should undertake a Green Belt Review and release land located in sustainable locations to contribute towards the housing numbers. The supply of sustainable brownfield sites is declining and the required housing numbers are yet to be finalised, so both brownfield and greenfield sites may need to be identified.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
	Site is grade 1 arable farm land that should be protected. Infrastructure and access is unsuitable and there is a high flood risk.	
<i>Statutory Consultee</i>	<u>Sport England:</u> The site is next to a football ground and could have a prejudicial impact on the existing outdoor sporting facility.	

Site reference / Address	Respondent Type	Comment Summary
BU.088 - Land between A59 and Warpers Moss Lane	<i>Councillor</i>	The site is within Green Belt and grade 1 agricultural land. There is a high flood risk and poor road infrastructure which suffers from traffic congestion. There is a lack of local amenities and the natural environment would be affected by development.
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
BU.095 - Land S of Briars Lane/ E of Flax Lane	<i>Councillor</i>	The site is prone to flooding and there is a lack of amenities and adequate road infrastructure to serve any further development. The site benefits from woodlands that would be lost along with biodiversity.
Page 361 BU.099 - Platts Lane / Chapel Lane	<i>Residents and members of the public</i>	The area suffers from flooding and heavy traffic. The site should remain as public greenspace.
		Object to the site for the following reasons: 1. Unsuitable access and additional traffic volumes. 2. Flooding to sewer system which would need to be upgraded. 3. High flood risk due to site levels. 4. Public footpaths and habitats across the site. 5. Used to grow crops for animal feed, providing local employment. 6. Insufficient essential amenities in Burscough. 7. Local road infrastructure is inadequate.
		Site is a local landmark and an area of nature and wildlife. There is insufficient infrastructure and amenities to support new housing.
		The site was a brickworks from the 19th century to mid-20th century. The site was landfilled and would not be suitable for a country park or housing development. The site has unsuitable access and is close to a busy junction of the A59. The sewage and drainage infrastructure are unsuitable, and the area suffers from surface water flooding. Development would lead to the loss of footpaths used by public and wildlife and there are not enough amenities to serve the existing population.
		The sites provide walking routes and habitats for wildlife and should not be lost.
We object for the following reasons: 1. Site provides nature and amenity to the local community. 2. Site is previous landfill with underground pipes and may be contaminated. 3. Inadequate access via Platts lane. 4. Flood risk due to poor drainage in the area. 5. Sewage system only suitable for existing housing.		

Site reference / Address	Respondent Type	Comment Summary
BU.101 - Four Paddocks, Flax Lane	<i>Resident</i>	The sites provide walking routes and habitats for wildlife and should not be lost.
BU.104 - Moss Nook Farm, Crabtree Lane	<i>Residents and members of the public</i>	Grade 1 arable farm land with unsuitable infrastructure and road access, as well as high flood risk.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
		Site is within Green Belt and grade 1 agricultural land. Development at the site would lead to increased flooding problems to the local area.
BU.105 - Briars Field, Briars Barn, Briars Lane	<i>Councillor</i>	The site is within Green Belt and grade 1 agricultural land. There is a high flood risk and poor road infrastructure which suffers from traffic congestion. There is a lack of local amenities and the natural environment would be affected by development.
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
BU.106 - Land W of A59, S of B5242, E of Backacre Lane	<i>Councillor</i>	The site is within Green Belt and grade 1 agricultural land. There is a high flood risk and poor road infrastructure which suffers from traffic congestion. There is a lack of local amenities and the natural environment would be affected by development.
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
BU.107 - Land N of White Dial Farm, Moss Lane	<i>Residents and members of the public</i>	Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
BU.108 - Land between Red Cat Lane and Moss Lane	<i>Councillor</i>	The site is within Green Belt and grade 1 agricultural land. There is a high flood risk and poor road infrastructure which suffers from traffic congestion. There is a lack of local amenities and the natural environment would be affected by development.
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
		Site is high quality agricultural land which should not be developed.

Site reference / Address	Respondent Type	Comment Summary
<u>Halsall-Haskayne</u>		
HA.006 - Renacres Hall Farm, Renacres Lane	<i>Developer representative</i>	<u>Emery Planning on behalf of Wain homes North West</u> The site is sustainable and well-located, benefiting from proximity to necessary services and would bring economic, social, and environmental benefits. There are no site specific constraints, and the land is deliverable in the short term. The access would be directly onto Bentham's Way, and the site is not at risk from flooding.
HA.029 - Land adjacent to Carr Moss Lane, Halsall	<i>Landowner representative</i>	<u>Smith & love Planning Consultants on behalf of the Landowner:</u> Our client owns the controlling interest in the site, which remains available, suitable and achievable for development.
	<i>Residents and members of the public</i>	HA.029 is within Green belt and Grade 1 agricultural land. Brownfield sites should be developed first and this site should be retained for farming. The proposal does not plan to improve the local infrastructure and would lead to major road safety issues. The development would also be detrimental to the character of Halsall village.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
HA.031 - Land at Smithy Lane, Barton	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
HA.032 - Land at Station Road, Barton	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
HA.033 - Land north of Carr Moss Lane, Halsall	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
HA.034 - Land adj to A5147 / B5195, Downholland Cross	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.

Site reference / Address	Respondent Type	Comment Summary
HA.035 - Hollin Farm	<i>Landowner representative</i>	<u>Smith & love Planning Consultants on behalf of the Landowner:</u> Our client owns the controlling interest in the site, which remains available, suitable and achievable for development.
	<i>Residents and members of the public</i>	Site is within Green Belt and has capacity to grow crops. Development of the site would impact the amenity of local residents. Limited facilities and transport in Haskayne with no proved need for further development.
HA.037 - Land N of White Otter Farm, Segars Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
HA.038 - Land to north of St Guthberts School	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
	<i>Statutory Consultee</i>	<u>Sport England:</u> If developed, the site may directly impact on the use of a playing field and/or sport/recreational outdoor facility through the loss of what appears to take up school grounds.
HA.039 - Land N of Rosemary Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
HA.040 - Land to the west of Jacksons Close	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
HA.044 - Southern Heys Farm, Moss Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
HA.045 - Land N of Southern Heys Farm, Moss Lane	<i>Statutory Consultee</i>	<u>Sport England:</u> The site is near to a Golf Centre and could have a prejudicial impact on the existing outdoor sporting facility.

Site reference / Address	Respondent Type	Comment Summary
HA.052 - Land at Malt Kiln Cottages	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
HA.053 - Land east of Ainsdale	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
HA.054 - Land N of Carr Moss Lane / W of A5147	<i>Residents and members of the public</i>	HA.029 is within Green belt and Grade 1 agricultural land. Brownfield sites should be developed first and this site should be retained for farming. The proposal does not plan to improve the local infrastructure and would lead to major road safety issues. The development would also be detrimental to the character of Halsall village.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
HA.055 - Land E of A5147 / W of Leeds Liverpool Canal	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
HA.056 - Land south of Hollin Farm, School Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
HA.061 - Land west of School Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
HA.062 - Land north of Station Road, Barton	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
HA.065 - Gorse Hill Farm, New Cut Lane	<i>Residents and members of the public</i>	Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.

Site reference / Address	Respondent Type	Comment Summary
HA.066 - Land btw Moss Rd / Bentham's Way	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
HA.072 - Land adj. 84 Renacres Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
<u>Hesketh Bank</u>		
HB.042 - Land north of 112 Moss Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
HB.046 - Land north of Sydney Avenue	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
HB.047 - Land off Moss Lane	<i>Residents and members of the public</i>	Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
<u>Lathom</u>		
LA.007 - Land north of Vale Lane /Spa Lane	<i>Residents and members of the public</i>	The site is actively farmed agricultural land within the Green Belt, adjacent to large areas of woodland. The site also has multiple ownership and has poor public transport and road infrastructure.
		Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Although there is a need for housing, the site lacks the required infrastructure and services to support new homes.
		Greenfield agricultural land needs to be protected and not used for housing.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
		Site is Best and Most Versatile agricultural land that should be safeguarded for future food production and carbon storage. Site contributes toward local wildlife and borders Lathom Park which has historic importance.
Site is constrained by coal mine works, inadequate access and poor infrastructure.		

Site reference / Address	Respondent Type	Comment Summary
LA.011 - The Beeches, Firswood Road	<i>Residents and members of the public</i>	Access to the site is already under strain due to adjacent development and the local infrastructure cannot support additional development.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
		Site is Grade 1 Agricultural Land within the Green Belt that should not be lost. Nearby Firswood Road suffers from high traffic and this site would bring additional traffic.
		Site is Grade 1 agricultural land within the Green Belt. There is insufficient public transport to the site and local roads are inadequate for additional transport loads. The area is also prone to flooding, crossed by electricity pylons and lacks adequate services.
LA.012 - Land north of Vale Lane (Earnsdale)	<i>Residents and members of the public</i>	The site consists of small holdings that would be enveloped if land at LA.007 and SK.133 are allocated for development.
LA.013 - Land at 'Wiswalls', Ryelake Lane	<i>Residents and members of the public</i>	The site is within the Green Belt and the southern edge encroaches into land identified for the Ormskirk by-pass.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
		Site is best and most versatile arable land that should be safeguarded for future food production.
LA.014 - Land off Whiteleys Lane / Wigan Road	<i>Residents and members of the public</i>	The site does not have suitable access and would generate significant traffic impacts to primary routes if development. The site is also actively farmed agricultural land.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
		Site is best and most versatile arable land that should be safeguarded for future food production.
		Site is best and most versatile grade 1 agricultural land within Green Belt. There is insufficient public transport and any development would cause increased emissions and congestion to the local road network.
LA.015 - Land West of Skelmersdale	<i>Developer representative</i>	<u>Emery Planning on behalf of Wain homes and Redrow Homes:</u> Wainhomes and Redrow Homes are promoting land adjacent to Skelmersdale for residential development, potentially containing 1,800-2,200 new homes. The site has easy access to the M58 and existing road infrastructure. The development would include a community hub, all-age play spaces, active travel routes, ecological enhancements, and a linear park. The site is not designated as a heritage asset but lies close to listed buildings. The development is considered sustainable economically, socially (including affordable housing), and environmentally, with the potential to increase biodiversity and enhance green infrastructure. The land is controlled by the developers, who has a proven track record of delivering housing.
	<i>Residents and</i>	The site has physical constraints that would restrict its use. It provides a wildlife habitat and is bisected by an old railway line.

Site reference / Address	Respondent Type	Comment Summary
Page 368	members of the public	Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
	Infrastructure would not support additional development and would lead to loss of light to neighbouring properties, as well as loss of privacy and noise pollution.	
	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.	
	Site is arable land that should be safeguarded for future food production and carbon storage. Development of the site would damage biodiversity and nature.	
	Site is Grade 1 agricultural land within the Green Belt. There is insufficient public transport to the site and local roads are inadequate for additional transport loads. The area is also prone to flooding, crossed by electricity pylons and lacks adequate services. Electricity pylons and high-pressure gas pipelines cross the site.	
	The site is Green Belt and used mainly for food production. Development of this site would lead to loss of wildlife habitat and increase in traffic to local roads.	
	The site is within the Green Belt and development would cause noise pollution and damage to habitats due to additional vehicles. The area is a habitat for barn owls and migrating birds.	
	The site is within the Green Belt and is intended to protect against urban sprawl. Development would change the characteristics of the area.	
Statutory Consultee	<p><u>Sport England:</u></p> <p>If developed, the site may directly impact on the use of a playing field and/or sport/recreational outdoor facility through the loss or impact on a cricket ground.</p>	
LA.016 - Grapels Site, Lyelake Lane	Residents and members of the public	The site is brownfield occupied by small businesses in industrial units. The site is also within the Green Belt and separated from a settlement boundary. The employment use should not be lost to residential.
LA.017 - Grapels Farm (east), Lyelake Lane	Residents and members of the public	The site is connected to LA.016 and should not be developed in isolation.
LA.018 - Land at Briars Brook (off A5209)	Residents and members of the public	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.

Site reference / Address	Respondent Type	Comment Summary
LA.019 - Land E of Castle Lane	<i>Residents and members of the public</i>	The site in question should be reviewed for development together with OA.075 to create a more comprehensive sustainable extension of Westhead village. Though the site is within Green Belt boundaries and the council has prioritized brownfield land, the supply of sustainable brownfield sites is declining and the proposed housing numbers are not sufficient. The council must identify both brownfield and greenfield sites to meet housing numbers, once finalised. A Green Belt Review should be undertaken to release land in sustainable locations for development.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
<u>Ormskirk & Aughton</u>		
OA.056 - Land north of Nursery Avenue, Ormskirk	<i>Developer representative</i>	<u>Hollins Strategic Land:</u> The site boundary should be updated to include land to the south which would provide access via Nursery Avenue. The 5.54ha site could deliver 120 dwellings or 165 dwellings at a density of 30 dwellings per hectare. The site has suitable highways access with the Local Highways Authority having raised concern about proximity to the driveway serving no.18, however current plans provide adequate separation. Additional footways would be provided on both sides of the access road. The site is not in active use and the development would help deliver the Ormskirk-Skelmersdale Linear Park due to Hollins Strategic Land having control over a significant portion of the land required.
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.057 - Land at Holborn Hill Farm, Holborn Hill	<i>Residents and members of the public</i>	Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.061 - Land S of Middlewood Rd / Sefton Gardens	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.067 - Land at 30A Scarth Hill Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.

Site reference / Address	Respondent Type	Comment Summary
OA.069 - Land at Bold Lane, Holt Green	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
PA.074 - Land North west of Farris Lane	<i>Community Group</i>	<p><u>Aughton Residents Group (2012) Committee:</u></p> <p>If site is not re-designated as Green Belt then it should be projected for fewer dwellings and retained as a Plan B site until all brownfield sites are utilised.</p> <p>Noted that the site was previously removed from Green Belt for possible housing shortfalls. The site is designated as a Plan B site which is no longer justified and the site should return to Green Belt.</p> <p>The EIA indicated the site is proposed for 500 dwellings instead of 400 estimated by the SHELAA.</p>
	<i>Developer representative</i>	<p><u>Emery Planning on behalf of Wain homes North West and Redrow Homes:</u></p> <p>The site is located within the settlement of Ormskirk with Aughton and technical documents submitted to past planning applications demonstrate that the allocation of the site is justified with the site having no technical constraints. The site is currently safeguarded under the adopted Local Plan policy GN2(a)(i) for 400 dwellings. Suitable access to the site can be achieved and the provision of sustainable drainage systems would mitigate any flood risks. The development would have economic, social and environmental benefits and the site should therefore be allocated.</p>
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
		Site is safeguarded under existing Local Plan policies RS6 and GN2 as a 'Plan B' site. The AMR 2021 identifies more than a 5-year housing supply and therefore site is not justified for allocation. The site is also allocated for too many dwellings.
	<i>Residents and members of the public</i>	<p>The site is inappropriate for 400 homes due to congestion, pollution, unsustainable strain to existing infrastructure and harm to habitats.</p> <p>The site is safeguarded under the current Local Plan as a 'Plan B' site. The AMR 2021 identifies an existing 11-year housing supply and therefore there is no justification for the site to lose its safeguarded designation. The proposed capacity of the site is inappropriate and should be reviewed.</p>
OA.075 - Land at Mawdsleys Farm, Crosshall Brow	<i>Residents and members of the public</i>	The site should be reviewed as a wider development with site LA.019 to create a more comprehensive sustainable development forming a natural extension of Westhead Village. Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.

Site reference / Address	Respondent Type	Comment Summary
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.079 - Land east of Black Moss Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.080 - Land at Thorn Tree Dairy Paddock	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.087 - Land E of Blackacre Lane / NE of Renfrey Close	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
	<i>Statutory Consultee</i>	<u>Sport England:</u> The site is next to a Recreation Ground and could have a prejudicial impact on the existing outdoor sporting facility.
OA.089 - Land off Ruff Lane 98 371	<i>Statutory Consultee</i>	<u>Sport England:</u> The site is next to Edge Hill University and could have a prejudicial impact on the existing outdoor sporting facility.
	<i>Community Group</i>	<u>Aughton Residents Group (2012) Committee:</u> Site should remain protected within Green Belt.
OA.124 - Land at Little Moor Hall Farm	<i>Developer representative</i>	<u>Turley on behalf of David Wilson Homes:</u> David Wilson Homes has interest in the Little Moor Hall Gardens site. The site is within a sustainable location for growth with good locality to local amenities and transport routes. Technical assessments have been produced to demonstrate the suitability of the site. The development can be accommodated within the local highway network without having a significant or “severe” impact on existing traffic flows. The site has low existing ecological value and the development will include new green infrastructure to provide a net gain. The Site does not contain any designated or non-designated heritage assets. The Site is not within or in close proximity to any local or national landscape designations. There are no known contamination issues with the land. The site is within the Green Belt but does not make a strong contribution and should be considered for a controlled and confined release.
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration. The local infrastructure in Aughton is unable to support a development of this scale and there is already high demand for existing schools and health services. The site is within Green Belt and supports various wildlife.

Site reference / Address	Respondent Type	Comment Summary
		The site is within Green belt and is Grade 1 agricultural land. Development of this site would cause urban sprawl and impact on the village. The local infrastructure, amenities and health services are unsuitable to support a development of this scale. The site also provides habitat to wildlife and the development does not propose affordable housing.
		The site is within Green Belt and prime agricultural land that should be protected for food production. The area suffers from traffic congestion, drainage and flooding issues and lack of amenities to support the current population. The development would lead to large urban sprawl affecting the setting and character of the area.
		The site is within the Green Belt in the south-east quadrant of Aughton for which there is no identified housing need. The site should remain Green Belt to prevent urban sprawl and preserve the character of the area.
		There is no identified housing need in the area and the site helps prevent urban sprawl, safeguard the countryside and preserves the character of the surrounding area.
Page 372 OA.132 - Land at Alty's Farm, Alty's Lane	Developer representative	<u>Asteer Planning LLP on behalf of Richborough Estates Ltd:</u>
		The site is within the Green Belt and has no major technical or environmental constraints. Assessment of the site should be revisited once an updated HEDNA and Urban Capacity Study is published to consider whether the site should be removed from Green Belt to meet housing and employment needs. A masterplan has been provided which shows that the site can accommodate between 1,015 and 1,355 market and affordable homes. The site can also contribute towards student accommodation and employment needs. The site consists of two parcels that should be considered separately. The site presents a logical expansion of one of the Borough's Main Towns and primary areas of growth. There is a legal agreement in place for the entire site's availability and delivery. The site is accessible and suitable with sufficient existing infrastructure surrounding. The development would provide an opportunity to enhance the surrounding highway network and increase local parking capacity and support sustainable transport. The site is at low risk of groundwater flooding and suitable mitigation measures would be put in place. Development of the site would bring social, economic and environmental benefits to the area.
	Residents and members of the public	The site could be split in two with the eastern portion proposed for the expansion of Edge Hill University and western portion for residential use.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
		Site is Grade 1 Agricultural Land within the Green Belt that should be protected from development. An annexe campus for the university on non-grade 1 land should be considered instead.
		Site is prime agricultural land that is prone to flooding. Development would lead to additional traffic and pollution.

Site reference / Address	Respondent Type	Comment Summary
		The site is currently used for agricultural fields and is Grade 1 Agricultural land within the Green Belt. Development of the site would result in loss of Openness, wildlife habitat and arable land. There are ongoing drainage and flooding issues in the area that would be need to be mitigated as part of any development. The local road infrastructure suffers from high traffic and would be worsened by any further development.
		The site was previously considered by council planners in 2011 but was considered to impact adversely on the Green Belt and encroach on the countryside. The site was also rejected due to adverse impacts on traffic. The area now suffers from greater levels of traffic and the surrounding road surfaces are of poor quality. The local roads also suffer from dangerous speeding. There is continuing flood risk in the area which is downplayed in the consultation document.
	Statutory Consultee	<u>Sport England:</u> The site is next to two sports facilities and could have a prejudicial impact on the existing these facilities.
OA.138 - Land SW of Ledson Grove, off Old Lane	Residents and members of the public	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.140 - Land west of A570 Southport Road and north of Tennyson Drive		<u>Gladman:</u> Gladman is promoting a 5.38-hectare site within Green Belt west of Southport Road in Ormskirk for residential development, for approximately 120 dwellings. The site is well connected to the existing built-up area and nearby amenities, and could provide a mix of market and affordable housing to meet identified needs and contribute to growth in the economy. Gladman's larger land interest of around 27.22 hectares could accommodate a development of approximately 400 new homes and a new country park, in addition to public open space and amenities.
	Residents and members of the public	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
	Statutory Consultee	<u>Sport England:</u> The site is next to a school playing field and could have a prejudicial impact on the existing outdoor sporting facility.

Site reference / Address	Respondent Type	Comment Summary
OA.141 - The Malthouse Business Centre	<i>Statutory Consultee</i>	<u>Sport England:</u> The site is next to Ormskirk Rugby Club and could have a prejudicial impact on the existing outdoor sporting facility.
OA.147 - Land south west of Winifred Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.151 - Land south west of Winifred Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.154 - Land at Dumbills, Crosshall Brow	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.160 - Gerard Hall Farm, Prescott Road	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.161 - Land at Bath Farm	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.162 - Land north of 70A Holborn Hill	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.163 - Land North of New Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.164 - Land N of New Lane / NW of Scarth Hill Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.

Site reference / Address	Respondent Type	Comment Summary
OA.167 - Land at Crosshall Brow	<i>Developer representative</i>	<u>Satplan Planning and Development:</u> Site is associated with an active housebuilder and could be delivered in 0-5 years.
	<i>Residents and members of the public</i>	The site should be reviewed as a wider development with sites OA.179 and OA.175 to create a more comprehensive sustainable development. Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.169 - Myrtle Hall Farm, Prescott Road	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.170 - Land east of A59 (High Lane)	<i>Residents and members of the public</i>	The site should be reviewed as a wider development with site OA.194 to create a more comprehensive sustainable development. Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.173 - Land at Gaw Hill Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.175 - Land btw Vicarage Lane and Crosshall Brow (Ruff Farm)	<i>Residents and members of the public</i>	The site should be reviewed as a wider development with sites OA.179 and OA.167 to create a more comprehensive sustainable development. Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.176 - Land north of Turnpike Road	<i>Residents and members of the public</i>	Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.179 - Land S of A577 Crosshall Brow	<i>Residents and members of the public</i>	The site should be reviewed as a wider development with sites OA.167 and OA.175 to create a more comprehensive sustainable development. Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.

Site reference / Address	Respondent Type	Comment Summary
OA.180 - Land at Bowkers Green / Prescott Road	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.187 - Land adj 267 Long Lane (Moss End Farm)	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.188 - Land adj. Thorntree Dairy (Thorntree Field)	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
Page 376 OA.189 - Land SE of Parris Lane	<i>Community Group</i>	<u>Aughton Residents Group (2012) Committee:</u> Site is Grade 1 Agricultural land and should remain protected within Green Belt.
	<i>Residents and members of the public</i>	Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
		The site is within the Green Belt in the south-east quadrant of Aughton for which there is no identified housing need. The site should remain Green Belt to prevent urban sprawl and preserve the character of the area.
		There is no identified housing need in the area and the site helps prevent urban sprawl, safeguard the countryside and preserves the character of the surrounding area.
OA.190 - Land north west of Parris Lane	<i>Community Group</i>	<u>Aughton Residents Group (2012) Committee:</u> Site is safeguarded as a Plan B site and is also within Green Belt and should remain so.
	<i>Residents and members of the public</i>	Site is safeguarded as a Plan B site and would create congestion, pollution and damage habitats if developed.
		Site is safeguarded under existing Local Plan policies RS6 and GN2 as a 'Plan B' site. The AMR 2021 identifies more than a 5-year housing supply and therefore site is not justified for allocation. Site should only be considered in conjunction with adjacent site OA.074 due to awkward shape.

Site reference / Address	Respondent Type	Comment Summary
		The site is safeguarded under the current Local Plan as a 'Plan B' site. The AMR 2021 identifies a existing 11-year housing supply and therefore there is no justification for the site to lose its safeguarded designation. The site is an awkward shape and should only be considered in conjunction with the adjacent site OA.074.
OA.191 - Land NW of 72-100 Holborn Hill	<i>Residents and members of the public</i>	Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.192 - Land N of 60-68 Holborn Hill	<i>Residents and members of the public</i>	Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.193 - Land NW of Dark Lane	<i>Residents and members of the public</i>	Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
Page 577 OA.194 - Land east of High Lane	<i>Residents and members of the public</i>	The site should be reviewed as a wider development with site OA.170 to create a more comprehensive sustainable development. Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.195 - Land north of Asmall Lane	<i>Residents and members of the public</i>	Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
OA.196 - Land east of Mickering Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
<u>Parbold</u>		
PB.019 - Land btw Wayside & Ash Brow Cottage	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.

Site reference / Address	Respondent Type	Comment Summary
PB.020 - Land btw 'Ashleigh' and Higher Lane Cottage	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
PB.028 - 'Strawberry Field', N of Course Lane	<i>Landowner representative</i>	<u>Stephen Abbot Associates on behalf of the owner of Strawberry Fields, Newburgh:</u> The site remains available for development although eastern portions are to be released for development in the short-term. An indicative masterplan has been prepared.
	<i>Residents and members of the public</i>	Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
PB.035 - Land at Bentley Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
Page 378 PB.037 - Land to the East of Tears Lane	<i>Developer representative</i>	<u>Emery Planning on behalf of Wain homes North West:</u> The site is considered well constrained and deliverable with no technical constraints. The site is within Green Belt and should be considered for release due to being sequentially preferable in Green Belt terms. There are no heritage issues associated with the site and an ecological appraisal has concluded that no adverse direct effects on designated sites for nature conservations can be achieved. Mitigation would be needed to address indirect impacts on Martin Mere SPA and Ramsar. There are also opportunities to mitigate and compensate for any impacts to wildlife and biodiversity. The site is available and suitable in the short term and can achieve suitable access from Tabbys Nook. The site is not at risk of flooding and would provide economic, social and environmental benefits.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
PB.038 - Land at Back Lane / Sandy Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
PB.040 - Land at Grimshaw Green Lane / Chorley Rd	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.

Site reference / Address	Respondent Type	Comment Summary
PB.041 - Land off Cobbs Brow Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
PB.042 - Land off Course Lane	<i>Residents and members of the public</i>	Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
PB.043 - R/O Parbold Douglas Academy	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
	<i>Statutory Consultee</i>	<u>Sport England:</u> The site is next to Parbold Douglas CofE Academy playing field and could have a prejudicial impact on the existing outdoor sporting facility.
PB.044 - Land off Chorley Road	<i>Residents and members of the public</i>	Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
PB.045 - Land NW of The Common / W of Chorley Road	<i>Developer representative</i>	<u>Emery Planning on behalf of Wain Estates:</u> Emery Planning on behalf of Wain Estates has provided supporting documents for the site including: A concept framework, an odour constraints assessment of the Wigan Wastewater Treatment Works, a Heritage Appraisal, a Transport and Highways Appraisal, a Drainage strategy technical note, a Landscape context study and an Ecological appraisal.
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
Rufford		
RF.008 - Land south of Sandy Lane, Holmeswood	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.

Site reference / Address	Respondent Type	Comment Summary
RF.009 - Land south of Holmeswood Road	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
RF.010 - Land at Holmground, Holmeswood Road	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
RF.017 - Land btw Cousins Lane /Brick Kiln Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
	<i>Statutory Consultee</i>	<u>Sport England:</u> The site is in close proximity to a Cricket Ground and could have a prejudicial impact on the existing outdoor sporting facility.
RF.021 - Land at Chase Cottage	<i>Statutory Consultee</i>	<u>Sport England:</u> The site is next to a Recreation Ground and could have a prejudicial impact on the existing outdoor sporting facility.
RF.023 - Land west of A59	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
RF.024 - Land rear of The Rookery	<i>Statutory Consultee</i>	<u>Sport England:</u> The site is next to a Recreation Ground and could have a prejudicial impact on the existing outdoor sporting facility.
<u>Skelmersdale</u>		
SK.012 - Land S of Liverpool Rd / N of Swift's Fold	<i>Statutory Consultee</i>	<u>Sport England:</u> This site which has been put forward for development appears to include Liverpool Rad Hall Community Centre and is likely to currently act as informal recreational spaces. Particular concern is expressed about the potential impact and/or loss of green open spaces within established communities that support their health and social wellbeing needs.

Site reference / Address	Respondent Type	Comment Summary
SK.017 - Land Adjacent Busy Bee Pub, Kiln Lane	Statutory Consultee	<u>Sport England:</u> If developed, the site may directly impact on the use of a playing field and/or sport/recreational outdoor facility through the loss or impact on a playing field.
SK.024 - Car Park Adjacent 107/109 Liverpool Road	Statutory Consultee	<u>Sport England:</u> If developed, the site may directly impact on the use of a playing field and/or sport/recreational outdoor facility through the loss of a car park associated with a playing field.
SK.062 - Land adj. The Duck Pub, Birleywood,	Statutory Consultee	<u>Sport England:</u> This site which has been put forward for development appears to be next to Digmaor Community Centre and is likely to currently act as informal recreational spaces. Particular concern is expressed about the potential impact and/or loss of green open spaces within established communities that support their health and social wellbeing needs.
SK.081 - Adj. St. Luke's Primary School, Brierfield	Statutory Consultee	<u>Sport England:</u> The site is next to Hope High School playing field and could have a prejudicial impact on the existing outdoor sporting facility.
SK.089 - Land at the corner of 203 Egerton	Statutory Consultee	<u>Sport England:</u> If developed, the site may directly impact on the use of a playing field and/or sport/recreational outdoor facility through the loss of a play area.
SK.091 - Land adj Community Centre, 198 Ennerdale	Statutory Consultee	<u>Sport England:</u> This site which has been put forward for development appears to be next to Tanhouse Community Centre and is likely to currently act as informal recreational spaces. Particular concern is expressed about the potential impact and/or loss of green open spaces within established communities that support their health and social wellbeing needs.
SK.092 - Land btw Sephton House & 11 Tawd Road	Statutory Consultee	<u>Homes England:</u> Homes England, a government housing accelerator, owns several potential residential sites in West Lancashire, including three sites that can accommodate 93 homes SK.092 is not within the Green Belt and can accommodate 16 homes.

Site reference / Address	Respondent Type	Comment Summary
SK.107 - Land adj. 'Artz' Community Centre, Hartland	Statutory Consultee	<u>Sport England:</u> This site which has been put forward for development appears to be near to a Community Centre and is likely to currently act as informal recreational spaces. Particular concern is expressed about the potential impact and/or loss of green open spaces within established communities that support their health and social wellbeing needs.
SK.116 - Land E of Firwood Road / S of Slate Lane	Residents and members of the public	The site has an unacceptable access and is adjacent to an industrial area which would impact on residential amenity if developed.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
P803 SK.133 - Land N of Spa Lane / S of Vale Lane	Developer representative	<u>Pegasus Group on behalf of Rowland Homes:</u> Rowland Homes control the 7.5a greenfield site which is not in a Flood Risk Zone and not subject to any statutory or local environment designations. There is a Grade II listed building adjacent to the south western boundary that can be integrated with minimal impact. Trees in the north western corner of the site are subject to a Tree Protection Order and would be retained. Over half of the site is classified as urban land, with the remainder classified as Grade 1 agricultural land. The site has been subject to mining activity in the past, with a number of historic mine entries and shallow coal mine workings. A public right of way runs along the southern boundary of the site and the route will be retained as part of the development of this site. The site is located within a designated landscape character area which has been carefully considered when masterplanning the site.
		<u>Satplan Planning and Development on behalf of Gleeson Homes</u> Site should not be described as 'multiple/difficult ownership' as there are only two owners.
	Residents and members of the public	The site has poor public transport service and would be vehicle dependent if developed. Expansion for industrial use would impact amenity of residents along Vale Lane.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
SK.149 - Land adj 18 Flamstead	Statutory Consultee	<u>Sport England:</u> The site is near to a school playing field and could have a prejudicial impact on the existing outdoor sporting facility.
SK.177 - Land S/E/W of White Moss Business Park	Landowner representative	<u>Smith & love Planning Consultants on behalf of I and J Hill Partnership:</u> I and J Hill Partnership own the controlling interest in the site, which remains available, suitable and achievable for development. Please refer to earlier comments dated 25th March 2020.

Site reference / Address	Respondent Type	Comment Summary
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
SK.177B - Land N/W of Nipe Lane/ adj Holland Moss	<i>Landowner representative</i>	<u>Smith & love Planning Consultants on behalf of I and J Hill Partnership:</u> I and J Hill Partnership own the controlling interest in the site, which remains available, suitable and achievable for development. Please refer to earlier comments dated 25th March 2020.
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
SK.178 - Former Hope High School, Tanhouse Road	<i>Statutory Consultee</i>	<u>Sport England:</u> If developed, the site may directly impact on the use of a playing field and/or sport/recreational outdoor facility through the loss of a school playing field.
SK.180 - Land east of 10-16 Yewdale	<i>Statutory Consultee</i>	<u>Homes England:</u> Homes England, a government housing accelerator, owns several potential residential sites in West Lancashire, including three sites that can accommodate 93 homes SK.180 is not within the Green Belt and can accommodate 16 homes.
SK.182 - E of Cobbs Brow Lane / SW of Beacon Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
	<i>Statutory Consultee</i>	<u>Homes England</u> Homes England, a government housing accelerator, owns several potential residential sites in West Lancashire, including three sites that can accommodate 93 homes in total. SK.182 is within the Green Belt but adjacent to the settlement boundary and can accommodate 69 homes. Homes England is open to the release of Green Belt land if it can help meet the area's housing needs.
SK.183 - Land NW of B5132 Liverpool Road	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.

Site reference / Address	Respondent Type	Comment Summary
SK.185 - Land S of Houghton's Rd (Fairlie)	<i>Statutory Consultee</i>	<u>Sport England:</u> If developed, the site may directly impact on the use of a playing field and/or sport/recreational outdoor facility through the loss of a playing field.
SK.186 - Land at West View, Firswood Road	<i>Residents and members of the public</i>	The site has a narrow shape and has an unacceptable access. The site edges Stanley Industrial Estate.
SK.189 - Land adj. St Francis School, Blakehall	<i>Statutory Consultee</i>	<u>Sport England:</u> If developed, the site may directly impact on the use of a playing field and/or sport/recreational outdoor facility through the loss of a playing field as it appears to be the former location of St Francis Primary school building.
SK.191 - Rogers Farm, Gobbs Clough Road	<i>Statutory Consultee</i>	<u>Sport England:</u> The site is next to a school playing field and could have a prejudicial impact on the existing outdoor sporting facility.
SK.192 - Land at Moor Side Farm, Pimbo	<i>Residents and members of the public</i>	Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
SK.193 - Land at Whalley Farm, Beacon Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
SK.194 - Former Glenburn School & playing fields	<i>Statutory Consultee</i>	<u>Sport England:</u> If developed, the site may directly impact on the use of a playing field and/or sport/recreational outdoor facility through the loss of a school playing field.
SK.195 - Fmr playing field, S of Eavesdale	<i>Statutory Consultee</i>	<u>Sport England:</u> If developed, the site may directly impact on the use of a playing field and/or sport/recreational outdoor facility through the loss of a school playing field.

Site reference / Address	Respondent Type	Comment Summary
Scarisbrick		
SR.002 - Land rear of 27-41 Southport Road	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
SR.012 - Land between 101 & 159 Southport Road	<i>Developer representative</i>	<u>Emery Planning on behalf of Redrow Homes:</u> The site is 2.89ha in area, within the Green Belt and comprises a single parcel of land used for agricultural purposes. It falls within the settlement Brown Edge. There are no site specific issues that would prevent the site from delivery. There are no heritage issues associated with the site, however it is noted that there is a crematorium adjacent to the site which is not locally or nationally listed. There are no known ecological or arboricultural issues that would prevent the site from coming forward. Redrow Homes Ltd have full control of the land and the site is readily developable in the short term. There is suitable access via the A570 Southport Road and no known flood risks at the site. Sustainable Drainage Systems would be incorporated as part of any development. A geo-technical investigation has shown no issues relating to ground conditions. The development would have economic, social and environmental benefits.
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
SR.028 - Land rear of 248-252 Southport Road	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
SR.042 - Land east of Vincents Garden Centre	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
SR.043 - Land at Hurlston Hall Golf and Country Club	<i>Statutory Consultee</i>	<u>Sport England:</u> If developed, the site may directly impact on the use of a playing field and/or sport/recreational outdoor facility through the loss of a golf course.

Site reference / Address	Respondent Type	Comment Summary
SR.045 - Land at Benthams Way	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
SR.051 - Land NE of Hurlston Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
SR.053 - Land adjacent 38 Wyke Cop Road	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
SR.054 - Land rear of Woodland Avenue	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
SR.058 - Land off New Hall Drive	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
SR.061 - Land SE of Old Vicarage	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
SR.062 - Land E of New Hall Farm, Hares Lane	<i>Residents and members of the public</i>	Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
SR.066 - Land S of Pinfold Lane, Pinfold	<i>Residents and members of the public</i>	The site should be reviewed as a wider development with site SR.068 to create a more comprehensive sustainable development. Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
SR.067 - Land N of Smithy Lane, Pinfold	<i>Member of public Resident</i>	The site should be reviewed as a wider development with site SR.071 to create a more comprehensive sustainable development. Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.

Site reference / Address	Respondent Type	Comment Summary
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
	Statutory Consultee	<u>Sport England:</u> The site is next to Scarisbrick Hall with sporting facilities and could have a prejudicial impact on the existing outdoor sporting facility.
SR.068 - Land W of Southport Road, Pinfold	Residents and members of the public	The site should be reviewed as a wider development with site SR.066 to create a more comprehensive sustainable development. Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
SR.069 - Land E of Southport Road, Pinfold (opp. Mill Brow)	Residents and members of the public	The site should be reviewed as a wider development with site SR.070 to create a more comprehensive sustainable development. Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
SR.070 - Land E of Southport Road, Pinfold (opp Scarisbrick Quarry)	Residents and members of the public	The site should be reviewed as a wider development with site SR.069 to create a more comprehensive sustainable development. Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
SR.071 - Land NE of A570 Southport Rd /	Residents and members of the public	Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
	Statutory Consultee	<u>Sport England:</u> The site is next to Scarisbrick Hall with sporting facilities and could have a prejudicial impact on the existing outdoor sporting facility.
SR.072 - Claybrow Cottage, 256 Jacksmere Lane	Residents and members of the public	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.

Site reference / Address	Respondent Type	Comment Summary
SR.073 - Land N of Bescar Lane and Hall Road	<i>Landowner representative</i>	<u>Smith & Love Planning Consultants on behalf of the landowner:</u> Our client owns the controlling interest in the site, which remains available, suitable and achievable for development.
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
SR.074 - Land N of Bescar Brow Lane / W of Hillock Lane	<i>Landowner representative</i>	<u>Smith & Love Planning Consultants on behalf of the landowner:</u> Our client owns the controlling interest in the site, which remains available, suitable and achievable for development.
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
SR.075 - Land NE of Hillock Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
SR.076 - Land E of Bescar Lane / S of Drummersdale Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
Tarleton		
TA.013 - Land at Riverview Nurseries, off Plox Brow	<i>Statutory Consultee</i>	<u>Sport England:</u> The site is next to Tarleton High School playing field and could have a prejudicial impact on the existing outdoor sporting facility.

Site reference / Address	Respondent Type	Comment Summary
TA.020 - Rear of 164-178 Carr Lane Page 389	Developer representative	<p><u>WSP on behalf of Seddon Homes:</u></p> <p>The site is in a sustainable location for residential development. There are no physical or legal constraints that would prevent the site from coming forward for housing and technical assessments have been undertaken which demonstrate that the site is deliverable in the short term. The site is well located and accords with the development pattern seen in the vicinity of the site within the village and its allocation would amount to infill development between Hesketh Lane and Carr Lane in line with westward extensions already taken place in the edge of Tarleton. The scheme would provide social, economic and environmental benefits.</p> <p>A development framework document has been prepared to promote the site for allocation for residential development. Seddon Homes believe Tarleton to be a sustainable settlement which can accommodate more development and seek for effective policies to support delivery of the site.</p>
		<p><u>CBRE Ltd on behalf of Tarleton Estates Ltd and Lilford 2005 Ltd (The Lilford Estate):</u></p> <p>The site is being promoted by the Liliford Estate for development and comprises of three parcels of grazing land separated by hedgerows and ditches. A public right of way crosses the site as well as an overhead transmission line. The site is currently allocated as Protected land within the adopted Local Plan. The site can accommodate approximately 150 units at 30 dwellings per hectare. No constraints would inhibit development at the site and dwellings could be delivered in the first five years of the local plan.</p>
TA.023 - Land south of Plox Brow / east of Coe Lane	Developer representative	<p><u>CBRE Ltd on behalf of Tarleton Estates Ltd and Lilford 2005 Ltd (The Lilford Estate):</u></p> <p>The site is approximately 15.6ha and comprises of a number of parcels. The site is agricultural and grazing land with farm buildings and residential dwellings in the north. The entire site is designated as a landscape of Local Importance. It has an estimated yield of 261 units and is suitable, available and achievable. There are no constraints that could inhibit development and dwellings could be delivered in the first five years of the Local Plan.</p>
	Residents and members of the public	<p>Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.</p>
TA.024 - Land rear of 125-243 Hesketh Lane	Residents and members of the public	<p>The site is approximately 4.9ha and comprises three parcels of land utilised for grazing. The site is outside of the Tarleton Settlement Boundary and allocated as Protected Land in the adopted Local Plan. The site can accommodate approximately 150 dwellings at 30 dwellings per hectare. There are no constraints that would inhibit development and dwellings could be delivered in the first five years of the Local Plan.</p>

Site reference / Address	Respondent Type	Comment Summary
	Statutory Consultee	<u>Sport England:</u> The site is near to Tarleton Cricket and Football Clubs and could have a prejudicial impact on the existing outdoor sporting facility.
TA.045 - Land east of Oaklands Avenue	Residents and members of the public	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
TA.060 - Land rear of 63 Hesketh Lane	Statutory Consultee	<u>Sport England:</u> The site is near to Tarleton Cricket and Football Clubs and could have a prejudicial impact on the existing outdoor sporting facility.
TA.063 - Land W of Carr Lane / N of Gorse Lane	Residents and members of the public	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
TA.064 - Land at Liverpool Road South	Residents and members of the public	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
	Developer representative	<u>CBRE Ltd on behalf of Tarleton Estates Ltd and Lilford 2005 Ltd (The Lilford Estate):</u> The site is 42ha in size and is designated Green Belt with the majority of the site being designated as a Landscape of Local Importance. There is a significant presence of trees at the site, particular at its centre, including two lines of woodland shelterbelt running on an east-west alignment. St Mary's Church is a Grade II Listed Building on the northern boundary at the junction of Bank Brow and Coe Lane; it is surrounded by its churchyard, defined by hedgerows and stone walls, and is a notable local landmark. The site can accommodate substantial employment/ retail development. There are no constraints which would inhibit the development of the site and consider that development could begin to come forward at the site in the first five years of the Local Plan.
TA.071 - Land NW of Carr Lane	Residents and members of the public	The site should be reviewed as a wider development with sites TA.072 and TA.077 to create a more comprehensive sustainable development. Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.

Site reference / Address	Respondent Type	Comment Summary
	Statutory Consultee	<u>Sport England:</u> The site is next to a Tarleton Community Primary School playing field and could have a prejudicial impact on the existing outdoor sporting facility.
TA.072 - Avenue Farm, 219 Hesketh Lane	Residents and members of the public	The site should be reviewed as a wider development with sites TA.071 and TA.077 to create a more comprehensive sustainable development. Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs. Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
	Statutory Consultee	<u>Sport England:</u> The site is next to a Tarleton Community Primary School playing field and could have a prejudicial impact on the existing outdoor sporting facility.
TA.073 - Land adj. 205 Hesketh Lane	Statutory Consultee	<u>Sport England:</u> The site is next to a Tarleton Community Primary School playing field and could have a prejudicial impact on the existing outdoor sporting facility.
TA.075 - R/O 74 The Gravel	Residents and members of the public	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
TA.076 - Land btw. Blackgate Lane & A565	Developer representative	<u>CBRE Ltd on behalf of Tarleton Estates Ltd and Lilford 2005 Ltd (The Lilford Estate):</u> The site is 33.6ha in area and comprises a large number of land parcels mainly used as grazing land. Channels and drainage ditches are prevalent across the site. The site is within Green Belt and can accommodate 700 units. There are no constraints that would inhibit development and dwellings could come forward within the first five years of the local plan.
TA.077 - Land N of Carr Lane / W of Hesketh Lane	Residents and members of the public	The site should be reviewed as a wider development with sites TA.071 and TA.072 to create a more comprehensive sustainable development. Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
	Statutory Consultee	<u>Sport England:</u> The site is next to a Tarleton Community Primary School playing field and could have a prejudicial impact on the existing outdoor sporting facility.

Site reference / Address	Respondent Type	Comment Summary
Up Holland		
UP.008 - Land at Crawford Road, Crawford	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
UP.009 - Land at Pimbo Road, Crawford	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
UP.012 - St Joseph's College, Stoney Brow	<i>Statutory Consultee</i>	<u>Sport England:</u> The site is next to a school playing field and could have a prejudicial impact on the existing outdoor sporting facility.
UP.038 - Land off Mill Lane	<i>Developer representative</i>	<u>Emery Planning on behalf of Wain homes North West:</u> The site is 3.9ha in area and could deliver up to 120 dwellings. Development would assist in enhancing and maintaining the existing transport services. The site is safeguarded land in the adopted Local Plan. There are no site-specific matters that would prevent development and on heritage issues. The site is open land formerly uses for agricultural purposes and so is unlikely to support rare or protected species. There are no issues with ownership affecting deliverability and suitable access can be achieved from Mill Lane. A comprehensive transport assessment would be provided to support. The site is not at risk of flooding and development would incorporate Sustainable Drainage Systems. Development would have economic, social and environmental benefits to the area.
	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
UP.039 - Land N of Long Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
UP.040 - Land SW of Crawford Village	<i>Residents and members of the public</i>	The site should be reviewed as a wider development with sites UP.041 and UP.042 to create a more comprehensive sustainable development. Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.

Site reference / Address	Respondent Type	Comment Summary
UP.041 - Land R/O 44-74 Crawford Road	<i>Residents and members of the public</i>	The site should be reviewed as a wider development with sites UP.040 and UP.042 to create a more comprehensive sustainable development. Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs. Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
	<i>Statutory Consultee</i>	<u>Sport England:</u> The site is next to a playing field and could have a prejudicial impact on the existing outdoor sporting facility.
UP.042 - Land N/S/W of Crawford Village	<i>Residents and members of the public</i>	The site should be reviewed as a wider development with sites UP.040 and UP.041 to create a more comprehensive sustainable development. Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs. Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
	<i>Statutory Consultee</i>	<u>Sport England:</u> The site is next to a playing field and could have a prejudicial impact on the existing outdoor sporting facility.
Brightington		
WR.016 - Freshfield, 27 Church Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
WR.018 - Land South of Chisnall Avenue	<i>Residents and members of the public</i>	The site should be reviewed as a wider development with site WR.022 to create a more comprehensive sustainable development. Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
WR.020 - Land r/o Ainscough Business Park	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
WR.021 - Land opp. Hesketh House Farm, Toogood Lane	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.

Site reference / Address	Respondent Type	Comment Summary
WR.022 - Land S of Chisnall Avenue	<i>Residents and members of the public</i>	The site should be reviewed as a wider development with site WR.018 to create a more comprehensive sustainable development. Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
WR.023 - Land W of Mossy Lea Road	<i>Residents and members of the public</i>	Site forms a strategic and suitable location for future developments, but note that the site is within Green Belt. Due to the diminishing number of brownfield sites, a Green Belt review should take place and land released to contribute to housing needs.
		Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
WR.02A - Land E&W of Mossy Lea Road	<i>Residents and members of the public</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
Other (non site-specific) comments		
Page 394	<i>Residents and members of the public</i>	Burscough cannot support developments in terms of healthcare provision, schools, traffic, amenity and flooding and drainage issues.
		Priority should be given to smaller sites for housing development as they would have less impact on communities and infrastructure. Allowing a small number of extra families to move in to settlements would be beneficial for rural schools, local businesses, and churches. Grade 1 agricultural land should be used for food production instead of businesses.
All sites	<i>Statutory Consultee</i>	<p><u>Sport England:</u></p> <p>Sport England has provided comments on the Strategic Housing and Employment Land Availability Assessment (SHELAA) and potential development sites, stating that any site involving direct loss of playing fields or sports facilities, or that could potentially prejudice the use of adjoining playing fields or sports sites, would be unsuitable for development unless requirements of NPPF paragraph 99 and 187 were met. Sport England advises the assessment of suitability section of SHELAA 2020/21 to include amenity considerations and proximity to informal and formal recreational and leisure activities. They have not assessed every site but identified potential sites that could impact outdoor sporting facilities and playing fields. New developments must meet additional sports needs and there may be a need for a new playing pitch/outdoor sport assessment and strategy to identify future needs and delivery. Sport England will provide more detailed comments at the next stage of plan preparation.</p>

Site reference / Address	Respondent Type	Comment Summary
<p>Land within and around the Yew Tree Farm Strategic Site, Burscough</p> <p>Page 395</p>	<p>Developer representative</p>	<p><u>Lichfields on behalf of Crompton Property Developments Ltd:</u></p> <p>Lichfields provides representation on behalf of Crompton Property Developments Ltd (CPDL). This is made in context of CPDL's land interests within and around the Yew Tree Farm Strategic Site (YTF), Burscough.</p> <p>Area B of YTF should be released for development. Areas C and D should be allocated in the new Local Plan and brought forward for development immediately. The development of Areas B, C and D would provide economic benefits to the area.</p> <p>Area A of YTF is subject to a resolution to grant planning permission for the temporary siting (for a period of three years) of static caravans to accommodate Travelling Showpeople. CPDL propose an alternative land provision in Area J of YTF for the permanent siting of the members of the travelling community.</p> <p>Areas E and F of the YTF are safeguarded for potential employment development. These areas are positioned adjacent to existing residential development along Lordsgate Land and Liverpool Road South which will make the land harder to market for employment purposes that may impact on residential amenity. Whilst it is acknowledged that office development could potentially be located in closer proximity to sensitive receptors such as housing, there is no evidence to suggest that significant demand exists for B1 offices in Burscough. CPDL consider that Areas E and F should be allocated for residential development instead. Areas E and F are located in a particularly sustainable location for housing.</p> <p>Areas G, H, and I of YTF could be appropriately allocated for employment development, in replacement of areas E and F.</p> <p>Area K of YTF can be used to provide access and highways improvements that would benefit the wider road network.</p>
<p>Parrs Lane</p>	<p>Residents and members of the public</p>	<p>The sites on either side of Parrs Lane are high quality arable land which should be safeguarded for future food production. The local road network is unsuitable for additional development and the area is subject to surface water flooding.</p>
<p>Skelmer</p>	<p>Residents and members of the public</p>	<p>Skelmersdale is ideal for additional housing. Good local infrastructure and accessibility to the M58. Ormskirk and Aughton are over developed.</p>
<p>LP2040</p>	<p>Residents and members of the public</p>	<p>Grade 1 agricultural land must be protected. There is a lack of infrastructure to support new housing.</p>
<p>Policy EH01</p>	<p>Residents and members of the public</p>	<p>Policy EH01 - 10% biodiversity gain is insufficient.</p>

Site reference / Address	Respondent Type	Comment Summary
Policy ST01	<i>Residents and members of the public</i>	There are no notable omissions of sites in locations named in the hierarchy, e.g. the only settlement in Bickerstaffe included at the lowest tier of the hierarchy is Stanley Gate, but no potential land has been identified adjacent to the settlement boundary.
Policy T103	<i>Residents and members of the public</i>	Policy T103 - Digital communication infrastructure in Westhead is very poor.
Response to SHELAA	<i>Community Group</i>	The Aughton Residents Group (ARG) feel that high grade agricultural land (Class 1, 2, 3a and 3b) should only be used when lower grade sites are expended. We argue that the Parrs Lane Safeguarded sites must remain safeguarded and only to provide a 'safety net' feature.
	<i>Resident</i>	Agricultural land should not be developed. Brownfield sites must be used first.
New sites submitted within representations		
New Site AB.023 - Land West of Robin Hood Lane	<i>Developer representative</i>	<u>J10 Planning on behalf of the landowner:</u> The site is Grade 3 best and most versatile land within the Green Belt. The site is 10.32ha and could support up to 310 dwellings at 30 dwellings per hectare. There are no physical constraints or contamination affecting the site and there is access off Hall Lane or Robin Hood Lane. The site is actively used for low intensive grazing and is in sole control of a single landowner.
New Site BU.109 - Land at NW Burscough	<i>Developer representative</i>	<u>Pegasus Group on behalf of Bloor Homes:</u> The site is 45ha of predominantly agricultural land west of Burscough and split into three main parcels. All parcels are designated Green Belt, however represent a highly sustainable and accessible site enclosed by existing development. The site is not within a Flood Risk Zone and not subject to and statutory or local designations. There is a Grade II listed farmhouse (Crabtree Farm) located north west of the site which would experience minimal impacts.
New Site TA.080 - Land S of Southport New Road South	<i>Developer representative</i>	<u>CBRE Ltd on behalf of Tarleton Estates Ltd and Lilford 2005 Ltd (The Lilford Estate):</u> The site consists of two large parcels of agricultural land at 22.6ha. The site can accommodate 23ha of employment development and there are no constraints that would inhibit development. The site is designated within the Green Belt and could be delivered in the first five years of the new Local Plan.



**EXECUTIVE OVERVIEW &
SCRUTINY COMMITTEE: 15th June
2023**

CABINET: 27th June 2023

Report of: Chris Twomey: Corporate Director of Transformation, Housing and Resources

Relevant Portfolio Holder: Councillor R Molloy

**Contact for further information: Lisa Windle (Extn. 5205)
(Email: Lisa.windle@westlancs.gov.uk)**

SUBJECT: RESULTS OF CITIZEN SURVEY 2022

Wards affected: Borough wide

1.0 PURPOSE OF THE REPORT

1.1 To share the action plan developed through the cross organisational officer Task & Finish Group, following the analysis of the Citizen Survey 2022.

2.0 RECOMMENDATIONS TO EXECUTIVE OVERVIEW & SCRUTINY COMMITTEE

2.1 That the report be noted and any agreed comments be referred to Cabinet for consideration.

3.0 RECOMMENDATIONS TO CABINET

3.1 That any agreed comments from the Executive Overview & Scrutiny Committee be considered.

3.2 To agree the action plan.

4.0 BACKGROUND

4.1 The last Citizen Survey took place with the results being shared with Executive Overview & Scrutiny Committee and Cabinet. At the executive Overview & Scrutiny meeting, a recommendation was made that the committees' comments

be passed to the officer Task & Finish Group and the findings of the group activities and the action plan be presented to a future meeting.

- 4.2 At the Cabinet, it was resolved that the future actions which included:
- sharing the data with relevant partners to inform their future delivery.
 - data be shared with Senior Managers to help shape operational delivery and service plans.
 - An officer Task & Finish Group be established to develop and action plan to identify and progress key outcomes to improve customer satisfaction with services provided by the Council and partner agencies.
 - A communication plan be developed to demonstrate the Task & Finish Group activities and outputs.

5.0 CURRENT POSITION

- 5.1 The Task & Finish Group have developed the action plan as agreed. Action plan at appendix 1.
- 5.2 Lancashire County Council has provided and committed to the delivery of actions as set out in appendix 2.
- 5.3 Following approval by Cabinet, a communication plan will be developed.

6.0 SUSTAINABILITY IMPLICATIONS

- 6.1 There are no significant sustainability impacts associated with this report and no significant impact on crime and disorder. The activities detailed in the action plan will progress key outcome to improve satisfaction with services provided.

7.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 7.1 There are no significant financial or resource implications arising from this report as all activities will be undertaken and delivered within existing resources.

8.0 RISK ASSESSMENT

- 8.1 Should the action plan not be progressed and actions delivered, there is a risk of reputational damage. To mitigate this risk, key actions and milestones of the action plan will be monitored by the Customer Engagement Team and will be reviewed and monitored by the working group. This will enable us to drive value for money and shape services we deliver to our customers.
- 8.2 The actions referred to in this Article are covered by the scheme of delegation to officers and any necessary changes have been made in the relevant risk registers.

Appendices

1. CITIZEN SURVEY 2022 – 23 ACTION PLAN
2. Minute – Executive Overview & Scrutiny Committee – 15 June 2023 (Cabinet Only 27 June 2023)

CITIZEN SURVEY 2022-23 ACTION PLAN

Citizen Theme	Actions	Accountable Team	Completion Date
New housing developments, infrastructure, use of greenbelt land and number of multi-occupancy student homes	The updated Local Plan will include detailed information on housing development and infrastructure and will provide residents with the opportunity to supply feedback through significant local consultation.	Planning Services - Strategic Planning Team	July 2025
Lack of investment in some towns to attract more amenities and to improve current amenities	Funding from Lancashire County Council will continue to support infrastructure works within Ormskirk Town Centre and Ormskirk Bus Station to improve and regenerate the area for residents and visitors. Phase 1 of the town centre has been completed and Phase 2 is currently being explored and planned. Consultation on the leisure facilities is complete and we are in the process of considering a further levelling up bid for 2 new leisure facilities in Ormskirk and Skelmersdale to enhance and support health and well-being.	Economic Development and Regeneration	Anticipated start date for new builds is April 2024 m-subject to planning and affordability
Lack of investment in some towns	WLBC will benefit from £4.2 million of Government Funding via the UK Shared Prosperity Fund, that will be invested in domestic priorities and targeting funding where it is needed most: building pride in place, supporting high quality skills training, supporting pay, employment and productivity growth and increasing life	Economic Development and Regeneration	Report to Cabinet Summer 2023

	chances across the Borough.		
Charges for garden waste subscription and brown bins	<p>As part of the 2023/24 Garden Waste communications plan emphasise the value and importance for recycling garden waste rather than land fill disposal.</p> <p>The cost for the service is £30 a year for an annual subscription and is collected throughout the year.</p> <p>The costs for this subscription remain the same and has not been increased for this financial year.</p> <p>To support the recycling of garden waste the Waste and Recycling Promotions Officer has undertaken several community events at the Concourse and Ormskirk Market.</p>	Waste Management Team	May 2023
Availability of litter bins/dog waste bins	The Clean and Green Team will update the litter bin/dog waste bins webpage with the criteria for new bins so that residents who request a new bin are aware of the locations/restrictions of where new bins can be placed.	Clean and Green Team	Complete
Volume of litter in streets and green spaces	<p>We have introduced a checking schedule to attend every street once a fortnight. We have appointed 6 teams who will review their nominated area.</p> <p>We support volunteer litter picking groups and have recently supported the Keep Britain Tidy Great British Spring Clean in March this year. This is promoted through Digital Communications before and during</p>	Clean and Green Team	Complete

	<p>the campaign.</p> <p>The Waste and Recycling Promotions Officer and the Environmental Enforcement Team support community groups and schools in delivering educational presentations to children that are targeted at the appropriate age group. At present we undertake school visits on average every 6 – 8 weeks.</p>		
<p>Fly tipping and the avoidance of paying bulky waste collection fees</p>	<p>Awareness campaign on how to report fly tipping and the value/benefits of the Council's bulky waste collection service. In April 2022 the Environmental Enforcement Team was increased by 50% with the addition of a new Environmental Enforcement Officer which increased the presence of Environmental Enforcement Officers within the community to tackle fly tipping and issue Fixed Penalty Notices for fly tipping. The costs for Fixed Penalty Notices have not increased.</p> <p>The bulky waste collection service was expanded in in 2021 from a 3 day collection service to a 5 day collection service. There has been no increase in charges for bulky waste collections however, the service do charge separately for white goods to be collected. This is received well by residents and is utilised daily. We have a steady</p>	<p>Clean and Green Team</p>	<p>May 2023</p>

	number of collections being booked up to 2 weeks in advance.		
Street cleaning rota's	We have revised a 16–18-week schedule down to 12 weeks throughout the Borough. We will ensure high footfall areas, such as Ormskirk town centre are cleansed daily times per day. We have also introduced HGV training for more staff to use road sweepers and 2 Operatives have recently passed their HGV training and are deployed appropriately across the borough.	Clean and Green Team	Complete
Potholes and road maintenance	Communications to add link to "the County Council" on the front page of the Council website	Communications Team	May 2023
Grass cutting including sports fields needs to increase	<p>The Service currently works to a Public Realm Agreement with Lancashire County Council to undertake 8 cuts per year on highway verges and open spaces.</p> <p>Clean and Green liaise regularly with Lancashire County Council on the delivery of grass cutting scheduling. A formal annual review meeting of the delivery of the Public Realm Agreement is undertaken on an annual basis</p> <p>Blaugate and Liverpool Road sports pitches are cut on a higher frequency and receive 10 cuts per season.</p> <p>Sheltered Accommodation receives 12 cuts</p>	Clean and Green Team	Complete

	per season.		
Overgrown trees and hedges blocking signs and causing blind spots	Agreed continual audit by all team members and will continue to liaise and engage with LCC in raising any signage issues.	Clean and Green Team	Complete
Anti-social behaviour/drug use	Awareness campaign on how to report ASB and continue to support strong relationships with community safety partnership.	Communications Team/Community Safety Officers	May 2023
	We have joined Resolve and commissioned them to review the policy and procedures for housing and to undertake some case reviews and feedback any changes/improvement plan.	Housing Team	Complete
	We have our Needs Risk Assessment in place, new tenants will be categorized as a RED (support required) or GREEN (no support required) following the outcome of an assessment by the Lettings Team. One of the questions on the pro-forma relates to drugs/alcohol and the purpose of completing the pro-forma is to help new tenants sustain their tenancy and signpost them to the relevant agencies for support if they give permission. This process has been set up so we can identify any issues before the tenancy	Housing Team	Complete

	<p>starts. Neighbourhoods also work closely with drug/health agencies on specific cases and officers attend multi-agency meetings on a regular basis to discuss certain cases.</p> <p>Review of ASB Policy procedures and maintain estate inspections with partners and residents to identify potential issues for tenants</p>	Housing Team	January 2024
Requests for better leisure facilities	<p>Leisure Transformation Project. Public consultation is complete.</p> <p>Planning application will be submitted for the Skelmersdale and Ormskirk development in June 2023. Options for Burscough Racquets and Leisure Centre are being considered.</p> <p>Once plans agreed communication plan will developed.</p>	Leisure Team	Consultation exercise for residents to feed back
Limited play areas for children	<p>The Council will be undertaking a Borough wide play area review this year to assess current/future provision</p> <p>Since last year we have opened mountain bike circuit.</p> <p>Tawd Valley Paly Area is opening imminently – May 2023</p>	Rangers	March 2024
Lack of activities for young people	<p>Awareness campaign to promote the many initiatives for young people in the Borough</p> <p>Activities have been provided at swimming</p>	Leisure Team	May 2023 - ongoing

	<p>pools and gyms for young people on a Sunday evening in partnership with Serco our current Leisure Management Contractor. There has been a positive uptake of this with numbers exceeding 100 on a regular basis with police reporting a reduction in ASB. Serco also runs a programme of gymnastics for young people across the borough.</p> <p>Holiday Activity Food Programme continues during school holidays across all our leisure sites, in close partnership with suppliers such as Subway.</p> <p>Following the successful transfer of Beacon Café to Council operation, the many recent events over Bank Holiday weekends have encouraged use by families, young people and children of the on-site play facilities and attendance of attractions as provided by third parties.</p>		
Poor transport links	LCC have introduced the Skelmersdale Train Link bus service linking Skelmersdale to Kirkby Railway Station, to link onto trains into Liverpool and Wigan, and into the Town Centre. Are working with Merseytravel linking a current Ormskirk to Southport service, via the Western Parishes, with the Ormskirk to St. Helens service, therefore supplying a new through service from Southport to Ormskirk to St. Helens.	Lancashire County Council	January 2023

	<p>Council are still exploring options for train links from Skelmersdale.</p> <p>This service will run to the new Headbolt Lane Station, in Kirkby, when open and it is anticipated through bus/rail ticketing will be made available.</p> <p>Also working with Arriva, as part of the BSIP, to introduce an evening and Sunday service on the current 310 bus service, Liverpool – Ormskirk – Skelmersdale, therefore giving Ormskirk and Skelmersdale better transport links</p> <p>New Wellbeing and Leisure Hubs will offer opportunities to link to existing cycle routes.</p> <p>Provision of safe cycle storage space at leisure locations and increased charging points in car parks at new facilities.</p> <p>Considering options to promote and create more awareness of the public transport services that are available across West Lancashire.</p>		<p>Summer 2023</p> <p>Complete</p> <p>2024/25</p>
Quality of street lighting	We continue raising and liaising with County Council on a regular basis to address the issues	Lancashire County Council	No Action
Congestion on the roads	The current policy is set out in appendix 1 –	Lancashire County	2025

	we will continue to influence and raise the profile of transport issues in the borough with LCC	Council	
Communication about Council services	To ask all Parish Councils and voluntary sector partners to share the monthly Engagement Brief which details important updates including cost of living support.	Customer Engagement/Comms	Complete
	To research and review opportunities and channels to reach digitally excluded communities following the cessation of the local free newspaper. This includes consideration of using Parish Council noticeboards and other community venues.	Customer Engagement/Comms	June 2023
	Increasing our digital comms – reviewing our strategy to increase communication and events through an events diary on our website and through social media.	Customer Engagement/Comms	August 2023
	Increase engagement with local businesses across the borough.	Business Engagement	Ongoing
User experience and navigation of the Council's website	The Council is currently undertaking a programme to develop a new Council website which will address the navigation issues.	Corporate and Customer Services	For launch 2024/25
Limited opportunity to supply feedback for non-digital customers	The Council will consider a range of feedback methods including face to face/paper surveys whenever applicable.	Customer Engagement/relevant Services	April 2023



COUNCIL: 19th July 2023

CABINET: 27th June 2023

EXECUTIVE OVERVIEW &
SCRUTINY COMMITTEE: 15th June
2023

AUDIT & GOVERNANCE
COMMITTEE: 30th May 2023

Report of: Head of Finance, Procurement and Commercial Property

Relevant Portfolio Holder: Councillor R Molloy

Contact for further information: Name Catherine Kirwan (Extn. 3273)
(E-mail: catherine.kirwan@westlancs.gov.uk)

SUBJECT: Procurement Policy

Wards affected: Borough wide

1.0 PURPOSE OF THE REPORT

1.1 To set out details of the proposed Procurement Policy

2.0 RECOMMENDATIONS TO AUDIT AND GOVERNANCE

2.1 That they consider the Procurement Policy and recommend to Council that the Procurement Policy is noted and approved.

3.0 RECOMMENDATIONS TO EXECUTIVE OVERVIEW & SCRUTINY COMMITTEE

3.1 That they consider the Procurement Policy and recommend to Council that the Procurement Policy is noted and approved.

4.0 RECOMMENDATIONS TO CABINET

4.1 That they consider the Procurement Policy and recommend to Council that the Procurement Policy is noted and approved.

4.0 RECOMMENDATIONS TO COUNCIL

4.1 That the Procurement Policy is noted and approved.

- 4.2 That authority is given to Head of Finance, Procurement and Commercial Property to make and approve changes to the Procurement Policy to reflect any changes to Law or Regulatory Guidance with no further reference to Council.
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5.0 BACKGROUND

- 5.1 Following an Internal Audit Recommendation it was identified that the Procurement function would move to a centralised delivery model.
- 5.2 To support this move it is imperative that procedures and processes are reviewed. The proposed Procurement Policy will provide an overarching framework to promote compliance, to rules and regulations, principles of public procurement and councils visions and priorities.

6.0 CURRENT POSITION

- 6.1 The procurement service has historically been an advisory service and therefore previous policies and procedures need to be reviewed and updated to reflect the change to the service delivery model.
- 6.2 The Procurement Policy has been developed in line with the Community Wealth Building Strategy and will encompass the foundations of the strategy and the need to drive Value for Money in all Council expenditure.
- 6.3 The Procurement Policy will provide an overarching framework to enable officers to comply to the internal Contract Procedure Rules and relevant external rules and regulations, the principles of public procurement and the councils visions and priorities.
- 6.4 The relevant guidance and procedures will compliment the policy in enabling officers to comply with the policy whilst making it easy to update these documents in line with changes to the law, rules and regulations and the council's visions and priorities.
- 6.5 The introduction and implementation of the Policy and associated guidance will mitigate the risk of non-compliance to the relevant laws, statutory guidance, internal rules and regulations and ensure all procurement activity is done so whilst upholding the principles of public procurement.

7.0 SUSTAINABILITY IMPLICATIONS

- 7.1 There are no significant sustainability impacts associated with this report and, in particular, no significant impact on crime and disorder.

8.0 FINANCIAL AND RESOURCE IMPLICATIONS

8.1 There are no significant financial or resource implications arising from this report that existing budget provisions cannot accommodate.

9.0 RISK ASSESSMENT

9.1 This item is for information only and makes no recommendations. It therefore does not require a formal risk assessment and no changes have been made to risk registers.

10.0 HEALTH AND WELLBEING IMPLICATIONS

10.1 There are no health and wellbeing implications arising from this report.

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 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. Proposed Procurement Policy
2. Equality Impact Assessment
3. Minute - Audit & Governance Committee 30 May 2023
4. Minute – Executive Overview & Scrutiny Committee 15 June 2023
5. Minute – Cabinet 27 June 2023



Procurement Policy

May 2023

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1. Purpose and Context

1.1 Purpose

This document sets out the policy for Council officers to follow when purchasing works, goods and services on behalf of West Lancashire Borough Council. The policy should be followed alongside the associated guidance documents that form the Council's Contract Procedure Rules.

This policy is designed to ensure effective procurement processes are followed to ensure we achieve maximum value for money, social value and increased efficiencies in line with the Council's relevant Economic Strategy. We will adopt a transparent, competitive and fair approach to procurement whilst ensuring compliance to all statutory and regulatory requirements.

This policy is designed to ensure an appropriate and proportionate approach to procurements for all levels and types of spend. All officers involved in procurement activity are responsible for ensuring they are familiar with and adhere to this policy and associated guidance and procedures.

1.2 Objectives

The objectives of this policy and associated guidance and procedures are:

- To provide clear guidelines and methods by which West Lancashire Borough Council procures and contracts for services, goods and works.
- To establish a clear process for selection and award criteria for the appointment of contractors and suppliers
- To achieve the key procurement principles:
 - Delivering value for money;
 - Maximising public benefit;
 - Sharing information for the purpose of allowing suppliers and others to understand the authority's procurement policies and decisions;
 - Acting, and being seen to act, with integrity.

1.3 Legal Context

This policy has been developed to help West Lancashire Borough Council comply with a range of statutory and regulatory requirements. They include:

- Public Contract Regulations (2015)
- Utilities Contract Regulations (2016)
- Concessions Contract Regulations (2016)
- Public Procurement Regulations (2016)
- Equality Act (2010)
- Public Services (Social Value) Act (2012)
- Local Government Transparency Code (2015)
- The Procurement Bill (to be called Procurement Act 2023)

1.4 Code of Conduct

All West Lancashire Borough Council officers engaging in procurement activity shall be aware of this policy and associated legal Acts and Statutory requirements when undertaking any procurement activity.

2. Procurement Planning and Methods

2.1 Procurement Planning

It is essential to allow sufficient time to effectively procure services, goods and works to ensure:

- We achieve the right outcome;
- We achieve the best Value For Money for the Council;
- The correct and necessary authorities for the planned procurement are in place;
- A clear understanding of the available budget to deliver the service being tendered for.
- Meaningful and appropriate pre-tender market engagement;
- Development of well-considered, sufficiently detailed tender specifications and briefs;
- Adherence to legal requirements for all necessary notices and advertising;
- Consideration to identify relevant and appropriate social value requirements;
- Identification of key stakeholders and any impact the planned procurement may have on other services, departments and customers;
- Informed decisions regarding the route to market and appropriate procurement method to be utilised.

Typically, from the identification of the need to procure to contract award the process can take from 6-9 months for simple unmodified rebuy procurements to 18-24 months for a new, strategic and complex procurement.

2.2 Methods of Procurement

There are various ways in which West Lancashire Borough Council can procure goods, services and works from framework call-offs to competitive tenders. It is essential that officers engage at the earliest possible opportunity and work through the procurement team to identify the most appropriate route to ensure the key procurement principles are met and compliance adhered to for the relevant rules, regulations and legislation.

West Lancashire Borough Council have set requirements that must be met by suppliers. Demonstration that these criteria are met will be assessed when considering the inclusion of tender submissions to the evaluation process or where appropriate when considering bidders to be invited to provide a tender submission.

The requirements include adequate insurance, financial checks and ethical considerations consistent with our values and priorities as a commercially minded authority.

2.3 Pre-Tender Process

The steps carried out at the pre-tender stage are essential and they provide the foundation for successful procurement by helping officers make fully informed decisions whilst ensuring we achieve the right outcome, within the required timescales whilst ensuring we achieve Value for Money.

Early market engagement is when the Council engages with potential suppliers prior to buying goods, services or commissioning works offering opportunity to the suppliers to inform decisions on the Specification whilst warming the market up to the future opportunity.

This process of gathering market intelligence is 'best practice' and officers must consider this step as part of the preparation process for all Council spend.

The early engagement will enable officers the opportunity to ask suppliers questions on important decisions or aspects which will help to refine the Specification. The process helps to gain a better understanding from the suppliers about what is possible and the solutions that are available to the meet the requirements of the service.

2.4 Tender Process

All tenders will follow the recommended process outlined in the procurement procedure based on the value and likely interest of the contract. Current UK thresholds are outlined in the procedure.

Upon confirmation of authority and budget a member of the procurement team will be assigned to the project and will guide and assist the contract owner through the required process.

All tenders will be based on a standard specification to ensure consistency of returned information and will follow the required process as outlined in the tender guidance which details the number of tenderers required, reporting, scoring and evaluation.

Tenders will be advertised via the e-tendering portal when appropriate, scoring matrices will be provided to ensure a consistent and fair approach to evaluation. Results will be weighted against price and quality. Within the quality weighting it is a legislative requirement that for all tenders over £25,000 a minimum of 10% should reflect social value. West Lancashire Borough Council officers will be required to set a higher figure for social value on appropriate tenders, specifically where price is not the most essential outcome of the tender.

West Lancashire Borough Council will make use of external frameworks where it is considered to add value to the procurement process.

Tender reports will be produced identifying the preferred bidder in line with the tender scoring criteria and the best value in terms of cost and quality.

When considering a contract, officers should adopt the whole procurement lifecycle of the contract ensuring due consideration is given to each of the stages identified below in the CIPS Procurement Lifecycle

(Source: www.cips.org/en-gb/knowledge/procurement-cycle/. Copyright CIPS 2014)



2.5 Typical Tender Timeframes

Stages 1 – 5 Pre-Tender

Simple / Re-buy Procurements

Typically, 10-14 weeks dependent upon the level of pre-market engagement to be carried out.

Complex/New Procurements

Typically, 12-20 weeks dependent upon the level of pre-market engagement to be carried out.

Stages 6-8 Tender

Simple / Re-buy Procurements

Typically, 8-16 weeks for an Open Procedure or Request For Quotation

Complex/New Procurements

Typically, 12-24 weeks dependent upon the route to market and regulatory notification requirements based on the value of the contract.

Stages 9 Contract Award and Implementation

For all Contracts/Procurements

Can take between 6-12 weeks depending on complexity of contract and which form of contract is utilised.

Stages 10-13 Post Tender

For all Contracts/Procurements

To be reviewed throughout the lifetime of the contract.

3. Contracts and Agreements

3.1 Form of Contract

Officers should make themselves aware of the contracting requirements set out in the [Financial Regulations, Scheme of Delegation and Contract Procedure Rules](#). These documents set out;

- The requirement to set out contract terms in writing,
- The authorised officer and process for execution of contracts for different thresholds,
- The form of contract which should be adopted for different types of contracts.

Where a contract is made wholly in writing, it can be structured in one of two ways:

- As a simple contract (sometimes referred to as an agreement under hand) which has a 6 Year limitation period;
- As a deed executed in so-called 'solemn form' (Under seal where applicable) which has a 12 Year limitation period.

3.2 Contract Terms

Contract terms will normally comprise of service specific terms, and West Lancashire Borough Council standard terms appropriate for the type of service, goods or works being procured.

Contract schedules are required to protect West Lancashire Borough Council from associated risks, they include, but are not limited to:

- Liabilities and Indemnities;
- Sub-Contracting;
- Insurances;
- Confidentiality and Data Protection;
- Payment Terms;
- Performance Measures;
- Dispute Resolution;
- Termination.

3.3 Contract Performance Management

Officers should utilise the WLBC Contract Risk [Matrix](#) when considering the approach that will be taken to manage and monitor performance. Appropriate Key Performance Indicators (KPIs) should be considered and incorporated prior to entering any procurement activity or agreements alongside the approach and defined in the contract terms / supplier agreements.

4. Supporting the Delivery of Council's Priorities

In all procurements over £25,000 officers must ask bidders to demonstrate what they will do to support the Council achieving its strategic objectives. Bidders should be signposted to the website with a link to the relevant page: [Council Vision and Priorities - West Lancashire Borough Council \(westlancs.gov.uk\)](http://www.westlancs.gov.uk)

5. Commitment to Climate Change Strategy and Action Plan 2030

All tenders should make reference to and where appropriate request suppliers to demonstrate how they will contribute to the [Council's Climate Change and Strategy Plan 2030](#).

The seven key priorities for action which should be considered are:

- Delivering a Carbon Neutral Council
- Sustainable Procurement
- Transport and Travel
- Residential buildings
- Commercial activity
- Community Action
- The Natural Environment

6. Commitment to Social Value and Community Wealth Building

Social value will be considered in the procurement activities of West Lancashire Borough Council in the following ways:

- All procurement activity should include relevant and proportionate social value requirements linked to the procurement activity.
- Where purchasing goods or services, social value will be considered within the tender specification, with an absolute minimum weighting of 10%, in most cases the figure will be higher.
- When producing the specification there is an expectation that local contractors or suppliers are able to bid wherever possible. West Lancashire Borough Council will take a pro-active approach to engaging and enabling local contractors or suppliers to ensure they are able to bid for opportunities.

Through the inclusion of social value in procurement opportunities West Lancashire Borough Council expect businesses and other organisations to contribute towards and support the council to deliver upon the following Community Wealth Building principles and objectives:

- Chosen suppliers will bring benefits for the West Lancashire economy and its people and contribute towards addressing wider social and environmental challenges;
- Engaging with and supporting local communities to improve the levels of employment, skills, health and well-being;
- Think about their own direct workforce and where possible, supporting those residents from more deprived parts of West Lancashire into employment opportunities;
- Suppliers should think about their own supply chains for the delivery of the contract and demonstrate the extent to which their own suppliers and sub-contractors are based in West Lancashire;
- Suppliers should think about social value and demonstrate how in addition to the delivery of the contract they are going to deliver a range of other benefits for the West Lancashire economy and its people and in turn address social and environmental challenges.

7. Exemptions to Contract Procedure Rules

In exceptional circumstances, a waiver of certain [Contract Procedure Rules](#), Relevant Legislation or Regulatory Guidance may be required in order to achieve the Council's aims. All applications for waivers must be fully justified and advice must be sought from Procurement and Legal to assist in the decision making process.

Such special circumstances would include

- only one company makes the product which the Council wishes to purchase and no other product is a reasonable substitute
- a recent tender exercise has shown that one supplier/contractor provides significantly better value than anyone else for the product/work in question
- urgency, resulting from circumstances beyond the Council's control, means that there is insufficient time to obtain tenders in accordance with the procedures set out in Contracts Procedure Rules.

Officers are advised:

- No discussions should be held with suppliers until such advice has been sought.
- Exemptions cannot be granted retrospectively (after non-compliance to CPRs has occurred).

Offers requesting an exemption must complete the [Exemption Form](#) and send to the Procurement and Contracts Manager. Please allow 2 working days for Procurement to review the request.

8. Monitoring and review

All procurement exemptions authorised will be reported quarterly to the Audit and Governance Committee.

This policy will be reviewed every 3 years by the Procurement Team.

All budget holders should ensure that anyone given authority to spend is aware of and supported to ensure compliance with the procurement policy.

Equality Impact Assessment Form



Corporate Services: Transformation Housing and Resources	Service: Finance, Procurement and Commercial Property
Completed by: C Kirwan	Date: 16th May 2023
Subject Title: Procurement Policy	
1. DESCRIPTION	
Is a policy or strategy being produced or revised?	Yes
Is a service being designed, redesigned or cutback:	No
Is a commissioning plan or contract specification being developed?	No
Is a budget being set or funding allocated:	No
Is a programme or project being planned?	No
Are recommendations being presented to senior managers and/or Councillors:	Yes
Does the activity contribute to meeting our duties under the Equality Act 2010 and Public Sector Equality Duty (Eliminating unlawful discrimination/harassment, advancing equality of opportunity, fostering good relations)?	No
Details of the matter under consideration:	The approval of a Procurement Policy
<p><i>If you answered Yes to any of the above, go straight to Section 3</i></p> <p><i>If you answered No to all the above, please complete Section 2</i></p>	
2. RELEVANCE	
Does the work to be carried out impact on service users, staff, or Councillors (stakeholders):	<i>*delete as appropriate</i>
<p>If yes, provide details of how these impacts on service users, staff, or Councillors (stakeholders):</p> <p><i>If you answered Yes go to Section 3</i></p>	
<p>If you answered No to both Sections 1 and 2 provide details of why there is no impact on these three groups:</p> <p><i>You do not need to complete the rest of this form.</i></p>	
3. EVIDENCE COLLECTION	
Who does the work being carried out impact on, i.e., who is/are the stakeholder(s)?	The policy potentially impacts on WLBC Contract Managers and Suppliers.
If the work being carried out, relates to a universal service, who needs or uses it most? (Is there any group affected more than others)?	See Above.

Which of the protected characteristics are most relevant to the work being carried out?	
Age	No
Gender	No
Disability	No
Race and Culture	No
Sexual Orientation	No
Religion or Belief	No
Gender Reassignment	No
Marriage and Civil Partnership	No
Pregnancy and Maternity	No
4. DATA ANALYSIS	
In relation to the work being carried out, and the service/function in question, who is actually or currently using the service and why?	The policy will be applied to all procurement activity within the Council.
What will the impact of the work being carried out be on usage/the stakeholders?	The implementation of the policy is likely to enable the best outcome for Contract Managers whilst ensuring Value for Money.
What are people's views about the services? Are some customers more satisfied than others, and if so, what are the reasons? Can these be affected by the proposals?	N/A
What sources of data including consultation results have you used to analyse the impact of the work being carried out on users/stakeholders with protected characteristics?	N/A
If any further data/consultation is needed and is to be gathered, please specify:	N/A
5. IMPACT OF DECISIONS	
In what way will the changes impact on people with protected characteristics (either positively or negatively or in terms of disproportionate impact)?	N/A
6. CONSIDERING THE IMPACT	
If there is a negative impact, what action can be taken to mitigate it? (If it is not possible or desirable to take actions to reduce the impact, explain why this is the case (e.g., legislative, or financial drivers etc.).	No Negative Impact

What actions do you plan to take to address any other issues above?	No further actions on equality impact need to be taken.
7. MONITORING AND REVIEWING	
When will this assessment be reviewed and who will review it?	The EIA will be reviewed in line with the review of the Policy.

MINUTE OF AUDIT & GOVERNANCE COMMITTEE - 30 MAY 2023

PROCUREMENT POLICY

The Head of Finance, Procurement and Commercial Property submitted a report asking Members to consider the proposed Procurement Policy.

The Chairman invited the Procurement Manager to present the report.

Members asked about who monitored the service and what penalties were built into tenders and contracts. The Procurement Manager explained that the Head of Finance, Procurement and Commercial Property was now her direct line manager and that they worked closely with Legal Services to build in robust rectification processes. Any exemptions had to be signed off by the Chief Operating Officer, who had the final say.

The Committee considered the Procurement Policy as contained on pages 629-645 of the Book of Reports, which had been presented to Members.

RESOLVED: That the Committee recommend the Procurement Policy to Council to be noted and approved.

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**CABINET:
27 JUNE 2023**

**AUDIT AND GOVERNANCE
COMMITTEE
30 MAY 2023**

Report of: Legal and Democratic Services Manager

Relevant Portfolio Holder: Councillor Y Gagen, Leader

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**SUBJECT: REGULATION OF INVESTIGATORY POWERS ACT – ANNUAL
SETTING OF THE POLICY**

Wards affected: Borough Wide Interest

1.0 PURPOSE OF THE REPORT

1.1 To report on the Council's use of its powers under the Regulation of Investigatory Power's Act (RIPA) and to present the RIPA Policy document for approval.

2.0 RECOMMENDATIONS TO CABINET

2.1 That the Council's RIPA activity and the RIPA Policy at Appendix 1, be noted.

3.0 RECOMMENDATIONS TO AUDIT AND GOVERNANCE COMMITTEE

3.1 That the Council's RIPA activity and the RIPA Policy at Appendix 1, be noted.

4.0 BACKGROUND

4.1 The Regulation of Investigatory Powers Act 2000 (RIPA) came into force in 2000. Both the legislation and Home Office Codes of Practice strictly prescribe the situations in which and the conditions under which councils can use their RIPA powers.

5.0 MONITORING OF RIPA ACTIVITY

- 5.1 The Council has not had cause to use its powers under RIPA during the last 12 months.
- 5.2 The Senior Responsible Officer proactively seeks to ensure that the use of covert surveillance in this authority is well regulated. Applications for authorisation to use covert surveillance must be rejected when the Authorising Officer is not satisfied that the surveillance is necessary or proportionate and legal advice should be sought by Authorising Officers in appropriate cases.

6.0 THE RIPA POLICY

- 6.1 The RIPA Policy is presented to Cabinet for approval each year as required by guidance (Section 4.47 of the Home Office Covert Surveillance and Property Interference Revised Code of Practice of August 2018 and Section 3.46 of the Home Office Covert Human Intelligence Sources Revised Code of Practice of December 2022). Officers ensure the use of RIPA is consistent with the Council's Policy and regularly report on activity, again as is required.
- 6.2 The Council's current RIPA Policy is annexed at Appendix 1. This contains (in Appendix 3 of the policy) the current RIPA management structure. The current policy has been considered in the light of government guidance and best practice and, save for updating the references to the revised Code of Practice for Covert Human Intelligence Sources no changes are considered necessary to the policy at this time.

7.0 SUSTAINABILITY IMPLICATIONS

- 7.1 There are no significant sustainability impacts associated with this report and, in particular, positive impacts on crime and disorder will be achieved by adhering to RIPA and the RIPA Policy.

8.0 FINANCE AND RESOURCE IMPLICATIONS

- 8.1 There are no significant financial and resource implications arising from this report.

9.0 RISK ASSESSMENT

- 9.1 The Council could be in breach of the relevant legislation if it does not follow the procedures set out in the RIPA Orders and Codes. This could result in the inadmissibility of evidence.

10.0 HEALTH AND WELLBEING IMPLICATIONS

- 10.1 There are no health and wellbeing implications envisaged from this report.

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

This will be considered in relation to any particular authorisation.

Appendices

1. Appendix 1 – RIPA Policy
2. Minute of Audit & Governance Committee – 30 May 2023

WEST LANCASHIRE BOROUGH COUNCIL

RIPA POLICY

The Regulation of Investigatory Powers Act 2000

In respect of

Covert Directed Surveillance, Use of Covert Human Intelligence Sources and Accessing Communications Data

Version : No.12 - 2023

RIPAPOLICYVERSION12-2023

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1 INTRODUCTION

- 1.1. The Regulation of Investigatory Powers Act 2000 (the 2000 Act) regulates covert investigations by a number of bodies, including local authorities. It was introduced to ensure that individuals' rights are protected consistent with the obligations under The Human Rights Act 1998, while also ensuring that law enforcement and security agencies have the powers they need to do their job effectively.
- 1.2. West Lancashire Borough Council is therefore included within the 2000 Act framework with regard to the authorisation of Directed Surveillance, the use of Covert Human Intelligence Sources (CHIS) and the obtaining of communications data through a single point of contact (SPOC).
- 1.3 The purpose of this guidance is to:

- explain the scope of the 2000 Act and the circumstances where it applies
- provide guidance on the authorisation procedures to be followed.

This continues to be a developing area of law and the Courts are yet to fully define the limits of the powers. This should be borne in mind when considering this Guide.

- 1.4 The Council has had regard to the Codes of Practice on covert surveillance, CHIS and accessing communications data produced by the Home Office in preparing this guidance and each Service should hold copies to which staff can refer. These documents are available at www.homeoffice.gov.uk/ripa.
- 1.5 In summary the 2000 Act requires that when the Council undertakes "directed surveillance", uses a "covert human intelligence source or accesses communications data (defined below at paragraphs 2, 3 and 4 below) these activities must only be authorised by an officer with delegated powers when the relevant criteria are satisfied.
- 1.6 The Chief Operating Officer, Corporate Director of Place and Community and, Corporate Director of Transformation and Resources can authorise these activities (in relation to communications data, they shall be known as Designated Persons and shall seek the advice of the SPOC, see further paragraphs 4 and 5.1.3 below). Such nomination permits officers to grant authority for any purpose under the terms of the 2000 Act across all Council Services and service areas.
- 1.7 **Once an authorisation is granted for the use (or renewal) of directed surveillance, or acquisition of communications data, or covert human intelligence source it cannot take effect without an order approving the grant (or renewal) being obtained from a single Justice of the Peace (Magistrate, District Judge) (under amendments made by the Protection of Freedoms Act 2012, to s.32A and s.32B of the 2000 Act). This order must be sought from the Magistrates' Court, but when the Court is not in session. The arrangements for seeking the order will be made in consultation with Legal Services.**
- 1.8 Authorisation under the 2000 Act gives lawful authority to carry out surveillance and the use of a source. Obtaining authorisation helps to protect the Council and

its officers from complaints of interference with the rights protected by Article 8(1) of the European Convention on Human Rights, i.e. the right to respect for private and family life which is now enshrined in English law through the Human Rights Act 1998. This is because the interference with the private life of citizens will be “in accordance with the law”. Provided activities undertaken are also “reasonable and proportionate” they will not be in contravention of Human Rights legislation.

- 1.9 Authorising Officers and investigators within the Local Authority are to note that the 2000 Act does not extend to powers to conduct intrusive surveillance. Investigators should familiarise themselves with the provisions of Sections 3, 4 and 5 of the Revised Code of Practice on Covert Surveillance and Property Interference to ensure a good understanding of the limitation of powers within the 2000 Act.
- 1.10. Deciding when authorisation is required involves making a judgment **and assessing whether specific conditions apply to the investigation target**. Paragraph 3.4 explains this process in detail. If you are in any doubt, seek the advice of an Authorising Officer, if they are in doubt they will seek advice from the Legal and Democratic Services Manager/Senior Responsible Officer. However, in those cases where there is doubt as to the need for an authorisation it may be safer to consider seeking/granting an authorisation: a broader reading of the application of the Act’s requirements is encouraged.
- 1.11. In the case of CHIS authorisations for vulnerable people or juveniles, or where surveillance involves communication subject to legal privilege, confidential personal information or confidential journalistic material authorisation must be obtained from the Chief Operating Officer only, **together with the necessary application for an order giving effect to authorisation from a Justice of the Peace**.
- 1.12 The Chief Operating Officer should be requested to authorise directed surveillance involving the covert filming of any Council member or employee to the extent that this falls within RIPA.

2. DIRECTED SURVEILLANCE

- 2.1 **The Council must apply to a Justice of the Peace for an order that gives effect to the authorisation for the use of directed surveillance prior to undertaking the activity.**
- 2.2 What is meant by Surveillance?

"Surveillance" includes:

- a) monitoring, observing or listening to persons, their movements, their conversations or their other activities or communication;
- b) recording anything monitored, observed or listened to in the course of surveillance; and
- c) surveillance by or with the assistance of a surveillance device.

2.3 When is surveillance directed?

Surveillance is 'Directed' for the purposes of the 2000 Act if it is covert, but not intrusive and is undertaken:

- a) for the purposes of a specific investigation or a specific operation.
- b) in such a manner as is likely to result in the obtaining of private information about a person (whether or not one is specifically identified for the purposes of the investigation or operation); and
- c) otherwise than by way of an immediate response to events or circumstances the nature of which is such that it would not be reasonably practicable for an authorisation to be sought for the carrying out of the surveillance.

2.4 In certain circumstances, use of social media sites such as Facebook, or using the internet in other ways could need authorisation as directed surveillance. The Office of Surveillance Commissioners has given guidance on when the use of social media and the internet might need authorisation on RIPA. The guidance can be read at appendix 4.

2.5 Surveillance Threshold

2.5.1 Before directed surveillance can be undertaken and the requisite order from a Justice of the Peace applied for, the Council must be satisfied that they are investigating a criminal offence that carries a maximum sentence of 6 months or more imprisonment.

2.5.2 The exception to the 6 month sentence threshold is specific offences of sale of alcohol or tobacco to an underage person which does not fall within the Council's range of regulatory activities.

2.5.3 During the course of an investigation, should the Council become aware that the criminal activity under investigation falls below the 6 month sentence threshold, then use of directed surveillance should cease.

2.5.4 This 6 month sentence threshold does not apply to use of covert human intelligence or communications data techniques.

2.6 The Council cannot undertake intrusive surveillance.

2.6.1 Surveillance becomes intrusive if the covert surveillance:

- a) is carried out in relation to anything taking place on any "residential premises" or in any "private vehicle"; and
- b) involves the presence of an individual on the premises or in the vehicle or is carried out by means of a surveillance device; or
- c) is carried out by means of a surveillance device in relation to anything taking place on any residential premises or in any private vehicle but is carried out without that device being present on the premises or in the vehicle, where the device is such that it consistently provides information of

the same quality and detail as might be expected to be obtained from a device actually present on the premises or in the vehicle.

2.7 Before any officer of the Council undertakes any surveillance of any individual or individuals they need to assess whether the activity comes within the 2000 Act. In order to do this the following key questions need to be asked.

2.7.1 Is the surveillance covert?

Covert surveillance is that carried out in a manner calculated to ensure that subjects of it are unaware it is or may be taking place.

If activities are open and not hidden from the subjects of an investigation, the 2000 Act framework does not in general apply. However, if there is any doubt in respect of this matter, an officer must consider whether it may be appropriate to seek a RIPA authorisation.

2.7.2 Is it for the purposes of a specific investigation or a specific operation?

For example, are Civic building CCTV cameras which are readily visible to anyone walking around the building covered?

The answer is not if their usage is to monitor the general activities of what is happening in the car park. If that usage, however, changes, the 2000 Act may apply.

For example, if the CCTV cameras are targeting a particular known individual, and are being used in monitoring his activities, that has turned into a specific operation which may require authorisation.

2.7.3 Is it in such a manner that is **likely** to result in the obtaining of private information about a person?

"Private information" is any information relating to a person's private or family life and aspects of business or professional life.

For example, if part of an investigation is to observe a member of staff's home to determine their comings and goings then that would be covered.

If it is likely that observations will not result in the obtaining of private information about a person, then it is outside the 2000 Act framework. However, the use of 'test purchasers' may involve the use of covert human intelligence sources (see later).

If in doubt, it is safer to consider getting authorisation.

2.7.4 Is it undertaken **otherwise than by way of an immediate response to event or circumstances where it is not reasonably practicable to get authorisation?**

The Home Office gives the example of an immediate response to something happening during the course of an observer's work, which is unforeseeable.

However, if as a result of an immediate response, a specific investigation subsequently takes place that brings it within the 2000 Act framework.

2.7.5 Is the Surveillance Intrusive?

Directed surveillance turns into intrusive surveillance if it is carried out involving anything that occurs on residential premises or any private vehicle and involves the presence of someone on the premises or in the vehicle or is carried out by means of a (high quality) surveillance device.

If the device is not on the premises or in the vehicle, it is only intrusive surveillance if it consistently produces information of the same quality as if it were.

Commercial premises and vehicles are therefore excluded from intrusive surveillance. **The Council is not authorised to carry out intrusive surveillance.**

2.7.6 Does the offence under investigation meet the 6 month threshold?

3 COVERT USE OF HUMAN INTELLIGENCE SOURCE (CHIS)

3.1 A person is a Covert Human Intelligence Source if:

- a) he establishes or maintains a personal or other relationship with a person for the covert purpose of facilitating the doing of anything falling within paragraph b) or c).
- b) he covertly uses such a relationship to obtain information or provide access to any information to another person; or
- c) he covertly discloses information obtained by the use of such a relationship or as a consequence of the existence of such a relationship.

3.2. A purpose is covert, in relation to the establishment or maintenance of a personal or other relationship, if and only if the relationship is conducted in a manner that is calculated to ensure that one of the parties to the relationship is unaware of that purpose.

3.3. The above clearly covers the use of professional witnesses to obtain information and evidence. It is not Council practice to use such witnesses. It can also cover cases such as a Council officer making a test purchase when there is a need to cultivate a relationship with the seller, which would not usually be the case.

3.4. There is a risk that an informant may be, or become, a CHIS. A member of the public giving information will be a CHIS if the information which he covertly passes to the authority has been obtained in the course of (*or as a consequence of the existence of*) a personal or other relationship. See paragraph 2.24 to 2.26 of the Covert Human Intelligence Sources Revised Code of Practice. Also consider paragraph 270 of OSC Procedures and Guidance 2011, which refers to the risk of "status drift". When an informant gives repeat information about a suspect or about a family, and it becomes apparent that the informant may be obtaining that information in the course of a family or neighbourhood relationship, alarm bells should begin to ring. It probably means that the informant is in reality a CHIS, to whom a duty of care is owed if the information is then used. In such circumstances officers should refer any such instance for legal advice before acting on the information received from such an informant.

3.5 In this context (of authorising CHIS) ANY information (ie not confined to private information alone) to be gained by the covert manipulation of a relationship will

require authorisation.

3.6 The Council must apply to a Justice of the Peace for an order that gives effect to the authorisation for the use of covert human intelligence source (see 1.7 above).

3.7 In certain circumstances, use of social media sites such as Facebook, or using the Internet for research in other ways could need authorisation as the use of a covert human intelligence source. The guidance can be read at appendix 4.

4 COMMUNICATIONS DATA

4.1 The Council may also access certain communications data under the 2000 Act, provided this, like all other surveillance, is **for the purpose of preventing or detecting crime**.

4.2 Following the passage of the Data Retention and Investigatory Powers Act 2014 the Home Office has revoked all accreditation which enabled local authority staff to acquire communications data with effect from 1 December 2014. The Council is now required to use the National Anti-Fraud Network's (NAFN's) Single Point of Contact (SPOC) services to acquire communications data under RIPA, if approved by a magistrate. The Communications Data Code of Practice shall be followed at all times. Council staff are not permitted to obtain telecommunications and internet use data other than as provided for by the Act.

4.3 The Council must apply to a Justice of the Peace for an order giving effect to the authorisation of the use of communications data.

4.4 The accredited SPOCs at NAFN will scrutinise the applications independently. They will provide advice to applicants and designated persons ensuring the Council acts in an informed and lawful manner.

5. AUTHORISATIONS, RENEWALS AND DURATION

5.1 The Council must apply to a Justice of the Peace for an order that gives effect to the authorisation for the use of directed surveillance, communications data and covert human intelligence source (see 1.7 above).

5.1.1 The Conditions for Authorisation

5.1.2 Directed Surveillance

5.1.1.3 For directed surveillance no officer shall grant an authorisation **and make an application to a Justice of the Peace** for the carrying out of directed surveillance unless he believes:

- a) that an authorisation is necessary for the purpose of preventing or detecting crime and
- b) the authorised surveillance is proportionate to what is sought to be achieved by carrying it out.

5.1.1.4 The onus is therefore on the person authorising such surveillance to satisfy

themselves it is:

- a) necessary for the ground stated above and;
- b) proportionate to its aim.

5.1.1.5 In order to ensure that authorising officers have sufficient information to make an informed decision **about whether to make an application to a Justice of the Peace for an order to give effect to any authorisation**, it is important that detailed records are maintained. As such the forms in the Appendix and the accompanying Guidance on Completing RIPA Authorisation Forms are to be completed where relevant.

It is also sensible to make any authorisation sufficiently wide enough to cover all the means required as well as being able to prove effective monitoring of what is done against that which has been authorised.

An Authorising Officer may partially approve or partially refuse an application for authorisation. If an Authorising Officer does not authorise all that was requested, a note should be added explaining why.

5.1.2 Covert Use of Human Intelligence Sources

5.1.2.1 The same principles as Directed Surveillance apply. (see paragraph 5.1.1.3 above)

5.1.2.2 The conduct so authorised is any conduct that:

- a) is comprised in any such activities involving the use of a covert human intelligence source, as are specified or described in the authorisation;
- b) relates to the person who is specified or described as the person to whose actions as a covert human intelligence source the authorisation relates; and
- c) is carried out for the purposes of, or in connection with, the investigation or operation so specified or described.

5.1.2.3 In order to ensure that authorising officers have sufficient information to make an informed decision it is important that detailed records are maintained. As such the forms attached are to be completed where relevant.

It is also sensible to make any authorisation sufficiently wide enough to cover all the means required as well as being able to prove effective monitoring of what is done against that is authorised.

5.1.3 Communications Data

Section 22(4) of RIPA allows the Council to request “communications data” from Communication System Providers (CSPs). The access allowed under these powers is limited to telephone, postal and email subscriber and billing information. Any access must be obtained through the use of an authorised single point of contact (SPOC). (See Communications Data Code of Practice paragraphs 4.4 to 4.9.) The Council does not have the right to obtain the content of the

communication, but can obtain details of the source and destination of a message. The only ground for Local Authorities is the prevention or detection of crime. CSPs must be provided with a Notice Requiring Disclosure of Communications Data, which must have been duly authorised. The only officers who are allowed to authorise such requests are those accredited by the Home Office (the “Designated Persons” (DPs)). The DP is an individual at the level of Chief Operating Officer and Corporate Director and will scrutinise all applications for Communications Data.

The authorisation or grant of a notice to obtain communications data require judicial approval on each occasion.

5.2 Further Requirements of the 2000 Act

5.2.1 An application must be made to the Justice of the Peace for an order that gives effect to the authorisation for the use of Directed Surveillance, Communications Data and CHIS. This process is in addition to the Council’s existing authorisation procedure (see 1.7 above).

5.2.2 In light of the changes to the regime applications for urgent grants or renewal, must be in writing. In the Guidance on Completing RIPA Authorisation Forms document which accompanies this Guide are standard forms, which must be used. Officers must direct their mind to the circumstances of the individual case with which they are dealing when completing the form.

5.2.3 Although it is possible to combine two authorisations in one form the Council’s practice is for separate forms to be completed to maintain the distinction between Directed Surveillance and the use of a CHIS.

5.2.4 Authorisations lapse, if not renewed:

- 12 months - if in writing/non-urgent - from date of last renewal if it is for the conduct or use of a covert human intelligence source or
- in all other cases (ie directed surveillance) 3 months from the date of their grant or latest renewal.

5.2.5 Any person entitled to grant a new authorisation can renew subject to judicial approval being obtained an existing authorisation in the same terms at any time before it ceases to have effect.

But, for the conduct of a covert human intelligence source, an Authorised Officer should not renew **or make an application to a Justice of the Peace to renew** unless a review has been carried out and that person has considered the results of the review when deciding whether to renew or not. A review must cover what use has been made of the source, the tasks given to them and information obtained.

5.2.6 The benefits of obtaining an authorisation are described in paragraph 7 below.

5.2.7 Factors to Consider (see further guidance the Guidance on Completing Forms document)

Any person giving an authorisation should first satisfy him/herself that the authorisation is necessary on particular grounds and that the surveillance is proportionate to what it seeks to achieve. The proportionate test involves balancing the intrusiveness of the activity on the target and others who might be affected by it against the need for the activity in operational terms. The activity will not be proportionate if it is excessive in the circumstances of the case or if the information which is sought could reasonably be obtained by other less intrusive means. All such activity should be carefully managed to meet the objective in question and must not be arbitrary or unfair.

5.2.8 Particular consideration should be given to collateral intrusion on or interference with the privacy of persons other than the subject(s) of surveillance. Such collateral intrusion or interference would be a matter of greater concern in cases where there are special sensitivities, for example in cases of premises used by lawyers or for any form of medical or professional counselling or therapy.

5.2.9 An application for an authorisation should include an assessment of the risk of any collateral intrusion or interference. The authorising officer will take this into account, particularly when considering the proportionality of the surveillance and whether measures to avoid can be stipulated.

5.2.10 Those carrying out the covert surveillance should inform the Authorising Officer if the operation/investigation unexpectedly interferes with the privacy of individuals who are not the original subjects of the investigation or covered by the authorisation in some other way. In some cases the original authorisation may not be sufficient and consideration should be given to whether a separate authorisation is required.

5.2.11 Any person giving an authorisation will also need to be aware of particular sensitivities in the local community where the surveillance is taking place or of similar activities being undertaken by other public authorities which could impact on the deployment of surveillance.

Home Surveillance

5.2.12 The fullest consideration should be given in cases where the subject of the surveillance might reasonably expect a high degree of privacy, for instance at his/her home (NB. the Council cannot undertake intrusive surveillance) or where there are special sensitivities.

Spiritual Counselling

5.2.13 No operations should be undertaken in circumstances where investigators believe that surveillance will lead them to intrude on spiritual counselling between a Minister and a member of his/her faith. In this respect, spiritual counselling is defined as conversations with a Minister of Religion acting in his/her official capacity where the person being counselled is seeking or the Minister is imparting forgiveness, or absolution of conscience.

Confidential Material

5.2.14 The 2000 Act allows in exceptional circumstances for authorisations to gather 'confidential material' (see the definitions in Appendix 1). Such material is particularly sensitive, and is subject to additional safeguards under this code. In cases where the likely consequence of the conduct of a source would be for any person to acquire knowledge of confidential material, the deployment of the source should be subject to special authorisation (by the Chief Operating Officer).

5.2.15 In general, any application for an authorisation which is likely to result in the acquisition of confidential material should include an assessment of how likely it is that confidential material will be acquired. Special care should be taken where the target of the investigation is likely to be involved in handling confidential material. Such applications should only be considered in exceptional and compelling circumstances with full regard to the proportionality issues this raises.

5.2.16 The following general principles apply to confidential material acquired under authorisations:

- Those handling material from such operations should be alert to anything that may fall within the definition of confidential material. Where there is doubt as to whether the material is confidential, advice should be sought from the Legal and Democratic Services Manager/Senior Responsible Officer before further dissemination takes place;
- Confidential material should not be retained or copied unless it is necessary for a specified purpose;
- Confidential material should be disseminated only where an appropriate officer (having sought advice from the Legal and Democratic Services Manager/Senior Responsible Officer) is satisfied that it is necessary for a specific purpose;
- The retention or dissemination of such information should be accompanied by a clear warning of its confidential nature. It should be safeguarded by taking reasonable steps to ensure that there is no possibility of it becoming available, or its content being known, to any person whose possession of it might prejudice any criminal or civil proceedings related to the information;
- Confidential material should be destroyed as soon as it is no longer necessary to retain it for a specified purpose;
- Any covert surveillance concerning premises on which legal consultations take place are to be regarded as intrusive surveillance and may not be undertaken by the Council.

Combined authorisations

5.2.17 Although it is possible to combine two authorisations in one form the Council's practice is for separate forms to be completed to maintain the distinction between Directed Surveillance and the use of a CHIS.

5.2.18 In cases of joint working with other agencies on the same operation, e.g. by a Housing Benefit Investigator authority for directed surveillance should be given by the lead agency.

5.2.19. On occasion, several Council Services may be included in the same investigation. One authorisation from the Lead Service should cover all activities.

Handling and disclosure of product

5.2.20 Authorising Officers are reminded of the guidance relating to the retention and destruction of confidential material as described in paragraph 5.2.16 above.

5.2.21 Authorising Officers are responsible for ensuring that authorisations undergo timely reviews and are cancelled promptly after directed surveillance activity is no longer necessary.

5.2.22 Authorising Officers must ensure that the relevant details of each authorisation are sent to the Legal and Democratic Services Manager/Senior Responsible Officer as described in paragraph 9 below.

5.2.23 The originals of applications for authorisations, reviews, renewals and cancellations for directed surveillance and the use of a CHIS should be submitted to and thereafter retained by the RIPA Co-ordinator, for a period of 3 years and at least between inspections. Copies are to be retained by the authorising officer for a commensurate period. Where it is believed that the records could be relevant to pending or future criminal proceedings, they should be retained for a suitable further period, commensurate to any subsequent review.

5.2.24 Any personal data collected during the course of a covert surveillance operation must be stored as per data protection guidelines set out in the Council's Data Protection Policy below.

- Analysis of data from the operation must be carried out by the officers who carried out the investigation and should be done in a private office to avoid personal material being accessible to other council employees.
- The authorising officer may also be included in analysis of the data collected.
- Data must be kept in a secure environment with limited access.
- Data must be labelled with the reference of the case and the date of collection.
- Data collected which is not appropriate or useful as evidence in the investigation and subsequent formal action must be deleted as soon as this fact is determined or when the case is closed, whichever is the sooner. Consideration of whether or not this material should be destroyed is the responsibility of the senior authorising officer. Care must be taken in this respect, as it must be considered that even if this information is not to be used as evidence, it may be "unused material" for the purposes of criminal proceedings.

- If there is any reason to believe that the data obtained during the course of an investigation might be relevant to that investigation, or to another investigation, or to pending or future civil or criminal proceedings, then it should not be destroyed but retained in accordance with established disclosure requirements and may be disclosed.

5.2.25 There is nothing in the 2000 Act that prevents material obtained through the proper use of the authorisation procedures from being used in other investigations. However, the use outside the Council, of any material obtained by means of covert surveillance and, other than in pursuance of the grounds on which it was obtained, should be authorised only in the most exceptional circumstances.

5.3 **The Use of Covert Human Intelligence Sources**

5.3.1 The Council will not normally use an external or professional source for the purpose of obtaining information. It is not the Council's usual practice to seek, cultivate or develop a relationship through an external or professional source although this may occur where circumstances require it. In these circumstances appropriate authorisations must be obtained. It is potentially possible, though highly unlikely, that the role of a Council employee may be that of a source, for example, as contemplated in paragraph 3.3 above, please cross refer for detail.

5.3.2 Nothing in the 2000 Act prevents material obtained by an employee acting as a source being used as evidence in Court proceedings.

5.3.3 The Authorising Officer must consider the safety and welfare of an employee acting as a source, and the foreseeable consequences to others of the tasks they are asked to carry out. A risk assessment should be carried out before authorisation is given. Consideration from the start for the safety and welfare of the employee, even after cancellation of the authorisation, should also be considered.

5.3.4 The Authorising Officer must believe that the authorised use of an employee as a source is proportionate to what it seeks to achieve. Accurate and proper records should be kept about the source and tasks undertaken.

5.3.5 The Council's practice is not to use an employee acting as a source to infiltrate existing criminal activity, or to be a party to the commission of criminal offences, even where this is within the limits recognised by law.

5.3.6 Before authorising the use of an employee as a source, the authorising officer should believe that the conduct/use including the likely degree of intrusion into the privacy of those potentially affected is proportionate to what the use or conduct of the source seeks to achieve. He should also take into account the risk of intrusion into the privacy of persons other than those who are directly the subjects of the operation or investigation (collateral intrusion). Measures should be taken, wherever practicable, to avoid unnecessary intrusion into the lives of those not directly connected with the operation.

5.3.7 Particular care should be taken in circumstances where people would expect a high degree of privacy or where, as a consequence of the authorisation,

“confidential material” is likely to be obtained.

5.3.8 Additionally, the Authorising Officer should make an assessment of any risk to an employee acting as a source in carrying out the proposed authorisation.

6. REVIEWS

6.1. The Home Office Code of Practice for Covert Surveillance and Property Interference makes specific reference to reviews at paragraph 4.34. It recommends regular reviews be undertaken to see if the need for the surveillance is still continuing. Results of reviews should be recorded in a central record of authorisations (see paragraph 8.1). Reviews should be more frequent when access to confidential information or collateral intrusion is involved. Review frequency should be as often as the authorising officer deems necessary or practicable.

6.2. Similar provisions appear at paragraphs 9.9 to 9.13 of the code of practice for CHIS, save that tasks given to the source and information obtained should also be included.

6.3. Each authorising officer will therefore determine in each case how often authorisations should be reviewed. They will ensure records of the review will be supplied on the relevant form in Section 9 and send copies to the RIPA Co-ordinator to keep the central register up to date. Good practice requires that this should be done monthly at least.

7. RENEWALS

7.1. An authorising officer may renew an authorisation before it would cease to have effect if it is necessary for the authorisation to continue for the purpose for which it was given. **An application for a renewal to the Justice of the Peace is also required (see above).**

7.2. The Home Office Code of Practice for Covert Surveillance and Property Interference at paragraph 5.16 to 5.21 refers. A renewal of the authorisation in writing can be made for 3 months. Applications for renewal should detail how many times an authorisation has been renewed; significant changes to the original application for authority; reasons why it is necessary to renew; content and value of the information obtained so far and results of regular reviews of the investigation or operation.

7.3. Similar provisions apply in the code of practice for CHIS except that a renewal here can last for a further 12 months, a review must have been carried out on the use of the source and an application should only be made to renew when the initial authorisation period is drawing to an end. Applications to renew a CHIS also should contain use made of the source and tasks given to the source during the previous authorised period.

7.4. Each application to renew should be made at least 7 days before the authorisation is due to expire on the relevant form in Appendix 2. A record of the renewal should be kept within the applying service and supplied centrally to the Legal and Democratic Services Manager/Senior Responsible Officer - see Section 8 of the Home Office Code of Practice for Covert Surveillance and Property Interference -

to update the central register of authorisations.

8. CANCELLATIONS

- 8.1. All authorisations, including renewals should be cancelled if the need for the surveillance is no longer justified. This will occur in most cases where the purpose for which the surveillance was required has been achieved.
- 8.2. Requesting officers should ensure they inform authorising officers if this is the case before the next review. If, in the opinion of the authorising officer at the next review, the need for surveillance is no longer justified, it must be cancelled.
- 8.3. The cancellation forms at Appendix 2 will be used to record a cancellation; the original will be sent to the RIPA Co-ordinator to update the central register of authorisations and the authorising officer will retain a copy - see Section 8.
- 8.4. The Home Office Codes of Practice for both covert (directed) surveillance and CHIS make it clear that authorisations must be cancelled if the original authorising criteria are not met. With CHIS, it must be cancelled if satisfactory arrangements for the source no longer exist. Consideration for the safety and welfare of a source continues after cancellation of any authorisation.

9. CENTRAL REGISTER OF AUTHORISATIONS

- 9.1. The Codes of Practice under the 2000 Act require a central register of all authorisations to be maintained. The Senior Responsible Officer or nominated representative shall maintain this register.
- 9.2. Whenever an authorisation is granted renewed or cancelled the Authorising Officer must arrange for the following details to be forwarded by e-mail to the Senior Responsible Officer or nominated representative. Receipt of the e-mail will be acknowledged.
 - Whether it is for Covert Directed Surveillance or CHIS ;
 - Applicant's name and Job Title (manager responsible);
 - Service and Section;
 - Applicant's address and Contact Number;
 - Identity of 'Target';
 - Authorising Officer and Job Title; (in line with delegation scheme)
 - Date of Authorisation.
 - A unique reference number for the investigation or operation
 -
 - Whether confidential information is likely to be reviewed as a consequence of the investigation /operation.
 - The date the authorisation was cancelled

Details should be provided to the Senior Responsible Officer in respect of when an authorisation is refused.

See Appendix 2 for the Form of Notification

The original of the authorisation should also be provided; the authorising officer should retain a copy. The Chief Operating Officer will review authorisations every 6 months. It is suggested that authorising officers supply these directly.

- 9.3. The original authorisations shall be securely retained within the RIPA Co-ordinator's Service. It is each Service's responsibility to securely retain all copy authorisations within their Service. Authorisations should only be held for as long as it is necessary. Once the investigation is closed (bearing in mind cases may be lodged some time after the initial work) the records held by the Service should be disposed of in an appropriate manner (e.g. shredded).

10 CODES OF PRACTICE

There are Home Office codes of practice that expand on this guidance. All relevant Services hold a copy.

The link to access the current codes of practice is:

www.gov.uk/government/collections/ripa-codes

The codes do not have the force of statute, but are admissible in evidence in any criminal and civil proceedings. As stated in the codes, "if any provision of the code appears relevant to a question before any Court or tribunal considering any such proceedings, or to the tribunal established under the 2000 Act, or to one of the commissioners responsible for overseeing the powers conferred by the 2000 Act, it must be taken into account".

Staff should refer to the Home Office Codes of Practice for supplementary guidance. These should be available to all relevant officers (see earlier).

11 BENEFITS OF OBTAINING AUTHORISATION UNDER THE 2000 ACT.

11.1 Authorisation of surveillance and human intelligence sources

The 2000 Act states that

- if authorisation confers entitlement to engage in a certain conduct and
- the conduct is in accordance with the authorisation, then
- it shall be "lawful for all purposes".

Part II of the 2000 Act does not impose a requirement on public authorities to seek or obtain an authorisation where, under the 2000 Act, one is available (see section 80 of the 2000 Act). Nevertheless, where there is an interference by a public authority with the right to respect for private and family life guaranteed under Article 8 of the European Convention on Human Rights, and where there is no other source of lawful authority, the consequence of not obtaining an authorisation under the 2000 Act may be that the action is unlawful by virtue of section 6 of the Human Rights Act 1998.

Public authorities are therefore strongly recommended to seek an authorisation

where the surveillance is likely to interfere with a person's Article 8 rights to privacy by obtaining private information about that person, whether or not that person is the subject of the investigation or operation. Obtaining an authorisation will ensure that the action is carried out in accordance with law and subject to stringent safeguards against abuse.

- 11.2 The 2000 Act states that a person shall not be subject to any civil liability in relation to any conduct of his which -
- a) is incidental to any conduct that is lawful by virtue of authorisation; and
 - b) is not itself conduct for which an authorisation is capable of being granted under a relevant enactment and might reasonably be expected to have been sought in the case in question

12. SCRUTINY AND TRIBUNAL

- 12.1. To effectively "police" the 2000 Act, Commissioners regulate conduct carried out thereunder. The Investigatory Powers Commissioner will keep under review, among others, the exercise and performance by the persons on whom powers are conferred or imposed, the powers and duties under the Act. This includes authorising directed surveillance and the use of covert human intelligence sources.
- 12.2. A tribunal has been established to consider and determine complaints made under the 2000 Act if it is the appropriate forum. Complaints can be made by persons aggrieved by conduct e.g. directed surveillance. The forum hears applications on a judicial review basis. Claims should be brought within one year unless it is just and equitable to extend that.

The tribunal can order, among other things, the quashing or cancellation of any warrant or authorisation and can order destruction of any records or information obtained by using a warrant or authorisation, and records of information held by any public authority in relation to any person. The Council is, however, under a duty to disclose or provide to the tribunal all documents they require if:

- A Council officer has granted any authorisation under the 2000 Act.
 - Council employees have engaged in any conduct as a result of such authorisation.
 - A disclosure notice requirement is given.
- 12.3 The Senior Responsible Officer will ensure that a report is submitted to the Council's Audit and Governance Committee on a regular basis and that an annual report is submitted to Cabinet. The reports will include details of the overall number and type of authorisations granted and the outcome of the case, where known. In addition, the reports will provide a breakdown of the same information by service or groups of services, as appropriate. In order to comply with General Data Protection Regulation and Code of Practice requirements, no specific details of individual authorisations will be provided.

- 12.4 The RIPA Co-ordinator will maintain and check the central register of all RIPA authorisations, reviews, renewals, cancellations and rejections. It is the responsibility of the authorising officer, however, to ensure the RIPA Co-ordinator receives the original of the relevant forms as soon as possible and in any event within 1 week of authorisation, review, renewal, cancellation or rejection. The authorising officer should retain copies.
- 12.5 The management structure for RIPA is set out in Appendix 3.

Definitions from the 2000 Act

- **“2000 Act”** means the Regulation of Investigatory Powers Act 2000.
- **“Confidential Material”** consists of:
 - a) matters subject to legal privilege;
 - b) confidential personal information; or
 - c) confidential journalistic material.
- **Matters subject to legal privilege”** includes both oral and written communications between a professional legal adviser and his/her client or any person representing his/her client, made in connection with the giving of legal advice to the client or in contemplation of legal proceedings and for the purposes of such proceedings, as well as items enclosed with or referred to in such communications. Communications and items held with the intention of furthering a criminal purpose are not matters subject to legal privilege (see Note A below)
- **“Confidential Personal Information”** is information held in confidence concerning an individual (whether living or dead) who can be identified from it, and relating:
 - a) to his/her physical or mental health; or
 - b) to spiritual counselling or other assistance given or to be given, andwhich a person has acquired or created in the course of any trade, business, profession or other occupation, or for the purposes of any paid or unpaid office (see Note B below). It includes both oral and written information and also communications as a result of which personal information is acquired or created. Information is held in confidence if:
 - c) it is held subject to an express or implied undertaking to hold it in confidence; or
 - d) it is subject to a restriction on disclosure or an obligation of secrecy contained in existing or future legislation.
- **“Confidential Journalistic Material”** includes material acquired or created for the purposes of journalism and held subject to an undertaking to hold it in confidence, as well as communications resulting in information being acquired for the purposes of journalism and held subject to such an undertaking.
- **“Covert Surveillance”** means surveillance which is carried out in a manner calculated to ensure that the persons subject to the surveillance are unaware that it is or may be taking place.
- **“Authorising Officer”** means a person designated for the purposes of the

2000 Act to grant authorisations for directed surveillance. (see the Regulation of Investigatory Powers (Prescription of Offices, Ranks and Positions) Order) SI 2000/2417.

Note A. *Legally privileged communications will lose their protection if there is evidence, for example, that the professional legal adviser is intending to hold or use them for a criminal purpose; privilege is not lost if a professional legal adviser is properly advising a person who is suspected of having committed a criminal offence. The concept of legal privilege shall apply to the provision of professional legal advice by any agency or organisation.*

Note B. *Confidential personal information might, for example, include consultations between a health professional or a professional counsellor and a patient or client, or information from a patient's medical records.*

Notification to Central Register of Authorisations under RIPA

Whether it is for Covert Directed Surveillance or CHIS	
Applicants name and Job Title (manager responsible)	
Service and Section	
Applicant's address and Contact Number	
Identity of 'Target'	
Authorising Officer and Job Title; (in line with delegation scheme)	
Date of Authorisation	
Whether confidential information is likely to be reviewed as a consequence of the investigation/operation	
The date the authorisation was cancelled	
Whether the authorisation is renewed.	

A copy of the authorisation shall also be sent (See above, Paragraph 9.2).

A unique reference number for the investigation or operation will be allocated by the Legal and Democratic Services Manager upon receipt of this notification. This reference must be used in subsequent correspondence regarding this authorisation.

APPENDIX 3

**Chief Operating Officer
Head of Paid Service
and Returning Officer**

Jacqui Sinnott-Lacey **

**Corporate Director
of Place and
Community**

Vacant *

**Corporate Director
of Transformation,
Housing and
Resources**

Chris Twomey *

**Legal and
Democratic
Services Manager
Monitoring
Officer**

**Senior
Responsible
Officer**

Kay Lovelady

Supported by

**Assistant Solicitor
RIPA
Co-ordinator and
SPOC
Co-ordinator**

Judith Williams

* Authorising Officer

** Authorisations when knowledge of confidential information likely to be acquired or vulnerable individual or juvenile is to be used as a source.

The Office of Surveillance Commissioner's Guidance

(Note that the Office of Surveillance Commissioner has now been replaced by the Investigatory Powers Commissioner's Office)

Covert surveillance of Social Networking Sites (SNS)

The fact that digital investigation is routine or easy to conduct does not reduce the need for authorisation. Care must be taken to understand how the SNS being used works. Authorising Officers must not be tempted to assume that one service provider is the same as another or that the services provided by a single provider are the same.

Whilst it is the responsibility of an individual to set privacy settings to protect unsolicited access to private information, and even though data may be deemed published and no longer under the control of the author, it is unwise to regard it as "open source" or publicly available; the author has a reasonable expectation of privacy if access controls are applied. In some cases data may be deemed private communication still in transmission (instant messages for example). Where privacy settings are available but not applied the data may be considered open source and an authorisation is not usually required. Repeat viewing of "open source" sites may constitute directed surveillance on a case by case basis and this should be borne in mind.

Providing there is no warrant authorising interception in accordance with section 48(4) of the 2000 Act, if it is necessary and proportionate for a public authority to breach covertly access controls, the minimum requirement is an authorisation for directed surveillance. An authorisation for the use and conduct of a CHIS is necessary if a relationship is established or maintained by a member of a public authority or by a person acting on its behalf (i.e. the activity is more than mere reading of the site's content).

It is not unlawful for a member of a public authority to set up a false identity but it is inadvisable for a member of a public authority to do so for a covert purpose without authorisation. Using photographs of other persons without their permission to support the false identity infringes other laws.

A member of a public authority should not adopt the identity of a person known, or likely to be known, to the subject of interest or users of the site without authorisation, and without the consent of the person whose identity is used, and without considering the protection of that person. The consent must be explicit (i.e. the person from whom consent is sought must agree (preferably in writing) what is and is not to be done).



CABINET: 27 June 2023

Report of: Corporate Director of Transformation, Housing & Resources

Relevant Portfolio Holder: Councillor Nicola Pryce-Roberts

Contact for further information: Debbie Stewart Tel. 01695651372

E-mail: debbie.stewart@westlancs.gov.uk

DEMOLITION OF 201 EGERTON AND 4 NEARBY GARAGES, SKELMERSDALE, W

Wards affected: Tanhouse & Skelmersdale Town Centre

1.0 PURPOSE OF THE REPORT

1.1 The purpose of this report is to seek approval for the demolition of the Councils void property, 201 Egerton and 4 nearby garages to facilitate the development of 6 new 3 bed Council homes for affordable rent.

2.0 RECOMMENDATIONS TO CABINET

2.1 It is recommended that the Council approves the demolition of 201 Egerton and the 4 garages, subject to relevant statutory approvals.

3.0 BACKGROUND

3.1 201 Egerton was acquired by the Council on the open market in 2020 for £105k as part of a programme of purchasing additional units utilising 141 receipts.

3.2 Following the acquisition officers reviewed options for the house given it sits on a substantial plot which offered greater opportunity for increasing the number of homes. Officers believed it could be better utilised by providing a small number of additional new family homes. As a result, the house has never been let.

3.4 A basic scheme design was produced by Officers, which consisted of 6no. 3 bed, two storey houses with front and rear gardens plus in-curtilage car parking.

- 3.5 To enable access to the site a road will need to be constructed which will require the demolition of the 4 garages.
- 3.6 Officers approached Tawd Valley Developments Limited (TVDL) to explore and refine this redevelopment option to understand the cost and viability of delivering such a scheme. The site area is shown on the attached plan at Appendix 1.
- 3.7 TVDL completed this piece of this work, and the scheme provides a viable and deliverable project for the Council and was therefore included in TVDL's Business Plan 22-26 which was approved at Full Council on 22nd February 2023. The proposed site plan is shown at Appendix 2.
- 3.8 The scheme is expected to attract Homes England grant funding at £60,000 per unit. However, the demolition is to be accelerated to enable further intrusive surveys, which will provide cost certainty for Full Council approval and Homes England grant submission stages.
- 3.9 The demolition of the house and garages is not expected to exceed £50,000 including VAT.
- 3.10 All elements of the demolition services will be or have been to date competitively procured where possible to ensure value for money for the Council.

4.0 CONSULTATION

- 4.1 Council Officers have confirmed that 3 of the four garages to be demolished are tenanted. As such, alternative garages which are situated close by have been offered and subsequently accepted by the existing tenants.
- 4.2 Council Officers have sent information letters outlining the proposed plans for the site to all properties along Egerton immediately affected by the demolition and new build works. Residents will also have the opportunity to share their comments via the formal planning process once a full planning application has been submitted for the new build development.

5.0 SUSTAINABILITY IMPLICATIONS

- 5.1 The new homes will meet the new building regulations implemented in summer 2022, this will include an improved fabric first approach with high levels of insulation and greater air tightness. Renewable technology will be considered as part of the development and will be reported on prior to seeking approval to enter into contract.

6.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 6.1 There are financial implications arising from this report in respect of the costs, associated with the demolition which is not expected to exceed £50k. The demolition will be funded from contingency within HRA Capital.

6.2 There are resource implications arising from this report, albeit minimal as TVDL will support Council Officers with the demolition process by project managing, cradle to grave on the Council's behalf.

7.0 RISK ASSESSMENT

7.1 The actions referred to in this report are covered by the scheme of delegation to officers and any necessary changes have been made in the relevant risk registers.

8.0 HEALTH AND WELLBEING IMPLICATIONS

8.1 The proposal will promote good health and wellbeing for the new residents who will reside within this new development as they will provide 6no. high quality, energy efficient homes at an affordable rent.

8.2 The proposal does involve the demolition of existing structures which may cause inconvenience to local residents during the works, which will be kept to a minimum and controlled by a highly experienced demolition contractor.

Background Documents

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

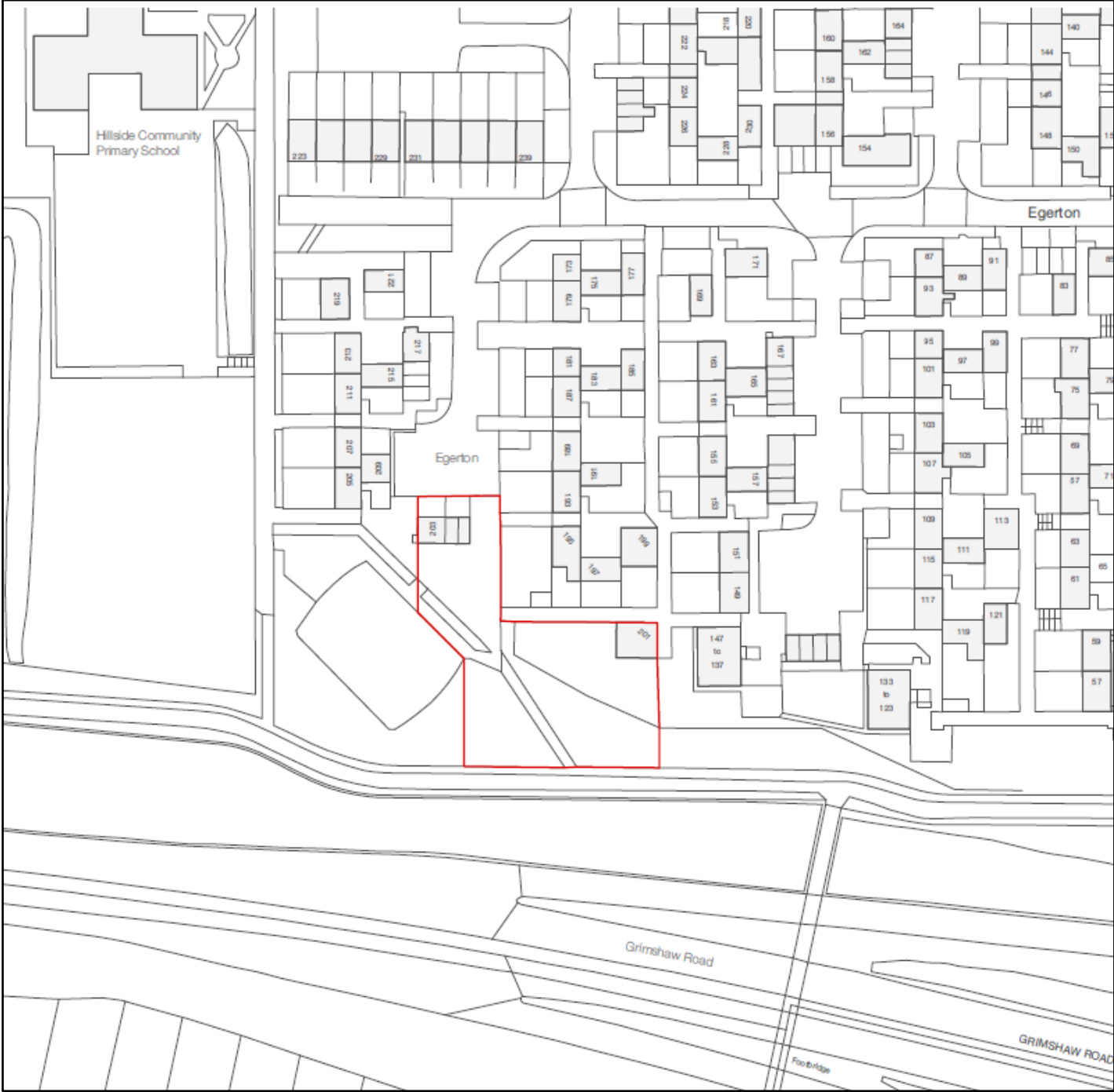
Equality Impact Assessment

There is a 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. Site area plan
2. Proposed site plan
3. Equality Impact Assessment

Appendix 1 – Site area plan (highlighted in red)



Appendix 2 – Proposed site plan



Equality Impact Assessment Form



Directorate: Corporate Director of Transformation, Housing & Resources	Service: Property Services
Completed by: Debbie Stewart	Date: 18/5/2023
Subject Title:	
1. DESCRIPTION	
Is a policy or strategy being produced or revised:	No* <i>*delete as appropriate</i>
Is a service being designed, redesigned or cutback:	No*
Is a commissioning plan or contract specification being developed:	No*
Is a budget being set or funding allocated:	Yes*
Is a programme or project being planned:	Yes *
Are recommendations being presented to senior managers and/or Councillors:	Yes *
Does the activity contribute to meeting our duties under the Equality Act 2010 and Public Sector Equality Duty (Eliminating unlawful discrimination/harassment, advancing equality of opportunity, fostering good relations):	No*
Details of the matter under consideration:	The demolition of 1 house and 4 garages
<i>If you answered Yes to any of the above go straight to Section 3</i> <i>If you answered No to all the above please complete Section 2</i>	
2. RELEVANCE	
Does the work being carried out impact on service users, staff or Councillors (stakeholders):	Yes <i>*delete as appropriate</i>
If Yes , provide details of how this impacts on service users, staff or Councillors (stakeholders): <i>If you answered Yes go to Section 3</i>	The current tenants will need to relinquish their garages.
If you answered No to both Sections 1 and 2 provide details of why there is no impact on these three groups: <i>You do not need to complete the rest of this form.</i>	
3. EVIDENCE COLLECTION	
Who does the work being carried out impact on, i.e. who is/are the stakeholder(s)?	The tenants of the 4 garages to be demolished.
If the work being carried out relates to a universal service, who needs or uses it most? (Is there any particular group affected more than others)?	Local residents who need storage for cars or possessions.

<p>Which of the protected characteristics are most relevant to the work being carried out?</p> <p>Age Gender Disability Race and Culture Sexual Orientation Religion or Belief Gender Reassignment Marriage and Civil Partnership Pregnancy and Maternity</p>	<p style="text-align: right;"><i>*delete as appropriate</i></p> <p>No* No* Yes* No* No* No* No* No* No*</p>
<p>4. DATA ANALYSIS</p>	
<p>In relation to the work being carried out, and the service/function in question, who is actually or currently using the service and why?</p>	<p>A cross section of residents in the area are currently tenants of the garages, generally people who need storage for cars or possessions.</p>
<p>What will the impact of the work being carried out be on usage/the stakeholders?</p>	<p>The current tenants will need to relinquish their garages.</p>
<p>What are people's views about the services? Are some customers more satisfied than others, and if so what are the reasons? Can these be affected by the proposals?</p>	<p>All tenants of the garages to be demolished have been offered, and accepted, alternative garages.</p>
<p>What sources of data including consultation results have you used to analyse the impact of the work being carried out on users/stakeholders with protected characteristics?</p>	<p>All garage tenants impacted have been individually contacted and accepted alternative garages.</p>
<p>If any further data/consultation is needed and is to be gathered, please specify:</p>	<p>n/a</p>
<p>5. IMPACT OF DECISIONS</p>	
<p>In what way will the changes impact on people with particular protected characteristics (either positively or negatively or in terms of disproportionate impact)?</p>	<p>Tenants with mobility issues could potentially be impacted the most.</p>
<p>6. CONSIDERING THE IMPACT</p>	
<p>If there is a negative impact what action can be taken to mitigate it? (If it is not possible or desirable to take actions to reduce the impact, explain why this is the case (e.g. legislative or financial drivers etc.).</p>	<p>All tenants of the garages to be demolished have been offered, and accepted, alternative garages in the area.</p>
<p>What actions do you plan to take to address any other issues above?</p>	<p>No actions</p>

7. MONITORING AND REVIEWING	
When will this assessment be reviewed and who will review it?	N/A



Cabinet 27th June 2023

Council 19th July 2023

Report of: Corporate Director of Place & Community

Relevant Portfolio Holder: Councillor Carl Coughlan

Contact for further information: Name Rebecca Connick
(E-mail: rebecca.connick@westlancls.gov.uk)

SUBJECT: Use of Community Infrastructure Levy monies on Burscough Wellbeing and Leisure Hub

Wards affected: Borough-wide

1.0 PURPOSE OF THE REPORT

1.1 To authorise the allocation and expenditure of up to £320,000 of Community Infrastructure Levy monies towards the refurbishment of Burscough Racquets and Fitness Centre.

2.0 RECOMMENDATIONS TO CABINET

2.1 The sum of £320,000 be taken from the Community Infrastructure Levy (CIL) to be used towards the refurbishment of Burscough Racquets and Fitness Centre.

2.2 That the Director of Transformation, Housing and Resources and/or the Head of Finance, Procurement and Commercial Services, in consultation with the Portfolio Holder for Human Resources and Leisure and the Portfolio Holder for Resources and Transformation be granted delegated authority to utilise funding allocated CIL Funding to take all steps (including the appointment and payment to Alliance Leisure) to undertake the works set out in Section 5 below.

3.0 RECOMMENDATIONS TO COUNCIL

3.1 That the decision of Cabinet held on 27th June 2023 be endorsed

4.0 BACKGROUND

- 4.1 Members will be aware that the Council are taking steps to improve facilities at Burscough Racquets and Fitness Centre.
- 4.2 The public consultation exercise in relation to the Invest to Save scheme at Burscough Racquets and Fitness Centre has been completed and Officers have analysed the results. The appointment of Alliance Leisure as development partner specifically for Burscough Wellbeing and Leisure Hub will provide an opportunity for Officers to work with Alliance Leisure to progress this project to a completed RIBA stage 4.
- 4.2 The current funding package for the Invest to Save scheme was approved by Members at Cabinet on the 2nd November 2021 and endorsed at Council on the 15th December 2021 as part of the 2019/2020 financial year Capital approvals and totals £386,000. This amount is broken down as £326,000 from WLBC along with contributions from West Lancashire Community Leisure Trust (WLCLT). The Council received £60,000 from WLCLT in December 2022.
- 4.3 Council will recall that the Trustees of WLCLT decided to dissolve the Trust with effect from 12th December 2022. WLCLT have already paid the Council the sum of £60,000 on the condition that it is held by the Council to be used specifically for future enhancement and development work at Burscough Racquets and Fitness Centre.
- 4.4 At the current stage of development planning for Burscough Racquets and Fitness Centre, Officers would like to investigate the opportunity to be able to carry out a more ambitious investment scheme at the Centre that would allow more improvements to be made. It is the view of Officers that any investment into Burscough needs to ensure that the facility remains viable for at least a period of 10 to 15 years. While the sum of £386,000 would enable some improvements to be made there is some concern from Officers as to whether this amount of funding would provide the level of change necessary to make the facility sustainable for the next 10 years.
- 4.5 Alliance Leisure have provided WLBC with an initial cost of approximately £320,000 to progress the projects to a position that would be a completed RIBA stage 4. This process will allow a detailed information pack to be developed in relation to proposed designs, site conditions and surveys.
- 4.6 It is important that Council authorises the allocation and expenditure of this amount now as otherwise this approval would be delayed until late September 2023 which would further delay the critical timelines to present a comprehensive Leisure Transformation report to Members later this year, which will include Ormskirk, Skelmersdale and Burscough Wellbeing and Leisure Hub.
- 4.7 Section 5.0 of this report details the option of funding fees to cover these costs. It is estimated that professional fees of up to a maximum of £320,000 will be incurred.

5.0 FUNDING OPTIONS FOR THE DEVELOPMENT PHASE OF THE WELLBEING AND LEISURE HUBS

- 5.1 Previous feasibility reports to Members for the development of the Wellbeing and Leisure Hubs have always included a proposed funding mix for the projects that has comprised of Prudential Borrowing, Community Infrastructure Levy (CIL) funding, Sport England funding and Levelling Up funding. Delegation has, however, never been sought from Members to formally allocate and spend CIL funding on the Burscough Wellbeing and Leisure Hub.
- 5.2 The development of the Ormskirk and Skelmersdale Wellbeing and Leisure Hubs is now at a critical stage, and it is important that funding is available to allow the refurbishment of Burscough Racquets and Fitness Centre to become Burscough Wellbeing and Leisure Hub to be progressed.
- 5.3 Advice was sought from Planning Services colleagues through the initial development of the proposal and more recently through the Head of Planning and Regulatory Services as to whether CIL funding can be used to fund the development stages of a project. The original advice is provided below, which remains correct:

CIL must be used to fund infrastructure required to support new development, and the provision of new leisure centres would fall under an infrastructure type eligible for CIL funding, and which is listed in the Council's Infrastructure Funding Statement. Therefore, in principle, CIL monies could be used as match funding against capital monies (for the Wellbeing and Leisure Hubs), subject to sufficient funds being available and subject to political support.

However, whilst CIL can be used to fund feasibility and design works, these must form part of the wider implementation of the proposed infrastructure project. Where initial design works are then followed by the abandonment of a project, any CIL funding spent on the earlier design works would need to be returned to the CIL pot as that wider project would no longer be deliverable. This risk means that it would be prudent for the Council to ensure there were sufficient funds in the Council reserves to cover such an eventuality.

- 5.4 The use of CIL funding would enable the Council to use funding that was already in place to progress the projects. The element of risk in using CIL would be the potential requirement to repay the funding to the CIL pot if the projects do not progress. It should be noted that the use of the RIBA design process will allow the Council to review potential costs for the scheme and to value engineer the project as necessary at each RIBA stage. However, there is the possibility that a significant loss could be incurred in terms of abortive professional fees if the schemes do not proceed.
- 5.5 Given the assessment of the options outlined it is recommended to Cabinet and Council that £320,000 of CIL funding should be formally allocated to this project to fund the development phase. The CIL funding is already in place and costs will be continually assessed and value engineered through the RIBA stages. The ability to continually value engineer will reduce the risk of the projects not progressing and the CIL funding having to be repaid.

6.0 SUMMARY POSITION

6.1 The summary of the position outlined in Section 5.0 is as follows:

- To progress the refurbishment of Burscough Wellbeing and Leisure Hub, the professional design team needs to be engaged now. The appointment of Alliance Leisure using the UK Leisure Framework represents the most efficient and compliant route through which this can be achieved.
- To fund the progression through RIBA stages prior to construction it is recommended that authority be given to use part of what has already been allocated from for the Leisure Transformation to the sum of £320,000 in CIL should be allocated to the projects now.
- It should be noted that the cost of the project will be reviewed at each RIBA stage and the projects value-engineered to ensure it continues to be in the affordability envelope for the project.
- The agreement signed with the UK Leisure Framework and Alliance Leisure will also provide the Council with the option to exit the process at any point if the projects are no longer felt to be viable.

7.0 SUSTAINABILITY IMPLICATIONS

7.1 There are no significant sustainability impacts associated with this report and, in particular, no significant impact on crime and disorder.

8.0 FINANCIAL AND RESOURCE IMPLICATIONS

8.1 None. The expenditure proposed at paragraph 5.5 will be met from existing CIL budgets and has been assessed in line with CIL spending requirements.

9.0 RISK ASSESSMENT

9.1 The Leisure Procurement strategy is detailed within the corporate risk register of the Council. As part of the Project Management approach for the schemes a detailed Risk Register is in place.

10.0 HEALTH AND WELLBEING IMPLICATIONS

10.1 The continued development of the Councils Leisure Procurement Strategy will:

- Promote good health and wellbeing and enable people to flourish
- Prevent and tackle the causes of ill health;
- Empower people in vulnerable, deprived and disadvantaged communities to realise their full health potential;
- Develop and support effective and high quality health and wellbeing services;

- Encourage and enable all people to take a role in identifying and addressing barriers to improve health and wellbeing;
 - Increase people's independence throughout their life course and ability to lead full active lives
 - By refurbishing Burscough we will not only increase the opportunities for residents to access health, physical activity, but also a range of life course services in one facility; the buildings will raise the aspirations of local people through education, training employment and skills.
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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.

Equality Impact Assessment

There is a 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. Equality Impact Assessment
2. Project Timeline

Equality Impact Assessment Form



Directorate: Transformation, Housing and Resources	Service: Leisure
Completed by: Rebecca Connick	Date: 15.6.23
Subject Title:	
1. DESCRIPTION	
Is a policy or strategy being produced or revised:	<i>*delete as appropriate</i>
	No
Is a service being designed, redesigned or cutback:	
	No
Is a commissioning plan or contract specification being developed:	Yes
Is a budget being set or funding allocated:	Yes
Is a programme or project being planned:	Yes
Are recommendations being presented to senior managers and/or Councillors:	Yes
Does the activity contribute to meeting our duties under the Equality Act 2010 and Public Sector Equality Duty (Eliminating unlawful discrimination/harassment, advancing equality of opportunity, fostering good relations):	No
Details of the matter under consideration:	To consider a report from officers in relation to Use of Community Infrastructure Levy monies on Burscough Wellbeing and Leisure Hub.
<i>If you answered Yes to any of the above go straight to Section 3</i> <i>If you answered No to all the above please complete Section 2</i>	
2. RELEVANCE	
Does the work being carried out impact on service users, staff or Councillors (stakeholders):	<i>*delete as appropriate</i>
If Yes , provide details of how this impacts on service users, staff or Councillors (stakeholders): <i>If you answered Yes go to Section 3</i>	
If you answered No to both Sections 1 and 2 provide details of why there is no impact on these three groups: <i>You do not need to complete the rest of this form.</i>	
3. EVIDENCE COLLECTION	
Who does the work being carried out impact on, i.e. who is/are the stakeholder(s)?	Burscough Racquets and Fitness Centre.
If the work being carried out relates to a universal service, who needs or uses it most? (Is there any particular group affected more than others)?	Not Applicable

Which of the protected characteristics are most relevant to the work being carried out?	<i>*delete as appropriate</i>
Age	Yes
Gender	Yes
Disability	Yes
Race and Culture	No
Sexual Orientation	No
Religion or Belief	No
Gender Reassignment	No
Marriage and Civil Partnership	No
Pregnancy and Maternity	No
4. DATA ANALYSIS	
In relation to the work being carried out, and the service/function in question, who is actually or currently using the service and why?	Individuals, schools, colleges, community groups and families who use the existing facilities.
What will the impact of the work being carried out be on usage/the stakeholders?	None. The facility will not be closed during this work.
What are people's views about the services? Are some customers more satisfied than others, and if so what are the reasons? Can these be affected by the proposals?	Wider public consultation has evidenced that residents have a strong desire to see improved infrastructure at Burscough Racquet and Leisure centre,
What sources of data including consultation results have you used to analyse the impact of the work being carried out on users/stakeholders with protected characteristics?	Consultation data.
If any further data/consultation is needed and is to be gathered, please specify:	None at this point in time
5. IMPACT OF DECISIONS	
In what way will the changes impact on people with particular protected characteristics (either positively or negatively or in terms of disproportionate impact)?	The aim of the exercise is to develop a broader range of opportunities at our facilities, to be more inclusive to the population of West Lancashire and provide an improved financial position to the council.
6. CONSIDERING THE IMPACT	
If there is a negative impact what action can be taken to mitigate it? (If it is not possible or desirable to take actions to reduce the impact, explain why this is the case (e.g. legislative or financial drivers etc.).	The results of this report will be communicated in an open and transparent manner with all members of the community and current operational partner.
What actions do you plan to take to address any other issues above?	No action <i>If no actions are planned state no actions</i>
7. MONITORING AND REVIEWING	
When will this assessment be reviewed and who will review it?	Ongoing review by Leisure Officers.

Appendix 2 Project Timeline

