

PAS LOCAL PLAN ROUTE MAPPER TOOLKIT PART 2: LOCAL PLAN FORM & CONTENT CHECKLIST

Assessment (December 2019) of Adopted West Lancashire Local Plan 2012-2027

Key:

New plan-making requirement of the NPPF 2019 not contained within the previous 2012 version
Revised plan-making requirement of the NPPF, containing some changes from the 2012 version
Requirement of the NPPF which has not changed from the 2012 version in relation to plan-making

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Assessment results
	<i>General Requirements</i>		
1.	Include any relevant material that is set out in a government policy statement(s) for the area for example a national policy statement(s) for major infrastructure and written ministerial statements.	NPPF Para 5, 6	<p>Planning Policy for Traveller Sites (Aug 2015) Adopted Local Plan did not address Traveller Sites, and so is not in accordance with the Planning Policy for Traveller Sites.</p> <p>Written Ministerial Statement (WMS) (June 2015) on Wind Energy Adopted Local Plan policy EN1 pre-dates the WMS on Wind Energy and so does not designate areas that are appropriate for wind energy, a requirement introduced by the WMS.</p>
2.	Contribute to the achievement of sustainable development.	NPPF Para 8, 9, 16	<p>Requirement Met The Adopted Local Plan does contribute to the achievement of sustainable development.</p>
3.	Apply the presumption in favour of sustainable development.	NPPF Para 11	<p>Requirement Met The Adopted Local Plan does apply the presumption in favour of sustainable development.</p>

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Assessment results
4.	Provide a positive vision for the future; a framework for addressing housing needs and other economic, social and environmental priorities.	NPPF Para 15	Requirement Partially Met The Adopted Local Plan provides a positive vision for the future (to 2027) and does, in general, address housing needs and other economic, social and environmental priorities. However, some of the individual priorities may have changed since the Local Plan was adopted.
5.	Plans should: <ul style="list-style-type: none"> • Be aspirational and deliverable • Contain clear and unambiguous policies • Be accessible through the use of digital tools • Serve a clear purpose avoiding duplication 	NPPF Para 16	Requirement Partially Met The Adopted Local Plan fulfils these criteria still, although the specific content of the aspirations and policies may need to be updated to reflect changing priorities or updated national policy since the Local Plan was adopted.
6.	<i>Plan Content</i>		
7.	Include strategic policies to address priorities for the development and use of land. They should set out an overall strategy for the pattern, scale and quality of development.	NPPF Para 17, 20	Requirement Partially Met The overall strategy in the Adopted Local Plan is still relevant on the whole, although there are aspects (for example, development of employment land) where that strategy has not resulted in the level of development anticipated.
8.	Outline which policies are 'strategic' policies	NPPF Para 21	Requirement Not Met Whilst there is a Strategic Policies section of the Adopted Local Plan, a clear list of which policies are considered strategic in the context of NPPF para 21 is not provided.
9.	Strategic policies should look ahead over a minimum 15-year period <u>from adoption</u> .	NPPF Para 22	Requirement Not Met The Adopted Local Plan runs until 2027, and so would not meet this requirement if being adopted today.
10.	Indicate broad locations for development on a key diagram, and land use designations and allocations on a policies map.	NPPF Para 23	Requirement Met The Adopted Local Plan fulfils this requirement.
11.	Strategic policies should provide a clear strategy for	NPPF Para 23	Requirement Partially Met

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	bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period.		The Adopted Local Plan did provide a clear strategy for addressing objectively-assessed needs (OAN) for housing and employment land over the Plan period. For housing, in light of the most recent calculation of local housing need for the Borough (under the standard methodology) and the results of the most recent Housing Delivery Test, this strategy is still meeting the current OAN for housing. However, for employment land, very little employment land has been developed and, it is questionable whether sufficient land (of the right type of site) remains available for new employment uses under current potential OAN for employment land (as identified by the LCR SHELMA).
12.	Include non-strategic policies to set out more detailed policies for specific areas.	NPPF Para 18, 28	Requirement Partially Met The Adopted Local Plan fulfils this requirement, although individual policies (or parts of policies) for specific topic areas may require updating as a result of new national policy or new evidence.
13.	Set out contributions expected from development, and demonstrate that expected contributions will not undermine the deliverability of the Plan.	NPPF Para 34, 57	Requirement Partially Met The Adopted Local Plan fulfils this requirement and, in general, the expected contributions do not undermine the deliverability of the Plan or development allocated / in principle acceptable within it. However, some housing developments have raised viability concerns and, as a result, not provided the full affordable housing requirement. As such, due to the passage of time and changes to costs in the construction industry since the Local Plan was adopted, the expected contributions should be updated as part of any new Local Plan.
	<i>Housing</i>		
14.	Be informed by a local housing need assessment, conducted using the standard method in national planning guidance as a starting point.	NPPF Para 60	Requirement Partially Met The Adopted Local Plan pre-dates the introduction of the standard method, and so the housing requirement is not based upon it. However, the Plan's housing requirement is greater than the minimum housing need calculated for West Lancashire using the new standard method, and so that minimum housing need for West Lancashire under the local housing need assessment is still being met.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Assessment results
15.	Identify the size, type and tenure of housing needed for different groups.	NPPF Para 61	Requirement Partially Met The Adopted Local Plan partially meets this requirement, where it is appropriate to do so in West Lancashire, although it fails to do so for Travellers and for Self-Build and the policies it included for providing housing for older people and people with disabilities have not proven very effective / implementable. Additionally, while policies for student housing in the Adopted Local Plan have, on the whole, been effective, the changing size and make-up of the student population may justify a tightening-up of such policies in any update to the Local Plan.
16.	Where a need for affordable housing is identified, specify the type of affordable housing required.	NPPF Para 62	Requirement Met Policy RS2 of the Adopted Local Plan fulfils this requirement.
17.	Expect at least 10% of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups	NPPF Para 64	Requirement Met Policy RS2 of the Adopted Local Plan fulfils this requirement in requiring between 10% and 35% affordable housing depending on where in the Borough a site is. Of eligible schemes granted permission since 2012, approximately 21% of the overall units have been affordable. Typically, many of these affordable homes (and more than 50% in total) are for affordable home ownership tenures, also often referred to as intermediate housing.
18.	Set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.	NPPF Para 65	Requirement Met Policy SP1 of the Adopted Local Plan fulfils this requirement. The Parish of Burscough is the only designated neighbourhood area in the Borough at this time.
19.	Identify a supply of specific, deliverable sites for years one to five of the plan period, and specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.	NPPF Para 67	Requirement Met Policy SP1 of the Adopted Local Plan, together with Policy RS1 and the application of Policy GN1, fulfils this requirement.
20.	Identify land to accommodate at least 10% of the housing requirement on sites no larger than one	NPPF Para 68	Requirement Partially Met The Adopted Local Plan pre-dates the introduction of this requirement and so

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	hectare; unless it can be demonstrated that there are strong reasons why the 10% target cannot be achieved.		does not explicitly meet this requirement. However, delivery of housing under the Adopted Local Plan and since 1 April 2012 shows that more than 10% of housing has been delivered on sites no larger than 1 ha.
21.	Support the development of entry level exception sites, suitable for first time buyers, unless the need for such homes is already being met within the authority's area.	NPPF Para 71	Requirement Partially Met The Adopted Local Plan does not explicitly plan for entry level exception sites, but through the provision of intermediate affordable homes as part of the affordable housing requirements, homes that are suitable for first time buyers are being supported and provided, albeit not on 'exception sites'.
22.	Include a trajectory illustrating the expected rate of housing delivery over the plan period, and requiring a buffer of 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan.	NPPF Para 73	Requirement Met The Inspector's Report for the Adopted Local Plan included a Housing Trajectory based on that submitted by the Council at Examination, and this Trajectory has been maintained and updated through the AMR since that time.
23.	Be responsive to local circumstances and support rural housing developments that reflect local needs.	NPPF Para 77	Requirement Met The Adopted Local Plan does support rural housing developments that reflect local needs by allowing market housing within villages, and developments of up to 10 affordable dwellings on Protected Land or up to 4 affordable dwellings in the Green Belt, where no suitable sites are available within villages.
24.	Identify opportunities for villages to grow and thrive, especially where this will support local services.	NPPF Para 78	Requirement Met The Adopted Local Plan does enable villages to grow and thrive through specific allocations in rural villages (e.g. Policy EC3 sites), through allowing development within village boundaries and, in certain cases, on Protected Land (c.f. Policy GN1 and RS1) and through encouragement of diversification and rural employment opportunities (e.g. Policy EC2).
25.	Avoid the development of isolated homes in the countryside unless specific circumstances are	NPPF Para 79	Requirement Met The policies within the Adopted Local Plan, combined with the fact that over 90%

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	consistent with those set out in the NPPF.		of the Borough is designated as Green Belt, means that the development of isolated homes in the countryside is generally deterred in West Lancashire, except where allowed under NPPF policy.
	<i>Economy</i>		
26.	Create conditions in which businesses can invest, expand and adapt.	NPPF Para 80	Requirement Not Met Policy EC1 of the Adopted Local Plan sought to create conditions for business to invest, expand and adapt. However, there has been limited development of employment uses (B1, B2 and B8) in the Borough since 2012 and certainly not as much as Policy SP1 and EC1 anticipated. While part of the reason for this will be slow economic growth generally since 2012, part of it may also be due to the Adopted Local Plan not allocating sufficient large sites of the right nature and in the right location to attract businesses to invest and locate in West Lancashire.
27.	Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration.	NPPF Para 81	Requirement Not Met While the Adopted Local Plan pre-dates the introduction of Local Industrial Strategies, it did set a clear economic vision and strategy for economic growth. That strategy included the anticipated redevelopment / reconfiguration of existing employment areas due to high vacancy levels at the time of preparing the Local Plan, but shortly after the Plan was adopted, those vacancy levels had dropped significantly and redevelopment / reconfiguration was no longer an option. In addition, many of the allocations for new employment development have not come forward. As such, it cannot be said that the Adopted Local Plan's economic vision has delivered sustainable economic growth.
28.	Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period.	NPPF Para 81	Requirement Not Met While the adopted Local Plan did identify sites for employment development that matched the economic strategy in the Plan, these have not come forward, and so this requirement has not been met.
29.	Seek to address potential barriers to investment, such	NPPF Para 81	Requirement Partially Met

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	as inadequate infrastructure, services or housing, or a poor environment.		The Adopted Local Plan does seek to address potential barriers to investment, and some measures that would help with this have been successfully implemented or have made progress (e.g. Skelmersdale Rail Link and the West Lancashire Highways & Transport Masterplan). However, more needs to be done on this subject.
30.	Be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.	NPPF Para 81	Requirement Not Met The lack of employment development under the Adopted Local Plan would suggest that it has not been flexible enough to adapt to changing economic circumstances.
31.	Recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.	NPPF Para 82	Requirement Not Met The Adopted Local Plan pre-dates this requirement and so does not fulfil it.
32.	Enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.	NPPF Para 83	Requirement Partially Met Businesses in rural areas have been able to grow and expand under the Adopted Local Plan, although the Plan is perhaps not explicit in setting a strategy for supporting key rural economic sectors (for example the growing horticultural sector in the Northern Parishes).
33.	Enable the development and diversification of agricultural and other land-based rural businesses.	NPPF Para 83	Requirement Met Policy EC2 of the Adopted Local Plan allows for this, so far as is possible in a borough that is over 90% Green Belt.
34.	Enable sustainable rural tourism and leisure developments which respect the character of the countryside.	NPPF Para 83	Requirement Met Policy EC2 of the Adopted Local Plan allows for this, so far as is possible in a borough that is over 90% Green Belt.

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35.	Enable the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.	NPPF Para 83	Requirement Met The Adopted Local Plan has sought to retain and develop local services and community facilities, particularly in town and village centres, recognising that the role of such centres is evolving at present as the retail sector undergoes a significant change. However, some services and facilities have unavoidably been lost.
36.	Recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.	NPPF Para 84	Requirement Not Met Policy GN1 of the Adopted Local Plan, through the Protected Land policy, does allow for limited local business and community facility developments on the edge of existing settlements, but the tight Green Belt boundary around most settlements in the Borough means this is limited in the majority of the Borough's rural areas.
37.	<i>Town centres</i>		
38.	Define a network and hierarchy of town centres and promote their long-term vitality and viability.	NPPF Para 85	Requirement Met Policy IF1 of the Adopted Local Plan sets such a hierarchy; this hierarchy is still relevant (for the most part). The Plan promotes centres' long-term vitality and viability, although some services and retail have unavoidably been lost.
39.	Define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations.	NPPF Para 85	Requirement Met Policy IF1 of the Adopted Local Plan fulfils this requirement, although the changing nature of town centres means that this policy has been applied somewhat flexibly as appropriate.
40.	Retain and enhance existing markets and, where appropriate, re-introduce or create new ones.	NPPF Para 85	Requirement Met Ormskirk's historic market continues to thrive and drive increased footfall in the town centre on Thursdays and Saturdays. Whilst there is not a specific policy for markets, the Plan does refer to Ormskirk market in the introduction to policy IF1.
41.	Allocate a range of suitable sites in town centres to meet the scale and type of development likely to be	NPPF Para 85	Requirement Met The development of Skelmersdale Town Centre (Policy SP2) has taken longer than

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	needed, looking at least ten years ahead.		anticipated to come forward, but development is commencing imminently on Phase 1 and further opportunities for later phases remain available. Availability of sites in Ormskirk Town Centre is more limited, but proposals have continued to come forward for redevelopment of various sites under the Adopted Local Plan, often enabled by the development of student accommodation above ground floor level.
42.	Where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre.	NPPF Para 85	Requirement Met The Adopted Local Plan did not allocate land for main town centre uses outside existing town centres as it was not considered necessary, and a more recent study on this subject would generally concur that there is limited need for new sites for such uses. However, two out-of-centre retail parks have expanded / been created in Ormskirk and Burscough with limited detrimental impact on the town centres.
43.	Recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.	NPPF Para 85	Requirement Met Policy IF1 of the Adopted Local Plan enables residential development in town centres, and significant residential development has taken / is taking place on the edge of Skelmersdale town centre and within Ormskirk town centre (most notably for student accommodation above ground floor level).
44.	<i>Healthy and safe communities</i>		
45.	Achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible, and enable and support healthy lifestyles.	NPPF Para 91	Requirement Met The Adopted Local Plan (and subsequent implementation of CIL and introduction of the Green Infrastructure & Cycling Strategy) has sought to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible, and enable and support healthy lifestyles. While some of the projects within the Local Plan (e.g. Linear Parks) have not yet been fully realised, progress on them is being made.
46.	Plan positively for the provision and use of shared spaces, community facilities (such as local shops,	NPPF Para 92	Requirement Met The Adopted Local Plan has sought to retain and develop local services and

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	meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.		community facilities, particularly in town and village centres, recognising that the role of such centres is evolving at the current time as the retail sector undergoes a significant change. However, some services and facilities have unavoidably been lost.
47.	Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.	NPPF Para 92	Requirement Met The Adopted Local Plan (and subsequent implementation of CIL and introduction of the Green Infrastructure & Cycling Strategy) has sought to support the delivery of local strategies to improve health, social and cultural well-being.
48.	Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.	NPPF Para 92	Requirement Met The Adopted Local Plan has sought to retain and develop local services and community facilities, particularly in town and village centres, recognising that the role of such centres is evolving at the current time as the retail sector undergoes a significant change. However, some services and facilities have unavoidably been lost.
49.	Ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.	NPPF Para 92	Requirement Met Under the Adopted Local Plan, Ormskirk town centre has 'held its own' while other town centres around the North-West have declined, plans for Skelmersdale Town Centre have developed and will begin to be implemented imminently and two out-of-centre retail parks have expanded / been created to provide an alternative retail offer to the town centres.
50.	Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.	NPPF Para 92	Requirement Met Policies SP2 and SP3 of the Adopted Local Plan sought to deliver residential and commercial development, as well as community facilities, on two strategic, mixed-use development sites. Both sites have started to deliver and will continue to for the remainder of the Plan period.
51.	Consider the social, economic and environmental benefits of estate regeneration.	NPPF Para 93	Requirement Partially Met Small-scale estate regeneration has been / is being delivered by the Council in

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			various parts of Skelmersdale, and the Adopted Local Plan enabled this. However, large-scale estate regeneration is extremely challenging and costly and, in many cases, would often lead to a net loss in housing due to the high density at which estates in Skelmersdale were built (compared to how they are built today), and so is not practical.
52.	Promote public safety and take into account wider security and defence requirements.	NPPF Para 95	Requirement Met This requirement relates to "malicious threats and natural hazards" and "operational defence and security purposes" and so is not directly relevant for West Lancashire. However, Policy GN3 does address more localised safety and security aspects of development.
53.	Provide open space, sports and recreational facilities which meets the needs of the local area.	NPPF Para 95	Requirement Met Under the Adopted Local Plan, the Borough continues to have a good network of open space and sports and recreational facilities, with quantitative surpluses of open space in some areas, and provision of new and / or improved open spaces in virtually all parts of the Borough as a result of new development (either directly, or through S106 / CIL contributions).
54.	Protect and enhance public rights of way and access.	NPPF Para 98	Requirement Met Public Rights of Way have been protected and, in some cases, enhanced, through new development (or developer contributions) under the Adopted Local Plan.
55.	<i>Transport</i>		
56.	Should actively manage patterns of growth in support of objectives in Para 102. Significant development should be focused on locations which are/can be made sustainable. Opportunities to maximise sustainable transport solutions will vary between urban and rural areas - this should be taken into account in plan-	NPPF Para 103	Requirement Met Transport issues have been considered from the earliest stages of preparing the Adopted Local Plan, in liaison with the highways authority and Highways England. The majority of development has been directed towards the most sustainable settlements (76% to Key Service Centres / the Regional Town). Policies support walking, cycling and public transport, through promotion of specific schemes and

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	making.		general policy requirements (e.g. cycle parking provision and electric vehicle recharging points). Design policies also prioritise pedestrian, cyclists and public transport users over car users.
57.	Support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.	NPPF Para 104	Requirement Met Policies SP2 and SP3 of the Adopted Local Plan sought to deliver residential and commercial development, as well as community facilities, on two strategic, mixed-use development sites.
58.	Identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development.	NPPF Para 104	Requirement Met Policy IF2 lists fourteen transport schemes whose route and / or land is both protected and actively supported by the Plan. The purpose of these schemes is to provide infrastructure to realise opportunities for large scale development (e.g. highway improvements in Ormskirk, including a proposed bypass) and to widen transport choice (e.g. rail and bus infrastructure improvements, and cycle network enhancements). Delivery of these schemes is gradually coming forward as funding is secured through development proposals and from other sources.
59.	Provide for high quality walking and cycling networks and supporting facilities such as cycle parking (drawing on Local Cycling and Walking Infrastructure Plans).	NPPF Para 104	Requirement Met The Adopted Local Plan (and subsequent implementation of CIL and introduction of the Green Infrastructure & Cycling Strategy) has sought to achieve high quality walking and cycling networks. Support for delivery of specific schemes is set out in policy IF2. While some of the projects within the Local Plan (e.g. Linear Parks) have not yet been fully realised, progress on them is being made.
60.	Provide for any large-scale transport facilities that need to be located in the area and the infrastructure and wider development required to support their operation, expansion and contribution to the wider economy.	NPPF Para 104	Requirement Met The definition of large-scale transport facilities lists ports, airports, rail freight interchanges, roadside services and public transport projects. Only the last item is relevant to West Lancashire. Policy IF2 supports a railway station at Skelmersdale which would, if delivered, make a significant contribution to the wider economy. Work on this is progressing slowly. The policy also supports a number of other public transport projects.

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61.	Recognise the importance of maintaining a national network of general aviation airfields.	NPPF Para 104	<p>Requirement Met This requirement is not directly relevant for West Lancashire, which has no airfields.</p>
62.	Provide adequate overnight lorry parking facilities, taking into account any local shortages.	NPPF Para 107	<p>Requirement Not Met The Adopted Local Plan does not refer to lorry parking, although its policies encourage employment development, including B8 uses, in designated locations. Such development could include lorry parking. However, such facilities have not been provided in West Lancashire since the adoption of the Plan.</p>
63.	<p>In assessing sites that may be allocated for development in plans, it should be ensured that:</p> <ul style="list-style-type: none"> a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location; b) safe and suitable access to the site can be achieved for all users; and c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost-effectively mitigated to an acceptable degree. 	NPPF Para 108	<p>Requirement Partially Met</p> <ul style="list-style-type: none"> a) In undertaking site assessments for proposed allocations in the Adopted Local Plan, one of the considerations was the ability to facilitate sustainable transport modes through the site's development. Most of the larger allocated sites are now under construction and whilst sustainable transport provision (e.g. sections of Linear Parks) is not yet complete, progress is being made. b) Policy requires that safe and suitable access to the site be achieved for different users. c) For sites where it was judged that there would be significant impacts on the transport network, appropriate mitigation was required. It is considered that the development of the larger site allocations has not resulted in unacceptable impacts on the transport network.
64.	Development should only be prevented on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.	NPPF Para 109	<p>Requirement Met In the preparation of the Adopted Local Plan, no sites were ruled out purely on highways grounds, although impact on the road network was one of the considerations when undertaking site assessment and selection of preferred sites.</p>
65.	<i>Communications</i>		
66.	Support the expansion of electronic communications networks, including next generation mobile technology	NPPF Para 112	<p>Requirement Met Policy IF3 of the Adopted Local Plan supports the delivery of broadband and</p>

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	(such as 5G) and full fibre broadband connections, setting out how high-quality digital infrastructure is expected to be delivered and upgraded over time.		communications technology to all parts of the Borough. The Infrastructure Delivery Plan that accompanies the Adopted Plan covers mobile communications infrastructure. This is a field that is developing rapidly, so as the Adopted Local Plan dates from 2012, the policy may benefit from an update, although there is little more that an updated policy could say, compared to the current policy.
67.	<i>Making effective use of land</i>		
68.	Promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.	NPPF Para 117	Requirement Met The Adopted Local Plan sought to provide an effective use of land in meeting the need for homes and employment – within or on the edge of settlements – whilst safeguarding and improving the environment as far as is reasonably possible. It did so by releasing some Green Belt for development or safeguarding. This has meant that the remaining Green Belt (and the safeguarded land) has been protected from development.
69.	Set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.	NPPF Para 117	Requirement Met Policy SP1 sets out a clear strategy for accommodating objectively assessed needs. The Adopted Plan has sought to accommodate as much development as possible on brownfield land, but operates within the confines of national policy, including on deliverability and viability. West Lancashire does not have a significant amount of brownfield land, and much of the brownfield land has already been redeveloped. The target for development on brownfield land over the Adopted Plan period is thus relatively low at 33% (housing), 41% (employment). The Objectively Assessed Need for housing in the Adopted Local Plan is higher than the current Local Housing Need figure.
70.	Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains.	NPPF Para 118	Requirement Partially Met The Adopted Local Plan allocates land in both urban and rural areas, including for mixed use developments. The Plan's policies allow for both urban and rural development. Net environmental gains can be achieved indirectly through CIL, and through policies that require improvements as part of the development (e.g.

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			contributions towards the delivery of Linear Parks). Requirements for habitat creation are limited to schemes where part of a nature conservation site is impacted by new development. An update to policy to provide opportunities for new, rather than compensatory, habitat creation would be beneficial; this could also link to Biodiversity Net Gain.
71.	Recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling / shading, carbon storage or food production.	NPPF Para 118	Requirement Met Policy EN3 committed to preparing a green infrastructure strategy which supports the provision of a network of multi-functional green space including open space, recreational and play opportunities, flood storage, habitat creation, food growing and climate change mitigation. As such, the Adopted Local Plan recognises the value in certain undeveloped land. The West Lancashire Green Infrastructure and Cycling Strategy was adopted in September 2017.
72.	Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.	NPPF Para 118	Requirement Met Adopted Local Plan policy supports the development of suitable brownfield land within settlements for housing and other identified needs. While the Plan does not make specific reference to 'despoiled, degraded, derelict ... or unstable land', policy GN3 requires development (where relevant) to seek to remediate and restore contaminated land.
73.	Promote and support the development of under-utilised land and buildings.	NPPF Para 118	Requirement Partially Met There is no explicit policy statement in the Adopted Local Plan to this effect, although it may be implicit, i.e. such development in existing settlements would be supported in principle.
74.	Support opportunities to use the airspace above existing residential and commercial premises for new homes.	NPPF Para 118	Requirement Met Policy IF1 encourages a diversity of uses including residential above ground floor level within the primary shopping area of town centres. So while there is no specific reference in the Plan to supporting opportunities elsewhere to use space above existing residential and commercial premises for new homes, housing is encouraged within settlement boundaries in principle, subject to compliance with

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Assessment results
			other relevant policies.
75.	Reflect changes in the demand for land.	NPPF Para 120	<p>Requirement Met</p> <p>The Adopted Local Plan reflects changes in the demand for land by allowing for certain sites to be developed for uses other than those which they are allocated for / designated as, subject to specific policy requirements (e.g. policy GN4 looks for evidence of marketing). Similarly, 'Plan B' allows for housing on some safeguarded sites, subject to conditions being met.</p> <p>NPPF paragraph 120 refers to reallocation of land via local plan updates; this will be considered for any Adopted Local Plan allocations that at the time of a Plan review are judged to have no, or little, prospect of delivery.</p> <p>Paragraph 120 also advises that, where it is considered there is no reasonable prospect of an application coming forward for the allocated use, proposals for alternative uses should be supported where these would contribute to meeting an unmet need for development in the area. This is not explicitly set out in Adopted Local Plan policy; this is because such policy wording would undermine the Plan from the date of adoption, and be inappropriate in the Plan.</p>
76.	Support development that makes efficient use of land, taking into account the need for different types of housing and other forms of development, local market conditions, the availability and capacity of infrastructure and services, the character and setting of the area, and the importance of securing well-designed, attractive and healthy places.	NPPF Para 122	<p>Requirement Met</p> <p>The Adopted Local Plan meets these requirements primarily through policy RS1 which sets a general minimum density standard, expects higher densities at certain locations, allows for lower densities where appropriate, requires that there be no unacceptable impact on local infrastructure and services, and alludes to design policies. The policy allows for garden land development (NPPF 122(d)), but subject to strict compliance with relevant policies.</p>
77.	Avoid homes being built at low densities where there is an existing or anticipated shortage of identified housing needs, and where appropriate include the use of minimum density standards.	NPPF Para 123	<p>Requirement Met</p> <p>There is not considered to be an existing or anticipated shortage of land for meeting identified housing needs under the Adopted Local Plan. Nevertheless, there is a general presumption against low density development in the Plan, although low density development is allowed for in 'special circumstances'.</p>

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Assessment results
78.	<i>Design</i>		
79.	Set out a clear design vision and provide maximum clarity about design expectations.	NPPF Para 125 & 126	Requirement Met A clear design vision is set out in Adopted Local Plan policy GN3, which it is considered provides clarity about design expectations. A design SPD 'hangs off' policy GN3 and provides further detail.
80.	Ensure that developments: a) will function well and add to the overall quality of the area, b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, d) establish or maintain a strong sense of place e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development, and f) create places that are safe, accessible and inclusive.	NPPF Para 127	Requirement Partially Met The Adopted Local Plan covers the majority of these points, primarily in policy GN3. A small number of points are not mentioned explicitly, but are alluded to through the general tone of the policy. There is no explicit requirement in the Adopted Local Plan to 'add to the overall quality of the area'; as such, the design policy would benefit from a refresh to ensure compliance with the latest NPPF in this respect.
81.	<i>Green Belt</i>		
82.	Set out proposals for new Green Belts within strategic policies. This should demonstrate why normal planning and development management policies would not be adequate, any major changes in circumstances, consequences for sustainable development, the need for Green Belt to support adjoining areas, and how new Green Belt would meet other objectives of the Framework.	NPPF Para 135	Requirement Met NPPF paragraph 135 states that the general extent of Green Belts across the country is already established, and that new Green Belts should only be established in exceptional circumstances. This paragraph is not requiring that proposals for new Green Belts be set out, but is setting out conditions if a local planning authority wants to designate new Green Belts. As such, in not creating new Green Belts (as the Green Belt boundary is tightly drawn around existing settlements, and as Green Belt comprises over 90% of the Borough's land area),

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Assessment results
			the Adopted Local Plan is compliant with NPPF paragraph 135.
83.	Green Belt boundaries should only be altered where exceptional circumstances (ECs) are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to GB boundaries has been established, detailed amendments to those boundaries may be made through non-strategic policies. Even when ECs are demonstrated strategically to take land out of the Green Belt, it is still necessary to demonstrate that ECs exist at the site level.	NPPF Para 136	<p>Requirement Met</p> <p>The Adopted Local Plan released a number of sites from the Green Belt; the Plan's evidence base (Technical Paper 1: Strategic Options and Green Belt Release) set out the justification for these changes to Green Belt boundaries, including a demonstration of the exceptional circumstances required by the NPPF.</p> <p>The establishment of safeguarded land ('Plan B' or otherwise) is intended to give Green Belts a degree of permanence.</p> <p>However, planning further into the future (i.e. when the Council comes to prepare a new Local Plan) may require further Green Belt release, depending on housing and employment land requirements. As such, the Green Belt boundaries established in the Adopted Local Plan may need to be reviewed if policies for the supply of housing and employment land are updated as part of a new Local Plan.</p>
84.	The strategic policy-making authority should make as much use as possible of suitable brownfield sites and underutilised land and optimise the density of development including promoting an uplift in minimum density standards in town and city centres and locations well served by public transport. Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.	NPPF Para 137 & 138	<p>Requirement Met</p> <p>These paragraphs are concerned with demonstrating exceptional circumstances (ECs) for Green Belt release in the Adopted Local Plan. Technical Paper 1 sets out the ECs justifying Green Belt release; this matter was also considered at the Local Plan Examination where it was judged that ECs do indeed exist to justify the Green Belt release in the Adopted Local Plan.</p> <p>The Plan has sought to accommodate as much development as possible on brownfield land, but operates within the confines of national policy, including on deliverability and viability of site allocations. The possibility of higher densities has been considered, although there are limited opportunities to provide extra housing from this source in West Lancashire.</p> <p>There were no extensive areas of brownfield land in the Green Belt that could serve as deliverable housing or employment land allocations. It is considered that the sites released from the Green Belt are reasonably well served by public transport.</p>

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Assessment results
			<p>Requirement Not Met The Plan did not set out ways in which the impact of removing land from the Green Belt could be offset through compensatory improvements to remaining Green Belt land (except through proposals for Linear Parks), as the Local Plan pre-dates the introduction of this requirement.</p>
85.	<p>When defining Green Belt boundaries, plans should:</p> <ul style="list-style-type: none"> a) ensure consistency with the development plan’s strategy for meeting identified requirements for sustainable development; b) not include land which it is unnecessary to keep permanently open; c) identify areas of safeguarded land between the urban area and the Green Belt where necessary, to meet development needs well beyond the plan period; d) make clear that the safeguarded land is not allocated for development at the present time; e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and f) define boundaries clearly. 	NPPF Para 139	<p>In terms of the six requirements of NPPF paragraph 139:</p> <p>Requirement Met</p> <ul style="list-style-type: none"> a) The Green Belt releases in the Adopted Local Plan are around the most sustainable settlements, and were judged necessary in order that the Plan could meet objectively assessed needs. b) The Green Belt in West Lancashire does not include land which it is unnecessary to keep permanently open. d) Adopted Local Plan policy GN2 make clear that safeguarded land is not allocated for development at the present time and this has been successfully defended at appeal. f) Green Belt boundaries are clearly defined in the Adopted Local Plan. <p>Requirement Not Met</p> <ul style="list-style-type: none"> c) The Plan identifies areas of Safeguarded Land. However, these could meet development needs only for a limited time (4-5 years) beyond 2027, not for 'well beyond the plan period'. e) The amount of safeguarded land is such that, if planning for 15 years beyond 2027, Green Belt boundaries would need to be altered at the end of the Plan period and almost certainly in any new Local Plan prepared before then.
86.	<i>Climate change, flooding and coastal change</i>		
87.	Take a proactive approach to mitigating and adapting to climate change, taking into account the long-term	NPPF Para 149	<p>Requirement Partially Met The Adopted Local Plan refers to climate change 79 times, throughout the</p>

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Assessment results
	implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperature.		document, including a whole chapter (four policies) on sustaining the Borough's environment and addressing climate change. It is considered the Plan adequately addresses the matters mentioned in the NPPF, although an update to policies to give even greater weight to climate change and its implications would be beneficial.
88.	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 relation of vulnerable development and infrastructure.	NPPF Para 149	Requirement Partially Met Policy EN1 requires that all new developments be resilient to climate change by incorporating sustainable drainage systems and locating away from areas at risk of flooding. A refresh of the policy to refer to relocation of vulnerable infrastructure may be beneficial.
89.	Increase the use and supply of renewable and low carbon energy and heat by: a) providing a positive strategy for energy from these sources; b) identifying suitable areas for renewable and low carbon energy sources, and c) identifying opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.	NPPF Para 151	Requirement Met Policy EN1 deals with renewable and low carbon energy and heat. a) It is considered that the Plan provides a positive strategy for energy from these sources, maximising the potential for suitable development, and ensuring that adverse (including cumulative) impacts are addressed. c) It is considered that policy EN1 complies with the NPPF requirements on district heating and decentralised heat / energy schemes. Requirement Not Met b) The Plan does not identify specific areas for low carbon energy; this policy pre-dates the 2015 Written Ministerial Statement on renewable energy.
90.	Strategic policies should manage flood risk from all sources.	NPPF Para 156	Requirement Partially Met Strategic policy SP1 refers to other Adopted Local Plan policies, including on avoiding unnecessary flood risk, although it does not itself cover the management of flood risk from all sources. Policy GN3 deals with reducing and managing flood risk and contains a reasonable level of detail, although this is a 'general development policy', rather than a strategic policy.
91.	Avoiding inappropriate development in vulnerable	NPPF Para 167	Requirement Met

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Assessment results
	areas and not exacerbating the impacts of physical changes to the coast.		The Adopted Local Plan policies seek to avoid development in vulnerable areas (e.g. policy GN3 deals with flood risk). Policy EN2 restricts development in the Coastal Zone.
92.	<i>Natural environment</i>		
93.	Contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils, recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.	NPPF Para 170	Requirement Met Policy EN2 covers landscapes and landscape character (i.e. the intrinsic character and beauty of the countryside), nature conservation sites, sites of geological value, best and most versatile agricultural land (i.e. soils), and whilst not mentioned explicitly, recognises the wider benefits from natural capital and ecosystem services.
94.	Plans should: distinguish between the hierarchy of international, national and locally designated sites, take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure, and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.	NPPF Para 171	Requirement Partially Met Policy EN2 distinguishes between the hierarchy of nature conservation sites and ecological networks. Policy EN3 deals with green infrastructure. Both policies seek to maintain and enhance the networks of 'natural space'. There is no mention in the Adopted Local Plan of enhancing natural capital at a catchment or landscape scale, although policies EN2 and EN3 support initiatives and designations that span local authority boundaries, for example Regional Parks.
95.	Conserve the special character and importance of Heritage Coast areas.	NPPF Para 173	Requirement Met There is no Heritage Coast in West Lancashire, so this requirement is not applicable.
96.	Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species, and identify and pursue opportunities for securing measurable net gains for biodiversity.	NPPF Para 174	Requirement Partially Met While the Adopted Local Plan does identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species, the Plan pre-dates the introduction of the idea of securing measurable net gains for biodiversity.

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Assessment results
97.	Ensure that a site is suitable for its proposed use taking account of ground conditions, any risks arising from land instability and contamination, and the likely effects of pollution on health, living conditions and the natural environment.	NPPF Para 178 & 180	Requirement Met It is considered that the Adopted Local Plan is generally in compliance with this requirement. Policy GN3 refers to land instability, contaminated land, minimising the risk from all types of pollution, and retaining / creating reasonable levels of amenity for the site's occupiers.
98.	Sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas (AQMAs) and Clean Air Zones, and the cumulative impacts from individual sites in local areas.	NPPF Para 181	Requirement Partially Met The Adopted Local Plan does not refer explicitly to limit values or national objectives for pollutants, but the presence of AQMAs has been taken into account in preparing the Plan. The transport policy (IF2) should contribute towards compliance with limit values / national objectives for pollutants by requiring / encouraging sustainable transport modes. There are no Clean Air Zones in West Lancashire.
99.	Ensure that new development can be integrated effectively with existing businesses and community facilities.	NPPF Para 182	Requirement Partially Met In a very general sense, policy IF2 requires that new developments integrate well with the surrounding area. Strategic policy SP1 seeks to direct most development to areas where there is a good range of facilities. General development management policy seeks to ensure new development does not have an unacceptable negative impact on existing uses; by implication it should integrate with existing uses.
100.	<i>Historic Environment</i>		
101.	Set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.	NPPF Para 185	Requirement Partially Met Policy EN4 sets out a positive strategy for the preservation and enhancement of cultural and heritage assets in West Lancashire. Reference is given in the policy justification to the 'At Risk Register' although there is no special mention or priority treatment in the policy itself for heritage assets most at risk.

Please note: The final section of the Checklist relates to minerals planning, which lies outside the remit of West Lancashire Borough Council (being dealt with instead by Lancashire County Council).