



**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
<b>Appley Bridge</b>		
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.
	<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	<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>
<b><u>Banks</u></b>		
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 La	<i>Landowner representative</i>	<u>Cockwill &amp; 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
<b><u>Bickerstaffe</u></b>		
<b>BK.020 - Jubilee Colliery, Rainford Road</b>	<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.
<b>BK.023 - Wash Farm, Rainford Road</b>	<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.
<b>BK.030 - Land NE of A570 and NW/SE of M58</b>	<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
	<i>members of the public</i>	<p>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.</p> <p>Site is Grade 1 agricultural land vital for future food production and should not be lost.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>A gas pipeline runs through the site and there are shallow mine shafts below. Development of this site would lose grade 1 agricultural land.</p> <p>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.</p> <p>Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.</p> <p>Site is Best and Most Versatile agricultural land and a gateway into the rural areas of Ormskirk and Rainford and should remain.</p>

Site reference / Address	Respondent Type	Comment Summary
		<p>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.</p> <p>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.</p> <p>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.</p> <p>The land is Grade 1 agriculture and should remain in the Green Belt.</p> <p>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.</p>
<b>BK.031 - Land at Newbridge Farm</b>	<b><i>Residents and members of the public</i></b>	<p>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.</p> <p>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.</p>
<b><u>Burscough</u></b>		
<b>BU.059 - Land S of Square Lane / E of</b>	<b><i>Councillor</i></b>	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.
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.
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: <ol style="list-style-type: none"> <li>1. Unsuitable access and additional traffic volumes.</li> <li>2. Flooding to sewer system which would need to be upgraded.</li> <li>3. High flood risk due to site levels.</li> <li>4. Public footpaths and habitats across the site.</li> <li>5. Used to grow crops for animal feed, providing local employment.</li> <li>6. Insufficient essential amenities in Burscough.</li> <li>7. Local road infrastructure is inadequate.</li> </ol>
		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: <ol style="list-style-type: none"> <li>1. Site provides nature and amenity to the local community.</li> <li>2. Site is previous landfill with underground pipes and may be contaminated.</li> <li>3. Inadequate access via Platts lane.</li> <li>4. Flood risk due to poor drainage in the area.</li> <li>5. Sewage system only suitable for existing housing.</li> </ol>		

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 Blackacre 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
<b><u>Halsall-Haskayne</u></b>		
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 &amp; 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 &amp; 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 Cuthberts 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.
<b><u>Hesketh Bank</u></b>		
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 Sidney 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.
<b><u>Lathom</u></b>		
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', Lyelake 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	
	<b>members of the public</b>	<p>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.</p> <p>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.</p> <p>Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.</p> <p>Site is arable land that should be safeguarded for future food production and carbon storage. Development of the site would damage biodiversity and nature.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The site is within the Green Belt and is intended to protect against urban sprawl. Development would change the characteristics of the area.</p>	
	<b>Statutory Consultee</b>	<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>	
	<b>LA.016 - Grapels Site, Lyelake Lane</b>	<b>Residents and members of the public</b>	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.
	<b>LA.017 - Grapels Farm (east), Lyelake Lane</b>	<b>Residents and members of the public</b>	The site is connected to LA.016 and should not be developed in isolation.
	<b>LA.018 - Land at Briars Brook (off A5209)</b>	<b>Residents and members of the public</b>	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.
<b><u>Ormskirk &amp; Aughton</u></b>		
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.
OA.074 - Land north west of Parris 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	<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.
OA.124 - Land at Little Moor Hall Farm	<i>Community Group</i>	<u>Aughton Residents Group (2012) Committee:</u> Site should remain protected within Green Belt.
	<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
		<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<b>OA.132 - Land at Alty's Farm, Alty's Lane</b>	<b><i>Developer representative</i></b>	<p><u>Asteer Planning LLP on behalf of Richborough Estates Ltd:</u></p> <p>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.</p>
	<b><i>Residents and members of the public</i></b>	<p>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.</p>
		<p>Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.</p>
		<p>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.</p>
		<p>Site is prime agricultural land that is prone to flooding. Development would lead to additional traffic and pollution.</p>



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.
	<b>Statutory Consultee</b>	<u>Sport England:</u>  The site is next to two sports facilities and could have a prejudicial impact on the existing these facilities.
<b>OA.138 - Land SW of Ledson Grove, off Bold Lane</b>	<b>Residents and members of the public</b>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
<b>OA.140 - Land west of A570 Southport Road and north of Tennyson Drive</b>	<b>Landowner representative</b>	<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.
	<b>Residents and members of the public</b>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
	<b>Statutory Consultee</b>	<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.
OA.189 - Land SE of Parrs 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.
OA.190 - Land north west of Parrs 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.
OA.194 - Land E 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.
<b><u>Parbold</u></b>		
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.
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.
	<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.
<b>Rufford</b>		
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.
<b><u>Skelmersdale</u></b>		
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	<b>Statutory Consultee</b>	<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	<b>Statutory Consultee</b>	<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,	<b>Statutory Consultee</b>	<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	<b>Statutory Consultee</b>	<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	<b>Statutory Consultee</b>	<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	<b>Statutory Consultee</b>	<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	<b>Statutory Consultee</b>	<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	<i>Statutory Consultee</i>	<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	<i>Residents and members of the public</i>	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.
SK.133 - Land N of Spa Lane / S of Vale Lane	<i>Developer representative</i>	<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.
	<i>Residents and members of the public</i>	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	<i>Statutory Consultee</i>	<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	<i>Landowner representative</i>	<u>Smith &amp; 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 &amp; 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, Cobbs 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
<b>Scarisbrick</b>		
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.
	<b>Statutory Consultee</b>	<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	<b>Residents and members of the public</b>	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)	<b>Residents and members of the public</b>	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)	<b>Residents and members of the public</b>	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 /	<b>Residents and members of the public</b>	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.
	<b>Statutory Consultee</b>	<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	<b>Residents and members of the public</b>	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 &amp; 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 &amp; 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.
<b>Tarleton</b>		
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	<i>Developer representative</i>	<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	<i>Developer representative</i>	<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>
	<i>Residents and members of the public</i>	<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	<i>Residents and members of the public</i>	<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
	<b>Statutory Consultee</b>	<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.
<b>TA.045 - Land east of Oaklands Avenue</b>	<b>Residents and members of the public</b>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
<b>TA.060 - Land rear of 63 Hesketh Lane</b>	<b>Statutory Consultee</b>	<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.
<b>TA.063 - Land W of Carr Lane / N of Gorse Lane</b>	<b>Residents and members of the public</b>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
<b>TA.064 - Land at Liverpool Road South</b>	<b>Residents and members of the public</b>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
	<b>Developer representative</b>	<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.
<b>TA.071 - Land NW of Carr Lane</b>	<b>Residents and members of the public</b>	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
	<b>Statutory Consultee</b>	<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	<b>Residents and members of the public</b>	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.
	<b>Statutory Consultee</b>	<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	<b>Statutory Consultee</b>	<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	<b>Residents and members of the public</b>	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	<b>Developer representative</b>	<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	<b>Residents and members of the public</b>	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.
	<b>Statutory Consultee</b>	<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
<b>Up Holland</b>		
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.
	<i>Statutory Consultee</i>	Site identified as best and most versatile land and should be preserved for food security and carbon sequestration.
UP.042 - Land N/S/W of Crawford Village	<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.
	<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.
	<i>Statutory Consultee</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 playing field and could have a prejudicial impact on the existing outdoor sporting facility.
<b><u>Wrightington</u></b>		
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.
	<i>Statutory Consultee</i>	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.
<b>Other (non site-specific) comments</b>		
All sites	<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.
	<i>Statutory Consultee</i>	<u>Sport England:</u>  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.

Site reference / Address	Respondent Type	Comment Summary
<b>Land within and around the Yew Tree Farm Strategic Site, Burscough</b>	<b>Developer representative</b>	<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>
<b>Parrs Lane</b>	<b>Residents and members of the public</b>	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.
<b>Skelmer</b>	<b>Residents and members of the public</b>	Skelmersdale is ideal for additional housing. Good local infrastructure and accessibility to the M58. Ormskirk and Aughton are over developed.
<b>LP2040</b>	<b>Residents and members of the public</b>	Grade 1 agricultural land must be protected. There is a lack of infrastructure to support new housing.
<b>Policy EH01</b>	<b>Residents and members of the public</b>	Policy EH01 - 10% biodiversity gain is insufficient.

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.
<b>New sites submitted within representations</b>		
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.