

WEST LANCASHIRE REPLACEMENT LOCAL PLAN



Supplementary Planning Guidance

Managing Housing Supply

Updated ~~March 2007~~ December 2008



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Preface

This document is an update to the Supplementary Planning Guidance note, "Managing Housing Land Supply", which provided supplementary guidance concerning Policies DE.1 and DE.2 of the Replacement Local Plan (adopted in July 2006). With the publication of PPS3 in November 2006, and the adoption of the North West Regional Spatial Strategy (RSS) with its new housing requirements in September 2008, much of the material in the SPG has become outdated.

This electronic "tracked changes" document shows which parts of the SPG will still be used by the Council, and which parts will no longer apply. A shortened version without the "tracked changes" is also available on the Council's website (follow the link to "Residential development policy from www.westlancsdc.gov.uk/planningpolicy) or by request from the Council.

This document should be read in conjunction with "West Lancashire Residential Development Policy Update" the Interim Policy Guidance Note on residential development policy published by the District Council in June 2008, and updated in ~~Nov~~December 2008 (to reflect the adoption of the RSS). This document is available on the Council's website (as above) or by request.

Please note that whilst the Interim Policy Guidance Note has no legal weight, the remaining parts of this SPG continue to have legal weight, being an adopted SPG in conjunction with an adopted Local Plan policy.

If you would like to discuss any aspect of this guidance, please contact Ian Gill, LDF Project Manager (01695 585192) or Stephen Benge, Principal Planning Officer (01695 585274).

~~This document provides Supplementary Planning Guidance for Policies DE.1 and DE.2 of the Replacement Local Plan which was adopted in July 2006. This document explains how the Council will also treat PPS3, Regional Planning Guidance and the adopted Joint Lancashire Structure Plan, as material considerations when planning applications for residential developments are determined.~~

~~Guidance in relation to affordable housing provision has now been produced and adopted separately and the Council intends to update and produce a separate supplementary planning document on the design development.~~

~~As a draft, this SPG was placed on deposit with the Deposit Draft Replacement Local Plan 2001-2016 for a six week period between 1st April 2004 and 13th May 2004. All the comments were considered, and the SPG adopted on 10th November 2004. A summary of the comments, and the Council's response, is attached as Appendix 2 to this SPG.~~

~~Following a Public Inquiry into objections to the Local Plan minor amendments were made to Policies DE1 and DE2. This document simply updates the SPG adopted in November 2004 to take into account this minor change as well as changes in the status of the Replacement Local Plan and the Joint Structure Plan.~~

CONTENTS

Section 1.	Introduction	3	
Section 2.	The Requirements of PPG3	3	
(Section 3.)*	(Strategic Planning Context)	4	
(Section 4.)*	(Housing Land Supply)	6	
Section 5.	West Lancashire Replacement Local Plan 2001-2016	8	
Section 6.	Considerations to be applied to Residential Planning Applications	9	

APPENDICES

Appendix 1	Initial Urban Capacity Data	17	
Appendix 2	Council's Response to comments made on the draft SPG—Managing Housing Supply	19	

* The (updated) subject matter for Sections 3 and 4 is now covered in other documents.

Please visit the Council's website: www.westlancsdc.gov.uk/planningpolicy and follow the link to "Residential development policy".

1. Introduction

1.1 This Supplementary Planning Guidance is a statement of how the Council will interpret Policies DE.1 and DE.2 of the West Lancashire Replacement Local Plan 2001 – 2016; ~~Policy 12 of the Joint Lancashire Structure Plan 2001-2016; Policies UR.1, UR.7 and UR.8 of the adopted Regional Spatial Strategy; and national guidance contained within Planning Policy Guidance Note No.3: Housing (PPG3).~~

2. The Requirements of PPG3

2.1 ~~PPG3 was revised in March 2000. It introduces a new approach to planning for housing. The Government intends that everyone should have the opportunity of a decent home. This will be achieved by:~~

~~—ensuring that there is a greater choice of housing which does not reinforce social distinctions and recognises the needs of all the community in both urban and rural areas;~~

~~—promoting more sustainable patterns of development by focussing on existing towns;~~

~~—making better use of previously developed land; and~~

~~—requiring new housing to be well designed so as to make a significant contribution to promoting urban renaissance and improving the quality of life.~~

2.2 ~~PPG3 introduces the concept of 'plan, monitor and manage' and suggests that:-~~

~~—most additional housing should be concentrated within urban areas~~

~~—the use of previously developed land and conversions should be maximised~~

~~—the capacity of urban areas to accommodate more housing should be assessed~~

~~—a sequential approach to the allocation of housing land should be adopted~~

~~—the release of housing land should be managed~~

~~—existing allocations and permissions for housing should be assessed when they come up for renewal.~~

3. Strategic Planning Context

Regional Spatial Strategy for the North West

(Please refer to the Interim Housing Policy Guidance Note, December 2008.)

3.1 ~~Regional Planning Guidance for the North West (RPG) was adopted in March 2003, and officially became part of the Development Plan, and was renamed the Regional Spatial Strategy (RSS), in October 2004. It seeks to promote an urban renaissance within the main urban areas of the region (Policy UR.1).~~

3.2 ~~The Regional Housing Provision is set out in Policy UR.7 as an annual average and is for 2,690 dwellings (net of clearance) per annum in Lancashire. The policy stresses that the allocation of land by local planning authorities should adopt a sequential approach to development location based on the Core Development~~

~~Principles and Spatial Development Framework set out within the RSS. Policy UR.8 states that plans should incorporate phasing mechanisms and sites should be released in an orderly, managed manner.~~

~~Joint Lancashire Structure Plan 2001-2016~~

~~3.3 The Joint Lancashire Structure Plan 2001-2016 was adopted in March 2005. The Plan proposes in Policy 12 that provision should be made for 3,390 new dwellings (excluding replacements) in West Lancashire between 2001 and 2016. This equates to about 305 dwellings/annum between 2001-06 and about 185 dwellings/annum between 2006-16 (see table 1 below).~~

~~Table 1 – Housing Requirements set out in Draft Structure Plan~~

			Adopted Structure Plan (No Dwellings)
Annual average 2001-2006			305
Annual average 2006-2016			185
Total number of dwellings 2001- 2016			3,390*

~~*Annualised figures do not add up precisely to this figure due to rounding~~

~~3.4 The Policy further states that in each District priority will be given to the re-use or conversion of buildings and then development of previously developed land (brownfield sites) at locations listed in Policies 2, 3 and 4 - which in the case of West Lancashire means Skelmersdale, Ormskirk (including Aughton) and Burscough. The Policy in the Joint Structure Plan is now adopted and interprets the policies contained within the adopted Regional Spatial Strategy, and should accordingly be afforded considerable weight.~~

4. **Housing Land Supply**

(Please refer to the Interim Housing Policy Guidance Note, and also to the most recent statement of housing land supply, available on the Council website: http://www.westlancsdc.gov.uk/planning/research_and_information/planning_research_and_informat/housing_land.aspx.)

4.1 West Lancashire currently has a large number of commitments for new housing in the form of planning permissions which have yet to expire.

4.2 The current supply position (as at August 2004) is summarised in Table 2 below:

Table 2 – Summary of West Lancs Housing Land Position – August 2004
(Figures in brackets exclude replacement dwellings)

	No. Dwellings	Cumulative Total
Dwellings with Planning Permission (March 2004) [398 greenfield, 1,066 brownfield,]*	1,464 (1,403)	1,464 (1,403)
April 2001 – March 2002 Completions [243 greenfield, 132 brownfield]*	375 (351)	1,839 (1,754)
April 2002 – March 2003 Completions [313 greenfield, 222 brownfield]*	535 (513)	2,374 (2,267)
April 2003 – March 2004 Completions [224 greenfield, 212 brownfield]	436 (416)	2,810 (2,683)
Windfall permissions (incl. Green Belt) granted between 31/3/04-2/8/04	41 (41)	2,851 (2,724)
Windfall Applications awaiting signing of Sec 106 agreements/delegated @ 2/8/04	53 (53)	2,904 (2,777)
TOTAL		2,904 (2,777)

*Brownfield includes conversions; greenfield includes agricultural conversions

From the above it is demonstrated that, as at August 2004, West Lancashire could meet a major proportion of the Deposit Structure Plan (Proposed Modifications) housing target of 3,390 simply through existing planning permissions and completions to date.

4.3 In terms of windfall planning consents granted over the last 5 years, it can be seen from Table 3 below that these have gradually risen over the last 5 years.

Table 3 – No. of new Windfall sites granted planning consent and completions 1998 – 2004

Year**	Number of Windfall Dwellings granted Planning Consent (excluding replacements)	Completions (includes replacement dwellings)
1998/99	*	374
1999/00	190	352
2000/01	225	543
2001/02	240	375
2002/03	402	535
2003/04	244	436

* Figure not available

** Financial years

This is partly due to the fact that the stock of allocated sites in the Local Plan were granted planning consent earlier in the 5 year period, and also due to the fact that developers became more adept at seeking out smaller brownfield sites in the urban areas of the District as the property market became increasingly buoyant. The extremely high figure for windfall consents in 2002/03, and the slightly lesser figure in 2003/04, is despite the Council producing SPG in October 2002 to restrict the number of new housing permissions.

4.4 At the same time completions have been exceedingly high. In fact the annualised figure set out in the Deposit Structure Plan for 2001-06 has been well exceeded in each of the last 6 years.

4.5 The potential for further brownfield development within the urban areas of West Lancashire is thought to be quite high. The results of some initial urban capacity work is detailed in Appendix 1. This will be reviewed using the new Urban Potential Methodology recently produced by the North West Regional Assembly. The initial survey, however, demonstrates that there are a significant number of sites which could come forward through 'windfalls' (ie sites not allocated in the Local Plan) over the next few years unless tight restrictions are placed on development.

5. West Lancashire Replacement Local Plan 2001 - 2016

- 5.1 The previous West Lancashire Local Plan (adopted in Dec 1999) covered the period 1996 - 2006. Unfortunately the housing policies contained within the Plan were overtaken by the new planning guidance contained within PPG3 and the new housing figures and policies contained within the Regional Spatial Strategy and the Joint Lancashire Structure Plan. Due to the high level of existing commitments for housing in West Lancashire it was considered necessary for the Council to restrain the rate at which new housing developments came forward and this was done through the production of SPG in October 2002. This approach has been supported at appeal and has now been refined to be included in the Council's Replacement Local Plan and this SPG.
- 5.2 The West Lancashire Replacement Local Plan 2001-2016 was adopted in July 2006. The policies within this document are compatible with the [former RSS \(2003\)](#) and the policies contained within the Joint Structure Plan, as well as guidance contained within PPG3.
- 5.3 The policies contained within the West Lancashire Replacement Local Plan have now been adopted following a Public Local Inquiry and therefore, any planning application will be determined in accordance with them unless there are any other material planning considerations. They are closely based upon delivering a regulated supply of housing required by strategic policy [in place at July 2006](#) – ie national guidance contained within PPG3, the adopted Regional Spatial Strategy and the adopted Lancashire Structure Plan.

6. Considerations to be Applied to Residential Planning Applications

6.1 When determining planning applications for residential development the District Council will have regard to the following points as material considerations:

- Policy DE1 of the West Lancashire Replacement Local Plan 2001-2016
- The current housing land supply position in the District measured in relation to the overall housing land requirements set out in ~~Policy 12 of the Joint Structure Plan (2001 – 2016)~~ Policy L4 of the RSS.
- The need to monitor and manage the housing land supply, as suggested by ~~PPG3 and Policies UR.7 and UR.8 of the RSS, and to meet the strategic policy objectives of Policy UR.1, PPS3 and Policy L4 of the RSS.~~
- The availability of previously developed land which would be capable of accommodating the development
- Any particular housing needs which can be shown to exist within the settlement or area in question

6.2 Policy DE1 of the adopted Replacement Local Plan is reproduced below. All planning applications will be determined in accordance with this policy unless there are any other material planning considerations. This SPG explains in further detail how the Council will interpret the policy.

Policy DE1 Residential Development



The housing requirement for West Lancashire, set out in the Joint Lancashire Structure Plan, of 3,390 dwellings for 2001 – 2016, ~~and the extra requirement for 350 dwellings in Skelmersdale,~~ will be met from the following sources:-

1. Completions between April 2001 - March 2004 and existing commitments (excluding replacement dwellings) as set out below:-

	No. Dwellings
(i) Completions April 2001 - March 2004	1,280
(ii) Dwellings with planning permission @31/3/04	1,403
(iii) Dwellings on windfall sites granted permission 1/4/04 to 2/08/04	41
(iv) Dwellings on windfall sites - applications delegated by Committee, awaiting completion of S106 agreements @ 2/08/04	53
TOTAL	2,777

2. Due to the large number of existing commitments, new residential development, including the renewal of existing planning consents, will only be granted for:-

- (a) the conversion of buildings within the main urban areas of Skelmersdale, Ormskirk/Aughton and Burscough provided that they are not allocated for, currently used for, or their last use was for, employment uses, and the conversion would have significant urban regeneration benefits;**
- (b) housing which forms a key element within a mixed use regeneration project within Skelmersdale, or within, or directly adjacent to, Ormskirk and Burscough Town Centres;**
- (c) residential development within the priority regeneration area of Skelmersdale, provided that the land is not allocated for, currently used for, or previously used for, employment use, and the land can be demonstrated to be not needed for community or public open space use. It must be demonstrated that the development will contribute to the wider regeneration of the Town itself. This may include the replacement of dwellings lost through demolition, where redevelopment may necessitate a lower density. Residential development on the greenfield site at Whalleys will need to conform to Policy DE2;**
- (d) agricultural workers dwellings where there is a proven need and where they need to be located in a specific location;**
- (e) replacement dwellings in situ where there is no more than a one-for-one replacement;**
- (f) schemes which provide 100% affordable housing, or accommodation to meet the specific needs of a section of the community, within the settlements identified on the Proposals Map to meet the identified needs of the local area;**
- (g) the conversion of a rural building in the Green Belt for residential use will be considered where it meets a specific local need, or an identified local housing need in less remote locations, or where it can be demonstrated that the building is inherently unsuitable for any other use.**

Other residential development not covered by the above criteria will only be permitted on brownfield sites within Skelmersdale, Burscough and Ormskirk/Aughton if it would not result in an oversupply of housing land in the District.

In addition to the design criteria in Policy GD1, development on all sites should conform to the following criteria:-

1. the minimum density of development should be 30 dwellings per hectare, rising to at least 50 dwellings per hectare at sites with access to good public transport facilities;
2. any affordable housing required by Policy DE3 shall be provided on the same site; and
3. recreational facilities and/or public open space shall be provided to meet the needs of the residents of the new housing and arrangement should be made for their maintenance.

Interpretation of Policy DE1

6.3 Policy DE1 sets out the main criteria which the Council will consider when judging applications for new residential development. Each of the types of residential development set out in the policy which will be acceptable in policy terms, will now be examined in detail.

Conversions in Urban Areas

6.4 Conversions of buildings within the urban areas of Skelmersdale, Ormskirk/Aughton, and Burscough for residential uses will normally be considered acceptable where urban regeneration benefits would accrue. This would normally include, for example, bringing derelict or vacant buildings back into use, and the development of flats above shops.

6.5 The only exception to this is where the building in question was formerly, or is presently occupied by employment uses. In order to maintain mixed sustainable communities the Council is keen to see the retention of employment uses within the urban areas. Due to high land values in the District the Council could be faced with a situation where businesses are sold and employment buildings or sites are bought specifically with conversion or redevelopment in mind. Therefore the restriction applies to all buildings which were formerly in employment use, even where that use ceased some time ago.

6.6 A marketing exercise demonstrating a lack of demand will not provide sufficient justification to override this policy. Landowners and developers will be expected to be more imaginative in finding uses for buildings or look at redevelopment options as an alternative.

6.7 Conversions in other rural settlements will not be permitted for residential use, unless the development fulfils any of the other criteria of Policy DE1, for example by providing affordable housing.

Conversion of rural buildings in the Green Belt

6.8 Policy DE1 sets out the circumstances where the conversion of a rural building for residential uses would be considered acceptable. These are dealt with in turn below:

- Specific local need – This would be, for example, to house an essential worker, and obviate the need for a new building in the countryside.
- Identified housing need in less remote locations – This would essentially mean a proposal for affordable housing meeting the criteria in Policy DE3 of the Replacement Local Plan. Buildings would need to be in locations that offer good accessibility to services (such as schools, shops etc), either in terms of walking distance or through good public transport services.
- Inherently unsuitable for any other use – The Council will require any applicant to provide evidence that the building in question could not be feasibly used for any other uses, including agricultural related activity such as storage of materials, machinery, etc. Policy DE6 of the Re-Deposit Draft Replacement Local Plan sets out the considerations the Council will have regard to when considering the re-use of buildings for employment, tourism, holiday accommodation, non-retail commercial development, or farm shops in the countryside. The Council will generally consider a wide range of uses to be appropriate. Policy DS2 (Protecting the Green Belt) also sets out further considerations where the re-use of buildings is for other than residential uses. The Council will have regard to the orientation in relation to other buildings and the setting and location of the building in coming to a view on the suitability of the building to accommodate other uses. Inadequate financial return on investment or lack of market demand will not in itself be sufficient justification to demonstrate that the building cannot be used for employment or other commercial uses. The Council will take advice on this matter from its Executive Manager Regeneration and Property.

6.9 In all cases it would need to be proven that the building is suitable for re-use and is of permanent and substantial construction, and is capable of conversion without major reconstruction or extension. The character of the building would also need to be of intrinsic value to the visual character of the landscape, and, within the Green Belt, should have no greater impact upon the Green Belt than the existing use. All the criteria in Policies DE6 and DS2 would need to be given consideration.

Residential Development in Skelmersdale

[Paragraphs 6.10 and 6.11 should be read in conjunction with paragraph 6.21 below, and the Interim Housing Policy Guidance Note \(referred to in the preface of this SPG\). In the event of there not being a housing land oversupply, Policy DE1 allows for general brownfield development in Skelmersdale, subject to a number of caveats set out in the Interim Guidance Note.](#)

- 6.10 Policy DE1.2.(b) and Policy DE2 deal with residential development in Skelmersdale. Policy DE1 is concerned with new residential development in the Town and states that it will be permitted provided the land is not allocated, or previously used for employment uses, and that it can be demonstrated that the development will contribute to the wider regeneration of the Town. Policy DE2 identifies two sites in the Whalleys area of Skelmersdale for residential development, provided that the development contributes positively to regeneration efforts elsewhere in the Town, particularly in the Town Centre, and is directly linked to employment development and new educational facilities on adjacent land.
- 6.11 In terms of what will need to be demonstrated to prove that a development will contribute to wider regeneration objectives, this is more clearly defined below:
- Skelmersdale could see some significant estate re-modelling over the lifetime of the Local Plan. This could mean that greenfield areas may be needed to take residential development as part of the re-modelling work, with new green areas created elsewhere. If lower densities result from such development there will be a need to find land elsewhere in the town to accommodate the shortfall.
 - The Town Centre will be the subject of a major consultants study and radical proposals may result, which could involve new residential development within a mix of uses within the Town Centre. It is important that if residential uses are needed as a component of Town Centre development then their construction is not delayed.
 - Development at Whalleys would need to demonstrate that it complements development elsewhere, for example in providing for units lost as part of estate redevelopment proposals. It would also need to avoid duplicating and potentially harming, proposals for Skelmersdale Town Centre. It is not expected that development at Whalleys could proceed in advance of knowing the plans for Skelmersdale Town Centre and the wider plans for estate regeneration. A positive contribution would also need to be demonstrated through exceptional design which would broaden and enhance the housing mix across the Town and greatly add to the attraction of Skelmersdale as a place to live and work. Any residential development would also need to be brought forward as part of a wider development to bring forward employment and education facilities on adjacent sites.

Ormskirk and Burscough Town Centres

Paragraph 6.12 should be read in conjunction with paragraph 6.21 below, and the Interim Housing Policy Guidance Note (referred to in the preface of this SPG). In the event of there not being a housing land oversupply, Policy DE1 allows for general brownfield development in Ormskirk and Burscough as a whole, subject to a number of caveats set out in the Interim Guidance Note.

- 6.12 There is a recognised need in the Local Strategic Partnership's Regeneration Strategy to promote regeneration opportunities within Ormskirk and Burscough Town Centres. It is also highlighted in the Community Strategy's Action Plan with regard to Market Towns Initiatives within Ormskirk and Burscough. Residential development may need to be a key element within, or to help facilitate, such town centre regeneration.

Agricultural Workers Dwellings

- 6.13 Normally it would be convenient for agricultural workers to live in nearby villages or towns. However, there may be circumstances where, because of the nature and demands of the job, it is essential that one or more people engaged in an enterprise live at, or very close to, their place of work. Annex A of draft PPS7 (Sustainable Development in Rural Areas) provides Government policy on this matter. Where the relevant criteria can be met, the District Council will look favourably upon any applications provided the normal site planning considerations can be satisfied.

Replacement Dwellings

- 6.14 Replacement dwellings will be permitted in situ, where this is on a one-for-one basis.

Sites already with Planning Permission

- 6.15 Applications for renewals of existing planning permission for housing will be treated in the same way as new planning applications.

~~Existing planning permissions will not be renewed, unless they comply with the criteria set out in Policy DE1. Where a site has an existing consent, and an application is made to amend the layout or types of dwelling, without increasing the number of dwellings, then permission will only be granted on condition that the development is commenced within the timescale of the original consent, as permitted by Section 91(2) of the Town and Country Planning Act.~~

- ~~6.16 Where a site already has planning permission, and a developer wishes to apply to amend the layout and fit more houses onto the site, this will not be permitted as this would contribute to an oversupply of housing. On sustainable brownfield sites it may be possible for the same number of houses to be fitted at a higher density onto a smaller area of the site, with the remainder of the site being effectively 'mothballed' until such time as there is no longer a housing oversupply in the District. The interim treatment of the 'mothballed' area would need to be agreed with the Council. Permission will only be granted for the timescale of the original planning consent.~~

Affordable Housing Schemes

- 6.17 Policy DE1 would, in principle, allow affordable housing schemes within any of the settlements within the District providing that the housing would meet the identified housing needs of the area. Such development would need to comply with Policy DE3 of the Re-Deposit Draft Replacement Local Plan. [A sSeparate SPG \(Affordable Housing, 2004\) is available, elaborating upon being prepared on the Council's Affordable Housing policy.](#)
- 6.18 Specialist student accommodation, which utilises shared facilities does not add to the Council's housing supply figures and will also be considered on the basis that a need can be demonstrated for such accommodation in the local area.

Specific Needs of a Section of the Community

- 6.19 Policy DE1 would also allow accommodation which would meet the specific needs of a section of the community. This essentially means specialist accommodation for either the frail elderly, the disabled or people with a mental health problem, vulnerable young people (including children leaving care), or students. Such housing would need to be specifically designed and operated to house one of the groups described.
- 6.20 In terms of the elderly, age restricted retirement homes and sheltered housing with a warden who offers assistance only intermittently, or in an emergency, would not constitute such special needs housing. Student accommodation would normally need to demonstrate some shared facilities.

Definition of Other development in the event of there not being an oversupply

- 6.21 Policy DE1 states that residential development, not covered by the exceptions set out above will only be permitted on brownfield sites in Skelmersdale, Ormskirk/Aughton, and Burscough if it would not result in oversupply of housing land in the District. [\(The 2008 Interim Housing Policy Guidance Note discusses this subject.\)](#)
- 6.22 ~~The Deposit Draft Lancashire Structure Plan (Proposed Modifications) sets out the annualised rates of housing for West Lancashire as outlined earlier in this SPG. Where this rate is exceeded, adjustments to the release/approval of sites should reflect this.~~
- 6.23 ~~At present the land supply position in West Lancashire can be summarised as follows (all figures exclude replacement dwellings);~~

Annual Housing Requirement (2001-2006)	305
Annual Housing Requirement (2007-2016)	185
Five year requirement 2001-2006 (a)	1,525
Ten year requirement 2001-2011 (b)	2,450
Housing Completions 2001-2004 (c)	1,280

Residual Requirement 2004-2006 (a-c)	245
Residual Requirement 2004-2011 (b-c)	1,170
Dwellings with planning permission March 2004 + windfalls & appeals granted to 2/8/04* + sites awaiting signing Sec 106 @ 2/8/04* (d)	1,497
Net 10 year requirement 2001-2011 [(b-c)-d]	-327

*latest updated figures from WLDC

~~6.24 — Thus it is clear that even over the 10 year period from 2001 to 2011, there is presently a surplus of dwellings with planning permission over the Structure Plan requirement. This will be monitored annually to assess the number of permissions that are being completed and any new permissions granted.~~

~~6.25 — The Council will issue annual updates to make the situation clear. At the present time the development of brownfield sites will not be permitted (other than in the circumstances set out in Policy DE1) due to the oversupply of housing land, and this situation is likely to persist for several years.~~

Density of Development

6.26 Policy DE1 states that the minimum density on all new residential development should be 30 dwellings per hectare, rising to at least 50 dwellings per hectare at sites with access to good public transport facilities.

~~6.27 — This reflects the fact that PPG3 advises that local planning authorities should encourage housing development which make efficient use of land at densities between 30 and 50 dwellings per hectare. and should seek higher densities at places with good public transport accessibility such as town centres or around major nodes along good quality public transport routes...~~

APPENDIX 1

Initial Urban Capacity Data

APPENDIX 1 – Initial Urban Capacity Data

— In August 2002 the District Council updated previous Urban Capacity work for the three main settlements of Skelmersdale, Ormskirk (including Aughton) and Burscough. The District Council will review all its urban capacity work in the light of the new 2003 methodology published in 2003. However it is considered that it is useful to consider now the following initial preliminary data. Whilst this may still need some 'fine tuning' it does give a reasonable picture of the current potential windfall supply in the three main settlements of Skelmersdale, Ormskirk, and Burscough.

— Sites have been divided into the following three categories:

- A — Capable of development and appropriate for housing (Realistic)
- B — Capable of development and appropriate for housing (Marginal)
- C — Not capable of being developed by 2016 (Unrealistic)

The sites do not include sites granted planning permission prior to April 2002, or those which are already allocated for housing in the Local Plan. The initial results are as follows:

Table 1 – Summary of Urban Capacity Data

	BROWNFIELD (No of dwellings)			GREENFIELD (No of dwellings)		
	A	B	C	A	B	C
Skelmersdale*	16	52	0	0	80	83
Ormskirk	172	253	298	0	37	26
Burscough	389	103	244	43	18	1
TOTAL	577	408	542	43	135	110

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*No allowance made for any housing development which may come forward as part of Skelmersdale Town Centre development.