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Chapter 1 Executive Summary

The West Lancashire Local Plan

1.1 Future development within West Lancashire over the next 15 years will be guided by the West Lancashire Local Plan 2012-2027. This will supersede the current Replacement West Lancashire Local Plan 2001-2016.

1.2 The move to preparing a new Local Plan document for the Borough marks a shift in local planning policy preparation, given that up to 2011 the Council was preparing a Core Strategy document to sit within the Local Development Framework. This change in direction reflects that made at national level, where the new National Planning Policy Framework expects Local Planning Authorities to prepare a Local Plan rather than an LDF.

1.3 The key difference between the previous Local Plan system and the new Local Plan system is the concept of spatial planning that, in addition to taking into account land use, considers other issues that could indirectly affect, or be affected by, land use such as health, education and crime.

1.4 The new Local Plan will incorporate what was previously Core Strategy policy, together with new development management policy and site-specific allocations.

1.5 As with those systems that preceded it, the new Local Plan requires ongoing monitoring, and the results will continue to be reported through an Annual Monitoring Report or a similar document.

Annual Monitoring

1.6 This is the eighth Annual Monitoring Report (AMR) prepared by West Lancashire Borough Council, as required by the Planning and Compulsory Planning Act 2004. The AMR has two main roles:

- To check the Council's progress in preparing the Local Plan against the timetable.
- To assess whether the various development plan policies in the Borough are working as intended and, if not, whether they need amending.

1.7 The Localism Act 2011 has removed the requirement to prepare an AMR in the same way as previously, although the need to undertake and report on the ongoing monitoring of local plan policy is still a requirement. In addition, the requirement for a Local Development Scheme (LDS) and Statement of Community Involvement (SCI) has been removed by the same Act. WLBC propose to continue to produce an AMR which will also include details of the timetable that the Council are working to in preparing the Local Plan and other local planning policy and details of the Council's plans for public consultation over the coming year, and how the council have performed against both these during the reporting year.

1.8 The first LDS was adopted in March 2005, under the LDF system, although the timetable was reviewed in 2006 and 2007 to take account of constantly changing circumstances, and then reviewed again in 2012.
1.9 The first LDS was published in 2007 and since then the Council have adopted the Skelmersdale Town Centre SPD, the Design Guide SPD and the Open Space and Recreation Provision in New Residential Developments SPD and adopted the SCI ahead of schedule. We have also made significant progress with evidence base work to support the Local Plan and have undertaken several stages of consultation on the Local Plan:

- Issues and Options (September 2009)
- Preferred Options (May 2011)
- Local Plan Initial Regulation 25 Scoping Report (November 2011)

1.10 The most recent LDS was published in 2012 and outlines the stages remaining in preparing the Local Plan:

- Preferred Options (January 2012)
- Publication (August 2012)
- Examination (November 2012 onwards)

1.11 The Local Plan was submitted to the Secretary of State for examination on the 31st October 2012, in accordance with the timetable for the Local Plans preparation. Its timing for adoption is now subject to the examination period.

1.12 Alongside the Local Plan DPD, the Council are also considering implementing the Community Infrastructure Levy (CIL) and have begun the initial stages of work on a CIL charging schedule. While the Council may yet decide not to take forward CIL, it is prudent to include the Charging Schedule (and the timetable for its preparation) in this LDS on the assumption that the initial viability assessment work for CIL will show that it is appropriate to take CIL forward for West Lancashire.

Assessment of Planning Policies

1.13 This report monitors the policies of the West Lancashire Replacement Local Plan (WLRLP) using a series of indicators and corresponding targets, some originating from Central Government, and others from the WLRLP itself. There are 49 indicators in this AMR, some containing more than one element. They relate to the following subject areas:

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<thead>
<tr>
<th>Chapter</th>
<th>Includes</th>
<th>Indicators</th>
</tr>
</thead>
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<tr>
<td>West Lancashire Context</td>
<td>Population, age structure, unemployment, income, natural sites</td>
<td>CX01-11</td>
</tr>
<tr>
<td>Economic development</td>
<td>Industrial land supply, retail development, vacant units</td>
<td>EC01-09</td>
</tr>
<tr>
<td>Residential development</td>
<td>Housing forecasts, brownfield development, affordable housing</td>
<td>HG01-10</td>
</tr>
<tr>
<td>Sustainable development</td>
<td>Proximity of new developments to public transport and services</td>
<td>SD01-05</td>
</tr>
<tr>
<td>Environment and development</td>
<td>Effect of new development on heritage and environmental assets, agricultural land, listed buildings, derelict land, renewable energy</td>
<td>ENV01-14</td>
</tr>
</tbody>
</table>
Summary of Core Output Indicators

1.14 In 2011/12, of those 15 indicators with targets and updated 2011/12 data, 14 have been achieved and 2 missed as the table below illustrates. Where targets have been missed, this is largely due to the repercussions of the downturn in the economic and housing markets. The target for EC04 was removed several years ago following the revocation of the Regional Spatial Strategy (RSS) and has been replaced in the short term by the annual figure recommended through the Joint Employment Land and Premises Study (JELPS).

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>[Green]</td>
<td>Target met</td>
</tr>
<tr>
<td>[Yellow]</td>
<td>Target narrowly missed, extenuating reasons</td>
</tr>
<tr>
<td>[Red]</td>
<td>Target not met</td>
</tr>
</tbody>
</table>
Table 1.1 Summary of indicator

<table>
<thead>
<tr>
<th>AMR ref</th>
<th>COI or LOI</th>
<th>Description</th>
<th>Target</th>
<th>2011/12 result</th>
<th>Success</th>
<th>2010/11 result</th>
<th>Success</th>
<th>2009/10 result</th>
<th>Success</th>
</tr>
</thead>
<tbody>
<tr>
<td>EC04</td>
<td>LOI</td>
<td>Development of business and industrial land</td>
<td>7.6 ha/year (2010)</td>
<td>0 ha</td>
<td></td>
<td>0 ha</td>
<td></td>
<td>2.5 ha</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Previously 9.67 ha/year 2003-2009</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EC08</td>
<td>LOI</td>
<td>Levels of vacant land and property in Skelmersdale, Ormskirk and Burscough</td>
<td>Less than national average</td>
<td>No updated data</td>
<td></td>
<td>No updated data</td>
<td></td>
<td>No updated data</td>
<td></td>
</tr>
<tr>
<td>EC09</td>
<td>LOI</td>
<td>Percentage of ground floor units in A1 class use in the primary shopping area of Ormskirk Town Centre</td>
<td>Not below 60%</td>
<td>72%</td>
<td></td>
<td>71%</td>
<td></td>
<td>74%</td>
<td></td>
</tr>
<tr>
<td>HG04</td>
<td>COI</td>
<td>Net additional dwellings in future years</td>
<td>100%</td>
<td>108% (W LLP)</td>
<td></td>
<td>75%</td>
<td></td>
<td>82%</td>
<td></td>
</tr>
<tr>
<td>HG06</td>
<td>COI</td>
<td>Percentage of new dwellings on previously developed land</td>
<td>60% CKG</td>
<td>93%</td>
<td></td>
<td>87%</td>
<td></td>
<td>73%</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>65% WLBC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HG08</td>
<td>COI</td>
<td>Affordable housing completions</td>
<td>25% Skelmashdale, 30%-50% Ormskirk and Burscough</td>
<td>10%</td>
<td></td>
<td>0%</td>
<td></td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>HG10</td>
<td>COI</td>
<td>Average density of housing sites allowed 2001-2016</td>
<td>40 dw/ha</td>
<td>44dw/ha</td>
<td></td>
<td>28 dw/ha</td>
<td></td>
<td>18.5 dw/ha</td>
<td></td>
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</tbody>
</table>
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<table>
<thead>
<tr>
<th>AMR ref</th>
<th>COI or LOI</th>
<th>Description</th>
<th>Target</th>
<th>2009/10 result</th>
<th>2010/11 result</th>
<th>2011/12 result</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOI</td>
<td>S01</td>
<td>Proportion of housing allowed and built within 1km of 5 basic services</td>
<td>75%</td>
<td>98%</td>
<td>94%</td>
<td>80%</td>
</tr>
<tr>
<td>LOI</td>
<td>S02</td>
<td>Proportion of new housing allowed and built within 400m of a bus stop or 800m of a rail station</td>
<td>90%</td>
<td>99%</td>
<td>99%</td>
<td>99%</td>
</tr>
<tr>
<td>LOI</td>
<td>S03</td>
<td>Proportion of new development allowed and built located in the Principal Urban Areas and main towns 2001-2016</td>
<td>75%</td>
<td>99%</td>
<td>94%</td>
<td>98%</td>
</tr>
<tr>
<td>LOI</td>
<td>EN01</td>
<td>Area of greenspace lost to development</td>
<td>No more than 1%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>LOI</td>
<td>EN02</td>
<td>Number of listed buildings</td>
<td>No losses</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>LOI</td>
<td>EN03</td>
<td>Net losses of heritage assets, networks or settings 2001-2016</td>
<td>No losses</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>LOI</td>
<td>EN04</td>
<td>Amount of grades 1, 2 and 3a agricultural land irreversibly lost to development</td>
<td>No more than 1%</td>
<td>99.5%</td>
<td>99.5%</td>
<td>99.5%</td>
</tr>
<tr>
<td>LOI</td>
<td>EN05</td>
<td>Change in areas and population of biodiversity importance</td>
<td>95% of SSSIs to be in favourable or recovering condition</td>
<td>99.5%</td>
<td>99.5%</td>
<td>99.5%</td>
</tr>
</tbody>
</table>

**Success**
### Chapter 1 Executive Summary

<table>
<thead>
<tr>
<th>AMR ref</th>
<th>Description</th>
<th>COI or LOI</th>
<th>2009/10 result</th>
<th>Success</th>
<th>2010/11 result</th>
<th>Success</th>
<th>2011/12 result</th>
<th>Success</th>
</tr>
</thead>
<tbody>
<tr>
<td>ENV11-14</td>
<td>Resident satisfaction</td>
<td>LOI</td>
<td>No updated data</td>
<td></td>
<td>No updated data</td>
<td></td>
<td>No updated data</td>
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</tbody>
</table>
Consultation and Community Involvement

1.15 Consultation on the Local Plan Preferred Options document (January 2012) and the Local Plan Publication document (August 2012) adhered to, and exceeded, the requirements stipulated in the SCI.
Chapter 2 Introduction

National context

2.1 The National Planning Policy Framework (NPPF), published by the Government in March 2012, saw a move back towards a single Local Plan for each Local Authority in England as their adopted Development Plan Document. It sought to reduce the complexities of the LDF system to make planning more accessible to local people. The Local Plan will be used to guide future development in a Local Planning Authority's area, and will provide the Development Plan Document against which all planning applications will be assessed.

2.2 The Local Planning Regulations, 2012, remove the requirement to prepare a monitoring report for the Secretary of State. Councils are instead required to make the report for local people on key issues affecting local people. WLBC will continue to prepare an AMR to report on the Council's progress against the preparation and delivery of development plan policies.

2.3 Monitoring is essential to the successful delivery of the Local Plan, and the AMR has two principal functions. Firstly, it measures the Local Authority's progress with the preparation of the Local Plan against the timetable set out (see Chapter 4 of this document) and secondly, it measures how well the various policies in the Local Plan are performing, i.e. to what extent they are being adhered to, and whether they are achieving their purpose (see chapters 6-10).

2.4 In cases where the timetable has not been met, or where policies are judged not to be performing as intended, the AMR should explain why this is the case, and should outline what action, if any, needs to be taken to remedy the situation.

2.5 Regulations and policy statements from Central Government, together with best practice advice from other sources, provide guidance to Local Authorities on the number and type of indicators to be used in the AMR. As national and local policies and monitoring requirements change over time, the AMR will develop in response.

2.6 In July 2008, Communities and Local Government (CLG) published a set of new and revised indicators that replaced or updated existing indicators. Some indicators removed from the core set in 2008 have continued to be reported as local indicators because they are considered to be of value.

2.7 Early AMRs have analysed performance against the adopted Joint Lancashire Structure Plan (JLSP), which was replaced by the adopted Regional Spatial Strategy (RSS) in 2008. Consequently, since 2008, AMRs have assessed indicators against the RSS and existing West Lancashire Replacement Local Plan (WLRLP).

2.8 This document comprises the eighth AMR prepared by WLBC. In terms of indicators and targets, this AMR provides data, in most cases, for the 12 month period April 2011-March 2012 and compares figures with corresponding data from previous years to illustrate any trends.

2.9 Copies of previous AMR (2005-2012) are available on the Council's website www.westlancs.gov.uk. Alternatively, the AMR may also be viewed or purchased at the Council offices.
Chapter 2 Introduction
Chapter 3 West Lancashire Profile

West Lancashire Borough

3.1 The Borough of West Lancashire covers an area of approximately 38,000 hectares. It is the southernmost Borough in Lancashire, lying to the north of the Metropolitan Boroughs of Knowsley and St Helens, to the north-east of Sefton (all within Merseyside), and to the west of Wigan (within Greater Manchester). West Lancashire is bordered by the Ribble Estuary to the north, whilst the Lancashire districts of Chorley and South Ribble lie to the north east.

Strengths

3.2 West Lancashire comprises a mix of vibrant towns, tranquil countryside and picturesque villages. The civic centre of the Borough is Ormskirk, a bustling market town that draws in neighbouring rural areas and functions as a natural shopping centre. The largest town in the Borough is Skelmersdale, a new town built in the 1960s which is now in need of regeneration. The other main settlements are Burscough, which has seen significant expansion over the past decade, and the linear settlement of Tarleton / Hesketh Bank. The remainder of the Borough is predominately rural and contains some of the best quality agricultural land in the North West. The topography is generally flat, becoming more undulating the further east one moves.

3.3 West Lancashire is well served by a transport infrastructure with good road and rail links to neighbouring areas and regions. The M58 and M6 connect the Borough to the rest of the Country whilst the A570 and A59 link to Southport, Preston and St Helens. There are rail links to Manchester, Liverpool, Preston and Southport and frequent bus services to surrounding areas. There are demands however, particularly in the rural communities, for more frequent and varied transport services.
Weaknesses

3.4 Like most areas, West Lancashire has pockets of deprivation, particularly in Skelmersdale, and a significant lack of affordable housing. A large amount of retail expenditure is lost to outlying areas such as Southport, Wigan and Preston whilst there is a lack of diversity in employment and industry. There are poor public transport services, particularly in the rural parts of the Borough, and so residents increasingly depend on cars. West Lancashire has the largest amount of Green Belt of any local authority in the country (CLG 2011) and although this adds to the Borough's attractiveness, it also becomes a prohibiting factor to new development and expansion.

Threats

3.5 Future development will be affected by issues surrounding climate change and the impact of wider / global economic forces such as changes to food supply and prices that may affect its farming industry. The Borough has an ageing population to be taken care of and needs to ensure that they can access a full range of services. Work is needed to reduce
deprivation and worklessness, including the regeneration of areas and the provision of training and employment opportunities. Further threats to future development include pressures on the infrastructure (utilities, transport), loss of countryside and changes occurring in neighbouring authorities that can impact on the Borough.

Opportunities

3.6 The Borough has the opportunity to tackle deprivation through regeneration, provide affordable housing, increase employment and retail opportunities and encourage investment. West Lancashire has a large amount of agricultural land and its use could be maximised to benefit the local economy. Providing a greater range and frequency of public transport services would help to reduce dependency on cars and improve sustainability whilst it is hoped that improving key road infrastructure will help to reduce congestion. Further opportunities are available to improve the Borough’s tourism industry, utilising the attractive environment and heritage, and developing the knowledge industry by capitalising on Edge Hill University and other higher education facilities within the Borough.

3.7 A more detailed SWOT analysis for the Borough was produced in 2008 as part of the Issues stage of the LDF and was used to provide a Vision of the development of the area over the next 15-20 years and to inform preparation of the LDF. The Core Strategy Issues and Options papers, including the Vision, can be found on the Council’s website at www.westlancs.gov.uk/localplan. Some of these issues are discussed in the following chapters, which focus on development within the Borough and the performance of planning policies.
Chapter 4 Monitoring the Local Development Scheme

Local Plan Timetable

4.1 In previous years, the AMR has been required to examine progress with the preparation of documents for the Local Development Framework against the timetable for their production, known as the Local Development Scheme (LDS). However, the Localism Act 2011 has removed the requirement to prepare, and report on, an LDS.

4.2 The Local Plan timetable has been changed significantly since the last LDS was published in 2007. This is as a result of delays to joint working on evidence base documents, changes to the Regional Spatial Strategy, resources required to produce the Skelmersdale Town Centre SPD, changes to the process of preparing Local Plan document, new requirements for components of the evidence base and the change in Government in 2010 leading to a new planning system. All these causes are set out in more detail in the 2012 LDS.

4.3 The 2012 LDS set out a revised timetable for the Local Plan DPD and the CIL Charging schedule which the Council will now monitor progress against in preparing the Local Plan and other local planning policy. The new Local Plan timetable is provided in Table 4.1 below.

Table 4.1

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>January / February 2012</td>
<td>Local Plan Preferred Options - Public consultation</td>
</tr>
<tr>
<td>July / August 2012</td>
<td>Local Plan Publication - Public consultation</td>
</tr>
<tr>
<td>October 2012</td>
<td>Submission of Local Plan</td>
</tr>
<tr>
<td>October 2012 - May 2013</td>
<td>Examination in Public</td>
</tr>
<tr>
<td>July 2013</td>
<td>Adoption of Local Plan</td>
</tr>
</tbody>
</table>

4.4 The first 3 stages listed in Table 4.1 were completed to schedule and the Local Plan was submitted to the Secretary of State on 31 October 2012. At the time of writing this AMR, the Local Plan is in its examination period and it is hoped it will be adopted in summer 2013.
Chapter 5 Monitoring Development Plan Policies

Development Plans, Policies and Performance

Introduction

5.1 The following chapters of the AMR investigate the 'performance' of development plan policies in West Lancashire. The policies are measured using a series of appropriate indicators and targets as explained below.

5.2 The AMR is concerned with the monitoring of Replacement Plan policies and other indicators required by the Government. The development plan in the Borough constitutes the West Lancashire Replacement Local Plan Plan (WLRLP), adopted in July 2006, and the Regional Spatial Strategy (RSS), adopted in September 2008.

West Lancashire Replacement Local Plan - Aims and Objectives

5.3 The key aims of the Replacement Local Plan are:

- Meet the development needs of the Borough with an emphasis on regenerating those areas of the Borough that have been in decline
- Ensure that any new development arising is done so in a sustainable way with least impact on the Borough's unique environment
- Make the Borough accessible and well provided for in terms of facilities and services
- Recognise the importance of business development to the West Lancashire economy
- Protect and enhance the environment

5.4 To achieve these aims, the Plan has identified a number of objectives:

- Each area of the Borough should retain its own distinctive character through the protection of assets and good design of development
- The Countryside should be protected from encroachment by resisting development in the Green Belt and on the other open land on the urban fringe
- Future development (such as housing, employment or community facilities) should be concentrated within the existing built up area of Skelmersdale, Ormskirk and Burscough
- Development should be attracted which creates more varied jobs for local people and existing jobs should be safeguarded
- The town centres of Skelmersdale, Ormskirk and Burscough need to continue and expand their roles as the hub of shopping, culture/leisure and service provision in the Borough
- In all other areas development is envisaged which consists of affordable housing for local people, involves the provision of local services and/or creation of jobs
- Enhanced cultural, leisure and tourism related development should be located throughout the Borough, provided that it adds to the local environmental quality
- There needs to be a marked improvement to the visual quality of new development
- Development should be designed to allow access for all and to reduce crime and the fear of crime
People should be encouraged to use environmentally friendly modes of transport through enhanced public transport, cycling and walking facilities.

The environment needs to be improved substantially in the following areas:

- Skelmersdale former New Town housing estates
- Burscough Employment Area
- Skelmersdale Town Centre
- Burscough Town Centre
- The canal corridor, particularly in Burscough, Appley Bridge, Hesketh Bank and Tarleton
- The former rail corridor between Ormskirk and Skelmersdale

5.5 Not all of the above objections are straightforward to monitor. However, the Replacement Plan includes a number of indicators, their purpose being to aid the monitoring of some of the above and/or the policies which seek to achieve them.

Indicators

5.6 Indicators used to measure the effectiveness of development plan policies may be classified into three distinct types, defined as follows:

A. Contextual Indicators

5.7 Contextual Indicators measure the ‘state’ of the Borough. They tend to change slowly over time and may relate indirectly to development plan policies, often being influenced by factors other than land use planning policies. Examples include population and employment rates.

B. Local Output Indicators

5.8 These measure the direct effects of local development plan policies and provide a benchmark for evaluating whether the Plan’s objectives are being achieved. Examples of Local Output Indicators (LOIs) include the amount of new housing built on brownfield land, or the area of employment land development in regeneration areas.

C. Significant Effects Indicators

5.9 Significant Effect Indicators (SEIs) are linked with the Sustainability Appraisal process. The purpose and function of SEIs is to enable a comparison to be made between the predicted and actual effects of policies on society, the economy and the environment. SEIs are not included in this AMR, but will be included in the future following the adoption of the new Local Plan.

Targets

5.10 Targets are necessary to measure the performance of policies. Targets should be ‘SMART’ - Specific, Measurable, Achievable, Realistic and Time-Bound. National targets may be used, or else adapted to better reflect local circumstances (for example, the brownfield housing target). It is recommended that targets be set a little higher than recent performance
levels. If met, they may be subsequently revised upwards. Conversely, if local circumstances beyond the control of planning policies dictate that a target is not possible to meet, it may need to be revised downwards.

5.11 The targets linked to the local indicators are found in the West Lancashire Replacement Local Plan. Other indicators do not yet have targets set. Where targets have not been met, the AMR is to offer reasons why this is the case, and should, where possible, outline any action that needs to be taken to help achieve targets in the future.

Data sharing

5.12 Indicators in this AMR have, wherever possible, been developed using other indicators already in existence, for example, with respect to the monitoring of housing, retail and employment land for the RSS and Housing Flows Reconciliation form (HFR), brownfield land for the National Land Use Database (NLUD) and Best Value Performance Indicators (BVPIs).

5.13 In 2011, some of the National Indicator (NI’s) were removed and are no longer necessary to be collected and reported on by Councils to CLG. Others will be retained through the Governments new single data list. Where possible the Council’s AMR will continue to try and report their results so as to monitor the success of planning policies, maintain consistencies and enable historical analysis.

Indicators

5.14 The next five chapters of this report contain the details of the contextual and local output indicators for West Lancashire. They are grouped into the following broad categories.

- The West Lancashire Context - population and age structure, deprivation, unemployment, income, nature conservation sites
- Economic development - industrial and retail development by location type, economic land supply, number of vacant properties
- Residential development - past and forecast housing development, house completions by type of site, affordable housing
- Sustainability of new development - location of new development in relation to transport and local services
- Environment - the effect of new development on nature conservation sites, agricultural land and flooding

Core Output Indicators

5.15 The Government has drawn up a set of Core Output Indicators (COIs) in order to achieve a level of consistency amongst the different local planning authorities in England. There are 9 ‘themes’ of indicators, as shown below in the table. A more detailed listing of the COIs and the West Lancashire indicators in which they are contained is provided in Appendix B.

5.16 In July 2008, Communities and Local Government (CLG) introduced new and revised COIs and most of the changes have been implemented for this AMR. Only one COI has not been able to be reported on due to external factors beyond the Council's control.
<table>
<thead>
<tr>
<th>Core Output Indicator</th>
<th>Included in West Lancashire's 2012 AMR</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Economic development</td>
<td>Yes</td>
</tr>
<tr>
<td>2 Housing</td>
<td>Yes</td>
</tr>
<tr>
<td>3 Transport</td>
<td>Yes</td>
</tr>
<tr>
<td>4 Local Services</td>
<td>Yes</td>
</tr>
<tr>
<td>5 Minerals</td>
<td>No - responsibility of Lancashire County Council</td>
</tr>
<tr>
<td>6 Waste</td>
<td>No - responsibility of Lancashire County Council</td>
</tr>
<tr>
<td>7 Flood protection</td>
<td>Yes</td>
</tr>
<tr>
<td>8 Biodiversity</td>
<td>Yes</td>
</tr>
<tr>
<td>9 Renewable Energy</td>
<td>Yes</td>
</tr>
</tbody>
</table>

5.17 Appendix A provides a list of all the indicators and targets used in this AMR, showing how they relate to the CLG Core Output Indicators, their data sources, and the expected frequency at which indicators will be monitored.

5.18 Appendix B contains a list of the Core Output Indicators.

Saved policies

5.19 The policies of the West Lancashire Replacement Local Plan had been saved for three years from its adoption date (July 2006) in line with the provision of the Planning and Compulsory Purchase Act 2004. In January 2009, the Council applied to the Secretary of State to save 46 of the Plan’s 49 policies beyond July 2009. The Secretary of State in fact saved 47 policies (all except policies DE17: Tourism and DE18: Advertisements, which were judged to be repeated in regional and national policy, and elsewhere in the Replacement Plan). A list of these saved policies is contained in Appendix C.

Indicator details

5.20 Appendix B also contains a table specifying, for each indicator, its type, source, target source, data source, all relevant policies applicable and any general notes. This should be used to support and reference all indicators.
West Lancashire Contextual Indicators

6.1 This section highlights some of the demographic, social and environmental characteristics of West Lancashire. Although the indicators do not relate directly to specific development plan policies, the matters being measured here may be affected indirectly by various policies (for example, providing more housing may lead to an increase in population, or facilitating the supply of industrial or business land may help to reduce unemployment figures). Consequently, it would be very difficult to draw conclusions about whether policies are achieving their purposes when viewing the results of contextual indicators. No targets are set for contextual indicators.

6.2 Some of the information presented through this section draws upon data from the Census. Whilst the 2011 census has been completed, the results will be published in a series of releases across 2012 and 2013. Therefore, whilst the first release, reporting on the population at Borough level, has been received at the time of writing, further data will be received in later releases. Subsequently, some of the data reported here can be provided at 2011, whilst others report the position at 2001.

Demographic indicators

CX01
Resident Population

Results

- The results of the 2011 Census reported that West Lancashire's population stood at 110,685.
- This represents a 2% increase in the population of the Borough since 2001’s census.
- The result is consistent with the Mid Year Estimates released by ONS, and in fact shows that the population in West Lancashire is slightly higher than predicted.
- West Lancashire's population increase has, however, been lower than that of the county, regional and national change.
- The population of West Lancashire makes up approximately 9.4% of the Lancashire County population and 1.6% of the North West population.

Data

Table 6.1 Resident population

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>West Lancashire</td>
<td>108378</td>
<td>110300</td>
<td>110685</td>
<td>110617</td>
<td>2.1%</td>
</tr>
<tr>
<td>Lancashire</td>
<td>1134974</td>
<td>1169300</td>
<td>1171339</td>
<td>1171588</td>
<td>3.2%</td>
</tr>
</tbody>
</table>
Table 6.2 Percentage change in resident population based on 2002-2011 Mid Year Estimates

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>North West England</td>
<td>6729794</td>
<td>6935700</td>
<td>7052177</td>
<td>7055961</td>
<td>4.8%</td>
</tr>
<tr>
<td>England</td>
<td>49138831</td>
<td>52234000</td>
<td>53012456</td>
<td>53107169</td>
<td>8.1%</td>
</tr>
</tbody>
</table>


CX02

Population Age Structure

Results

- In 2001 and 2011, age structure for West Lancashire was broadly similar to that of Lancashire and the North West.

- Distribution patterns of age have changed since the 2001 census, with a greater proportion of the population now aged over 60 and over 75. The number and proportion of people aged 5-14 and 30-59 has fallen in contrast. There has been little fluctuation in those aged 0-4.

Table 6.3 Age structure

<table>
<thead>
<tr>
<th></th>
<th>2001 Census</th>
<th></th>
<th></th>
<th>2011 Census</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>West Lancashire</td>
<td>Lancashire</td>
<td>North West</td>
<td>West Lancashire</td>
<td>Lancashire</td>
<td>North West</td>
</tr>
<tr>
<td>0-4</td>
<td>5.7</td>
<td>5.8</td>
<td>5.9</td>
<td>5.4</td>
<td>5.9</td>
<td>6.1</td>
</tr>
<tr>
<td>5-14</td>
<td>13.3</td>
<td>13.3</td>
<td>13.5</td>
<td>11.4</td>
<td>11.2</td>
<td>11.4</td>
</tr>
<tr>
<td>15-29</td>
<td>17.4</td>
<td>18</td>
<td>18.5</td>
<td>18.4</td>
<td>19.2</td>
<td>20.0</td>
</tr>
</tbody>
</table>
### Results

- **Sub-national population projections (SNPP)** are long term projections that predict how the population will change if current trends continue. It uses the mid-year-estimates as its base and are released every two years. The 2010 SNPP release estimated a population of 112,000 in West Lancashire in 2010.

- This estimate conflicts somewhat with the release of the 2011 census data which illustrated a smaller population of 110,700 (rounded). Despite this, the SNPP data provides a useful estimate as to the likely changes of population distribution.

- The population of West Lancashire is expected to increase by 8% between 2010 and 2035, from approximately 112,000 to 122,000. This is lower than the projected increase for Lancashire and the North West (13% and 14% respectively).

- West Lancashire has an increasing, ageing population. The number of West Lancashire residents aged below 60 is expected to fall, with implications on the proportion of the population who are of working age and economically active.

- The number of residents aged over 60 is expected to increase. The number of people aged above 75 is expected to double over the 25 year period.

- Lancashire and the North West will see similar patterns with a decrease in the young and working age population (16-60) and an increase in the aged population (60+). However, West Lancashire will have the greatest increase in the proportion of people aged over 75. Services and delivery will need to take account of any changing requirements subsequently arising.

- The release of the 2012 SNPP will have its projections based on the 2011 census data, and subsequent mid-year-estimates, and so should provide a more accurate representation of current and future trends. This will be reported in the 2013 AMR.
Table 6.4 Projected population and age structure

<table>
<thead>
<tr>
<th>Age group</th>
<th>Projected population (1000s) in:</th>
<th>2010-2035 % change</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2010</td>
<td>2015</td>
</tr>
<tr>
<td>0-4</td>
<td>6.3</td>
<td>6.7</td>
</tr>
<tr>
<td>5-14</td>
<td>12.7</td>
<td>12.8</td>
</tr>
<tr>
<td>15-29</td>
<td>21.3</td>
<td>21.2</td>
</tr>
<tr>
<td>30-59</td>
<td>42.9</td>
<td>42.5</td>
</tr>
<tr>
<td>60-74</td>
<td>19.6</td>
<td>20.2</td>
</tr>
<tr>
<td>75+</td>
<td>8.9</td>
<td>10.6</td>
</tr>
<tr>
<td>Total</td>
<td>112</td>
<td>114</td>
</tr>
</tbody>
</table>

Source: 2010 Sub National Population Projections, ONS

Picture 6.1 Projected population and age structure 2010-2035

Source: WLBC 2012 (2010 SNPP, ONS)
Results

- Almost one in five, or 20%, of Super Output Areas (SOAs) in West Lancashire fall within the top worst 20% nationally. Regeneration should be aimed at measures to tackle deprivation in these areas.

- High levels of deprivation exist in Skelmersdale with the wards of Birch Green, Digmoor, Moorside and Tanhouse most affected. Over 60% of SOAs in Skelmersdale are within the top 20% most deprived areas nationally. 13% are within the top 5%.

- Parbold, Aughton Park and Tarleton are the least deprived areas of the Borough.

Data

<table>
<thead>
<tr>
<th>Table 6.5 Deprivation levels in West Lancashire</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>West Lancashire</strong></td>
</tr>
<tr>
<td>---------------------</td>
</tr>
<tr>
<td>Number of SOAs</td>
</tr>
<tr>
<td>Percentage of SOAs</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Skelmersdale</strong></th>
<th>Worst 1%</th>
<th>Worst 3%</th>
<th>Worst 5%</th>
<th>Worst 10%</th>
<th>Worst 20%</th>
<th>Remaining SOAs</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of SOAs</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>6</td>
<td>14</td>
<td>9</td>
<td>23</td>
</tr>
<tr>
<td>Percentage of SOAs</td>
<td>4.3%</td>
<td>8.7%</td>
<td>13.0%</td>
<td>26.1%</td>
<td>60.9%</td>
<td>39.1%</td>
<td>100</td>
</tr>
</tbody>
</table>

Source: Indices of Multiple Deprivation 2010, CLG

- The Indices of Multiple Deprivation are made up of seven indicators (income, employment, health and disability, education, skills and training, housing and access to services). These are then combined to provide an overall score.

- Scores are then placed in national order from lowest to highest and assigned a rank. The lower the rank, the more deprived an area is.

- The following chart shows the results at ward level for West Lancashire Borough by order of rank. Those areas that are the most deprived are shown by the lighter colours. Conversely, the darker areas show the least deprived areas of the Borough.
Chapter 6 West Lancashire Context

Figure 6.1 Indices of Multiple Deprivation 2010
Results

- 18% of West Lancashire has a degree or higher (Level 4) comparing to a regional figure of 17% and a national figure of 20%, placing it roughly on par with its counterparts.

- The highest proportion of people with Level 4 classification are in Aughton, Parbold, Newburgh or Wrightington. These are largely dormitoy settlements used predominately by commuters travelling to other areas, where there are strong road and/or rail links to other areas.

- Skelmersdale has the highest proportion of people with no qualifications, higher than the Borough, regional and national figures. It has a significant proportion of its residents employed in the town, particularly in manual work in the manufacturing and industrial trades, suggesting that the skills base in the town is low.

Data

Table 6.6 Qualifications by ward population

<table>
<thead>
<tr>
<th>Ward</th>
<th>% no qualification</th>
<th>% Level 1</th>
<th>% Level 2</th>
<th>% Level 3</th>
<th>% Level 4</th>
<th>% Level 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aughton</td>
<td>22</td>
<td>14</td>
<td>20</td>
<td>7</td>
<td>30</td>
<td>7</td>
</tr>
<tr>
<td>Bickerstaffe</td>
<td>31</td>
<td>14</td>
<td>19</td>
<td>6</td>
<td>22</td>
<td>7</td>
</tr>
<tr>
<td>Burscough</td>
<td>27</td>
<td>19</td>
<td>22</td>
<td>7</td>
<td>17</td>
<td>8</td>
</tr>
<tr>
<td>Halsall</td>
<td>30</td>
<td>16</td>
<td>18</td>
<td>8</td>
<td>20</td>
<td>8</td>
</tr>
<tr>
<td>Hesketh with Becconsall</td>
<td>28</td>
<td>19</td>
<td>22</td>
<td>7</td>
<td>17</td>
<td>7</td>
</tr>
<tr>
<td>Newburgh</td>
<td>23</td>
<td>13</td>
<td>20</td>
<td>7</td>
<td>31</td>
<td>7</td>
</tr>
<tr>
<td>North Meols</td>
<td>34</td>
<td>17</td>
<td>20</td>
<td>6</td>
<td>14</td>
<td>9</td>
</tr>
<tr>
<td>Ormskirk</td>
<td>22</td>
<td>15</td>
<td>20</td>
<td>14</td>
<td>26</td>
<td>6</td>
</tr>
<tr>
<td>Parbold</td>
<td>15</td>
<td>14</td>
<td>21</td>
<td>8</td>
<td>35</td>
<td>7</td>
</tr>
<tr>
<td>Rufford</td>
<td>22</td>
<td>15</td>
<td>21</td>
<td>6</td>
<td>26</td>
<td>9</td>
</tr>
<tr>
<td>Scarisbrick</td>
<td>31</td>
<td>17</td>
<td>20</td>
<td>6</td>
<td>19</td>
<td>8</td>
</tr>
<tr>
<td>Skelmersdale</td>
<td>39</td>
<td>20</td>
<td>19</td>
<td>6</td>
<td>9</td>
<td>7</td>
</tr>
<tr>
<td>Tarleton</td>
<td>28</td>
<td>16</td>
<td>21</td>
<td>7</td>
<td>20</td>
<td>8</td>
</tr>
<tr>
<td>Up Holland</td>
<td>32</td>
<td>16</td>
<td>20</td>
<td>6</td>
<td>18</td>
<td>7</td>
</tr>
</tbody>
</table>
### Picture 6.2 Qualification levels of West Lancashire by ward

<table>
<thead>
<tr>
<th>Ward</th>
<th>% no qualification</th>
<th>% Level 1</th>
<th>% Level 2</th>
<th>% Level 3</th>
<th>% Level 4</th>
<th>% Level 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wrightington</td>
<td>23</td>
<td>13</td>
<td>21</td>
<td>7</td>
<td>28</td>
<td>8</td>
</tr>
<tr>
<td>West Lancashire</td>
<td>30</td>
<td>17</td>
<td>20</td>
<td>8</td>
<td>18</td>
<td>7</td>
</tr>
<tr>
<td>NW England</td>
<td>32</td>
<td>17</td>
<td>19</td>
<td>7</td>
<td>17</td>
<td>7</td>
</tr>
<tr>
<td>England</td>
<td>29</td>
<td>17</td>
<td>19</td>
<td>8</td>
<td>20</td>
<td>7</td>
</tr>
</tbody>
</table>

Source: 2001 Census, ONS
Results

- There are no up-dated figures available for 2011/12.
- For the crimes listed below, rates are generally lower in West Lancashire than in Lancashire, the North West and England.
- Over the five year period 2006-2011, reports of offences in West Lancashire have fallen considerably for most common crimes. Minor increases are seen in robbery. More significant increases are seen in common assault and wounding/endangering of life. However, the actual numbers of these crimes are still relatively low.

Data

Table 6.7 Crimes by type, West Lancashire 2006-2011

<table>
<thead>
<tr>
<th>Crime</th>
<th>Number of crimes reported in West Lancashire</th>
<th>Change 2006-2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>Theft from the person</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Robbery offences</td>
<td>39</td>
<td>33</td>
</tr>
<tr>
<td>Burglary of a dwelling</td>
<td>323</td>
<td>329</td>
</tr>
<tr>
<td>Theft from a motor vehicle</td>
<td>645</td>
<td>497</td>
</tr>
<tr>
<td>Theft of a motor vehicle</td>
<td>298</td>
<td>276</td>
</tr>
<tr>
<td>Common assault</td>
<td>234</td>
<td>255</td>
</tr>
<tr>
<td>Criminal damage</td>
<td>2068</td>
<td>1799</td>
</tr>
<tr>
<td>Harassment</td>
<td>224</td>
<td>223</td>
</tr>
<tr>
<td>Violence against the person</td>
<td>1290</td>
<td>1243</td>
</tr>
<tr>
<td>Wounding / endangering life</td>
<td>29</td>
<td>19</td>
</tr>
</tbody>
</table>

Source: ONS 2011
CX07

Economic Activity & Employment

Results

- The proportion of West Lancashire residents economically active is higher than that of the North West and England. West Lancashire has a marginally higher proportion of people in employment than the North West and England.

- Unemployment in West Lancashire is lower than the regional and national comparables. However, in 2011/12, the rate of unemployment across all people had increased from 2010/11, with approximately 900 more people unemployed. Despite this, it was lower than the recent peak in unemployment levels in 2009/10. Unemployment has fluctuated over recent years as a result of the economic recession and market downturn, which have resulted in job losses and poor employment opportunities.

- The levels of men and women economically active in West Lancashire are almost similar. This bucks the trend in recent years where more men have been economically active than women. Indeed, slightly more women are in employment than men.

- Employment covers both full time and part time employment, and the figures do not show the proportion of employees in each type of employment. It is likely that although more people are shown to be in employment, this could be as a result of an increase in part time, job share or temporary employment as national trends indicate.

- Lower level data is still only available from 2001 whereby Skelmersdale had the highest rates of unemployment in the Borough.
### Table 6.8 Economic activity in West Lancashire 2008-2012

<table>
<thead>
<tr>
<th></th>
<th>2008/09</th>
<th>2009/10</th>
<th>2010/11</th>
<th>2011/12</th>
<th>North West</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
<td>Number</td>
<td>%</td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>All people</td>
<td>56800</td>
<td>82.2</td>
<td>55500</td>
<td>78.1</td>
<td>58600</td>
<td>81.9</td>
</tr>
<tr>
<td>Economically active†</td>
<td>53800</td>
<td>77.7</td>
<td>49100</td>
<td>68.8</td>
<td>56700</td>
<td>79.1</td>
</tr>
<tr>
<td>In employment†</td>
<td>47000</td>
<td>67.8</td>
<td>44600</td>
<td>62.9</td>
<td>41000</td>
<td>58.5</td>
</tr>
<tr>
<td>Employees†</td>
<td>6800</td>
<td>9.9</td>
<td>4500</td>
<td>5.8</td>
<td>8100</td>
<td>10.0</td>
</tr>
<tr>
<td>Self employed†</td>
<td>3300</td>
<td>5.7</td>
<td>5000</td>
<td>9.2</td>
<td>3500</td>
<td>5.8</td>
</tr>
<tr>
<td>Unemployed§</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Males**

<table>
<thead>
<tr>
<th></th>
<th>2008/09</th>
<th>2009/10</th>
<th>2010/11</th>
<th>2011/12</th>
<th>North West</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
<td>Number</td>
<td>%</td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>Economically active†</td>
<td>29200</td>
<td>84.1</td>
<td>29000</td>
<td>82</td>
<td>31100</td>
<td>89.2</td>
</tr>
<tr>
<td>In employment†</td>
<td>27100</td>
<td>78.1</td>
<td>25000</td>
<td>70.2</td>
<td>29500</td>
<td>84.6</td>
</tr>
<tr>
<td>Employees†</td>
<td>21500</td>
<td>62.3</td>
<td>21600</td>
<td>0.6</td>
<td>23000</td>
<td>67.5</td>
</tr>
<tr>
<td>Self employed†</td>
<td>5600</td>
<td>15.8</td>
<td>3400</td>
<td>9.5</td>
<td>6100</td>
<td>15.7</td>
</tr>
<tr>
<td>Unemployed§</td>
<td>#</td>
<td>#</td>
<td>4000</td>
<td>13.7</td>
<td>#</td>
<td>#</td>
</tr>
</tbody>
</table>

**Females**

<table>
<thead>
<tr>
<th></th>
<th>2008/09</th>
<th>2009/10</th>
<th>2010/11</th>
<th>2011/12</th>
<th>North West</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
<td>Number</td>
<td>%</td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>Economically active†</td>
<td>27600</td>
<td>72</td>
<td>26600</td>
<td>74.4</td>
<td>27500</td>
<td>74.9</td>
</tr>
<tr>
<td>In employment†</td>
<td>26700</td>
<td>68.1</td>
<td>24100</td>
<td>67.4</td>
<td>27100</td>
<td>73.9</td>
</tr>
<tr>
<td>Employees†</td>
<td>25500</td>
<td>63.4</td>
<td>23000</td>
<td>65.1</td>
<td>25100</td>
<td>69.5</td>
</tr>
<tr>
<td>Self employed†</td>
<td>#</td>
<td>4.2</td>
<td>#</td>
<td>#</td>
<td>#</td>
<td>#</td>
</tr>
<tr>
<td>Unemployed§</td>
<td>#</td>
<td>5.3</td>
<td>#</td>
<td>#</td>
<td>!</td>
<td>!</td>
</tr>
</tbody>
</table>

---

† Numbers are for those aged 16 and over, % are for those aged 16-64

§ Numbers and % are for those aged 16 and over, % is a proportion of economically active

! Estimate is not available since sample size is disclosive

# Sample size too small for reliable estimate
The darker areas show the highest levels of unemployment.

Source: NOMIS 2012 (Census, 2001, ONS)
Results

- In 2011, median gross weekly wages in West Lancashire were higher than those for the North West and Great Britain. This is a change in the trend - recent years have shown that the median wage in West Lancashire has fallen behind that nationally.

- Men in West Lancashire are paid more than women, which could be explained by the types of jobs each gender are employed in (e.g., lower paid administration work is more commonly undertaken by women) or by the hours worked (e.g., women are more likely to work fewer hours in order to provide childcare).

- Wages in West Lancashire and Great Britain have increased over the last two years. However, the North West median wages have fluctuated between 2009 and 2011, and in 2011 lay at similar rates to 2009.

Data

Table 6.9 Gross weekly pay by residence for full time workers

<table>
<thead>
<tr>
<th></th>
<th>West Lancashire (£)</th>
<th>North West (£)</th>
<th>Great Britain (£)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All</td>
<td>£504.10</td>
<td>£460.00</td>
<td>£503.10</td>
</tr>
<tr>
<td>Male</td>
<td>£529.80</td>
<td>£498.40</td>
<td>£541.70</td>
</tr>
<tr>
<td>Female</td>
<td>£487.20</td>
<td>£415.60</td>
<td>£446.30</td>
</tr>
<tr>
<td>2010</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All</td>
<td>£488.50</td>
<td>£471.00</td>
<td>£501.70</td>
</tr>
<tr>
<td>Male</td>
<td>£493.00</td>
<td>£504.20</td>
<td>£541.30</td>
</tr>
<tr>
<td>Female</td>
<td>£476.10</td>
<td>£417.90</td>
<td>£440.00</td>
</tr>
<tr>
<td>2009</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All</td>
<td>£480.40</td>
<td>£460.00</td>
<td>£490.50</td>
</tr>
<tr>
<td>Male</td>
<td>£500.60</td>
<td>£498.30</td>
<td>£534.30</td>
</tr>
<tr>
<td>Female</td>
<td>£465.10</td>
<td>£408.00</td>
<td>£426.60</td>
</tr>
</tbody>
</table>

Source: NOMIS 2012 (ASHE, ONS).

Note: Median earnings for employees living in the area.
CX09

VAT Registrations and De-registrations

Results

- The latest available data still only relates to 2007.
- At the end of 2007, 3,640 businesses were registered in West Lancashire.
- During the year, there were more registrations than de-registrations, showing that there was a growth in business activity during 2007.
- New registrations in West Lancashire in 2007 made up 9% of the total stock, comparing to 10.6% for the North West and 10% for Great Britain. Performance in the Borough then is only marginally behind regional and national rates. By contrast, de-registrations made up a lesser proportion of the total stock than the regional and national comparables.

Data

Table 6.10 VAT registered businesses 2007

<table>
<thead>
<tr>
<th></th>
<th>West Lancashire</th>
<th>North West</th>
<th>Great Britain</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Registrations</strong></td>
<td>335</td>
<td>9.2%</td>
<td>10.6%</td>
</tr>
<tr>
<td><strong>De-registrations</strong></td>
<td>255</td>
<td>7%</td>
<td>7.5%</td>
</tr>
<tr>
<td><strong>Stock (at end of year)</strong></td>
<td>3640</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

Source: NOMIS (BERR), 2009
Results

- 2011 saw a decrease in property prices with the average price of a house in West Lancashire at £191,066. Price decreases were also seen at County and regional levels, although to a lesser extent. Between 2010 and 2011, prices in West Lancashire fell by 9.5%, compared to 4% in Lancashire and 1% in the North West.

- The fall in house prices is most likely due to the economic recession and economic markets. Fewer people are able to obtain mortgages, or have the security to buy, and a lower demand has resulted in a fall in prices.

- Nevertheless, between 2001 and 2012, house prices have increased by 107% to over double their 2001 rate. House prices in West Lancashire are still considerably higher than the Lancashire and North West comparables. This may seem surprising given that West Lancashire is not perceived as a particularly affluent Borough.

- It should be borne in mind that the average property prices conceal variations not only in property type but also in location. Prices for particular types of property are much lower in Skelmersdale than in other parts of the Borough, such as the much sought after areas of Aughton and Parbold. More detailed analysis of house prices by ward is provided through the Council's Evidence Base summary papers, prepared as part of the Local Plan Evidence Base, which can be found at www.westlancs.gov.uk/research.

- Affordability is a major issue for the Borough. The annual increase in property prices has been disproportionate to any changes in income, pricing many people, particularly new forming households and the elderly, out of the housing market.

- In 2011, average house prices were almost 6.5 times more than the average household earnings. This is level with the national rate, but much higher than the the Lancashire and North West ratios. This indicates that West Lancashire has greater issues with affordability than elsewhere in the region. Despite the ratio dropping since its peak in 2007, house prices remain unaffordable for the majority of people.

- The Housing Need and Demand Study 2009 concluded that 18% of stock in West Lancashire needs to be affordable, which would require 33% of new housing constructed over the next 20 years to be affordable.

Data
Table 6.11 Average house prices 2001-2012

<table>
<thead>
<tr>
<th>All properties in:</th>
<th>1st quarter sales in:</th>
<th>% change 2001-2011</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2001</td>
<td>2007</td>
</tr>
<tr>
<td>West Lancashire</td>
<td>£92,269</td>
<td>£182,981</td>
</tr>
<tr>
<td>Lancashire</td>
<td>£66,442</td>
<td>£143,393</td>
</tr>
<tr>
<td>North West</td>
<td>£71,883</td>
<td>£152,941</td>
</tr>
</tbody>
</table>

Source: Table 581, CLG, 2012.

No updated data is available for Table 581 in 2012.

Table 6.12 Ratio of house price to earnings (lower quartile) 2001-2011

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>West Lancashire</td>
<td>4.0</td>
<td>4.6</td>
<td>4.9</td>
<td>5.9</td>
<td>7.0</td>
<td>6.2</td>
<td>7.1</td>
<td>6.8</td>
<td>6.2</td>
<td>6.8</td>
<td>6.5</td>
</tr>
<tr>
<td>Lancashire</td>
<td>3.0</td>
<td>2.9</td>
<td>3.2</td>
<td>4.1</td>
<td>4.4</td>
<td>5.1</td>
<td>5.6</td>
<td>5.5</td>
<td>5.0</td>
<td>5.3</td>
<td>5.0</td>
</tr>
<tr>
<td>North West</td>
<td>3.0</td>
<td>3.1</td>
<td>3.3</td>
<td>4.4</td>
<td>5.0</td>
<td>5.6</td>
<td>5.9</td>
<td>5.7</td>
<td>5.0</td>
<td>5.1</td>
<td>5.0</td>
</tr>
<tr>
<td>England</td>
<td>4.2</td>
<td>4.7</td>
<td>5.2</td>
<td>6.3</td>
<td>6.8</td>
<td>7.1</td>
<td>7.3</td>
<td>7.0</td>
<td>6.3</td>
<td>6.7</td>
<td>6.5</td>
</tr>
</tbody>
</table>

Source: Table 576, CLG, 2012

Figure 6.2 Average House Prices 2001-2011

Source: CLG 2011 (WLBC 2011)
Chapter 6 West Lancashire Context

Picture 6.4 House prices by ward - May 2010

Source: Hometrack 2010 (WLBC 2011)
It should be borne mind that this indicator is unlikely to change to any great extent from year to year.

Results

Designated nature conservation sites

- The Ribble Estuary is a RAMSAR site, a Special Protection Area (SPA), a National Nature Reserve and a Site of Specific Scientific Interest (SSSI).
- Martin Mere is RAMSAR site, a SPA and an SSSI
- There are 4 other SSSIIs in West Lancashire: Mere Sands Wood, Wrightington Bar, Pasture, Downholland Moss and Ravenhead Brickworks
- Biological Heritage Site (BHS) is the name given to the most important non-statutory wildlife sites in Lancashire as identified by the Lancashire Biodiversity Partnership. There are currently over 70 BHSs in the Borough, the largest of which are Martin Mere, Mosslands and Altcar Withins.
- The importance of certain geological sites and landforms is also recognised. In West Lancashire there are 6 Regionally Important Geological and Geomorphical Sites (RIGS) - Skellow Clough, Bispham; Aughton Park Station; Pimbo Bushes Quarry; Scarth Hill Quarries; The Ruff, Ormskirk and Crossens Pumping Station.

Local Nature Conservation Sites

- Local Nature Conservation Sites (LNCS) are designated by West Lancashire Borough Council as being worthy of note because of their local or Borough wide significance for nature conservation. Many sites also have important landscape and historical features. A revised list of LNCSs was drawn up in Spring 2007 containing over 20 sites in West Lancashire. Consultants were appointed to develop new selection guidelines for LNCSs, plus a small number of candidate sites, against the new guidelines.

West Lancashire Contextual Indicators - Key Findings

The Borough has a relatively stable, although ageing, population, fluctuating levels of unemployment when compared with elsewhere, lower crime levels, static business growth rates, average earnings, general affluence with some pockets of deprivation and a stable position with regard to nature conservation sites.
Chapter 7 Economic Development

Business Development and Town Centres

7.1 This section sets out the economic and business development indicators and targets in West Lancashire during 2011/12. Note that the terms 'business' and 'industrial' and 'employment' land are used interchangeably within this report.

7.2 The Town and Country Planning Act determines development by different use classes. In relation to employment development discussed in this chapter, the following classes apply:

- B1a Offices
- B1b Research and development
- B1c Light industry
- B2 General industry
- B8 Storage and distribution
- A1 Retail
- D2 Assembly and leisure

EC01
Total amount of additional employment floorspace - by type

EC02
Total amount of employment floorspace on previously developed land - by type

Results

- Prior to 2008, the Council were only required to monitor B1, B2 and B8 developments with a floorspace greater than 1000 square metres and A1, B1a and D2 developments with a floorspace greater than 500 square metres. Since the monitoring period 2008/09, however, these thresholds for monitoring have been removed and the Council have since been required to monitor all developments, regardless of floorspace size. This means that figures from 2008/09 onwards will be considerably larger than those reported previously as more developments are included in the calculations.

- In 2011/12, a total of 1207sqm of gross floorspace was developed in West Lancashire. This figure was comprised of five minor developments.

- Figures for the amount of net floorspace developed take into account floorspace lost through the demolition of buildings. In 2011/12, there were no records of such employment floorspace being lost and so the figures for net are as those for gross.
The Council encourages development on previously developed land (brownfield), although this is not always the most viable option. Overall, 100% of floorspace developed in 2011/12 was on brownfield land. Almost all developments related to extensions on existing business premises and so would inevitably be on brownfield land. There will always be some annual variation due to the relatively low frequencies of developments and their yields. For example, a low number of large floorspace developments against a high number of small floorspace developments will produce variant annual results.

Developments in 2011/12 were primarily in the main employment areas of Skelmersdale and Burscough.

Developments for B1 use do not always specify their sub-category (ie B1a, B1b or B1c) and alternating between the various types of B1 use does not require planning permission. Therefore, it is difficult for the Council to accurately monitor sub-classes of B1 developments.

Data

Table 7.1 Total amount of additional employment floorspace developed in 2011/12 by type

<table>
<thead>
<tr>
<th>Floorspace (sqm)</th>
<th>B1a</th>
<th>B1b</th>
<th>B1c</th>
<th>B1 (unspecified)</th>
<th>B2</th>
<th>B8</th>
<th>Mixed</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross</td>
<td>133</td>
<td>0</td>
<td>0</td>
<td>446</td>
<td>406</td>
<td>222</td>
<td>0</td>
<td>1207</td>
</tr>
<tr>
<td>Net</td>
<td>133</td>
<td>0</td>
<td>0</td>
<td>446</td>
<td>406</td>
<td>222</td>
<td>0</td>
<td>1207</td>
</tr>
</tbody>
</table>

Table 7.2 Total amount of additional employment floorspace on PDL in 2011/12 by type

<table>
<thead>
<tr>
<th>Floorspace (sqm)</th>
<th>B1a</th>
<th>B1b</th>
<th>B1c</th>
<th>B1 (unspecified)</th>
<th>B2</th>
<th>B8</th>
<th>Mixed</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross</td>
<td>133</td>
<td>0</td>
<td>0</td>
<td>446</td>
<td>406</td>
<td>222</td>
<td>0</td>
<td>1207</td>
</tr>
<tr>
<td>Gross on PDL</td>
<td>133</td>
<td>0</td>
<td>0</td>
<td>446</td>
<td>406</td>
<td>222</td>
<td>0</td>
<td>1207</td>
</tr>
<tr>
<td>% Gross on PDL</td>
<td>100%</td>
<td>-</td>
<td>-</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>-</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: WLBC 2012

EC03

Amount of floorspace developed for employment, in employment or regeneration areas

Results
55% of the total floorspace developed in 2011/12 was on sites allocated for employment or regeneration. Previous years achieved 100% in 2010/11, 48% in 2009/10 and 71% in 2008/09. The results show that, whilst policy is successfully directing the majority of employment development to designated areas, there are circumstances as to why this cannot be achieved in all cases. This can include supporting agricultural diversification.

Data

Table 7.3

<table>
<thead>
<tr>
<th>Total employment floorspace completed in the Borough (sqm)</th>
<th>1207</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total floorspace completed in the employment areas (sqm)</td>
<td>668</td>
</tr>
<tr>
<td>Percentage of floorspace completed in employment areas</td>
<td>55%</td>
</tr>
</tbody>
</table>

EC04

Development of employment land

- In 2011/12 there were 0 hectares of land development on WLRLP allocated sites. This follows the same result in 2010/11. The economic recession has likely played a part in this low figure as businesses have been unable or unwilling to expand or relocate given the economic markets.

- In 2005, a five year rolling average was proposed to smooth out the annual variations in development rates.

- A target of 9.67 hectares per annum as derived by dividing the Joint Lancashire Structure Plan (JLSP) allocation for West Lancashire (145ha) by the plan period (15 years: 2001-2016). This target was set assuming that the full 145ha of employment land requirement would be allocated in the Borough for the period 2001-2016. Following the 2005 Public Inquiry which ruled that the Council did not have enough evidence to justify the release of greenfield land for development at White Moss, Skelmersdale, the adopted Local Plan specifies a total of 126ha of employment land. It is the initial 145ha that the Council was required to monitor against.

- In September 2008, the Regional Spatial Strategy (RSS) for the North West was adopted and replaced the JLSP. Policy W3 of the RSS provides guidance on the supply of employment land within the North West region and sets out a disaggregated figure for employment land provision, but only at County (not District) level. Therefore, at present, there is no specific target for employment land take-up within West Lancashire. A new target for employment land take-up will be set through the new Local Plan 2012-2027.

- No allocated employment land was lost to other uses, such as residential, in the last year.
## Data

### Table 7.4 Development of business and industrial land

<table>
<thead>
<tr>
<th>Year</th>
<th>Area of employment land developed by industry/business (ha)</th>
<th>5 year rolling average by year (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>2006</td>
</tr>
<tr>
<td>2001/02</td>
<td>5.8</td>
<td></td>
</tr>
<tr>
<td>2002/03</td>
<td>12.62</td>
<td></td>
</tr>
<tr>
<td>2003/04</td>
<td>28.32</td>
<td></td>
</tr>
<tr>
<td>2004/05</td>
<td>2.37</td>
<td></td>
</tr>
<tr>
<td>2005/06</td>
<td>3.11</td>
<td></td>
</tr>
<tr>
<td>2006/07</td>
<td>5.44</td>
<td></td>
</tr>
<tr>
<td>2007/08</td>
<td>1.44</td>
<td></td>
</tr>
<tr>
<td>2008/09</td>
<td>2.4</td>
<td></td>
</tr>
<tr>
<td>2009/10</td>
<td>0.5</td>
<td></td>
</tr>
<tr>
<td>2010/11</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>2011/12</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

### Table 7.5 Development of business and industrial land

<table>
<thead>
<tr>
<th>Year</th>
<th>Area of employment land developed by industry/business (ha)</th>
<th>Average per year (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total 2001-2011 (WLRLP period)</td>
<td>59.6</td>
<td>5.4</td>
</tr>
<tr>
<td>Total 2003-2011 (RSS period)</td>
<td>41.1</td>
<td>4.56</td>
</tr>
</tbody>
</table>

Source: WLBC 2012

---

### EC05

#### Employment land available - by type

**Results**

- At the 31st March 2012, the Council had 60.27 hectares of allocated employment land (WLRLP Policy DE5.1) available for business and industrial use. This includes 27.84 hectares of land allocated specifically for B1a (office) use on sites at Cobbs Clough and White Moss in Skelmersdale, Greaves Hall in Banks and North Quarry in Appley Bridge.
A further 35 hectares of land have planning consent for business development within West Lancashire, including the allocated employment areas.

The results of the Joint Employment Land and Premises Study (2010) provide further information as to the extent and quality of employment land supply in the Borough and will also be used to inform the Local Plan process. The study is available on the Council's website at www.westlancs.gov.uk

Chart 7.1 shows the employment areas (in yellow) in relation to the settlement areas (in grey) and the transport links throughout the Borough. All allocated areas are within excellent reach of road and/or rail links.

Table 7.6 DE5.1 Allocated sites with development outstanding

<table>
<thead>
<tr>
<th>DE5.1 Allocated sites (ha)</th>
<th>B1</th>
<th>B2</th>
<th>B8</th>
<th>Mixed</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>27.84</td>
<td>-</td>
<td>-</td>
<td>32.43</td>
<td>60.27</td>
</tr>
</tbody>
</table>

Source: WLBC 2012

Picture 7.1 Location of employment areas within the Borough
EC06

Amount of employment land lost to residential uses

Results

- In 2011/12, no employment land was lost to residential development or other non-employment uses.

- The results of the Strategic Housing Land Availability Assessment (SHLAA) and the Joint Employment Land and Premises Study provide information as to the need for employment land and supply of housing land. These studies are available on the Council's website at www.westlancs.gov.uk

EC07

Total amount of floorspace developed for 'town centre' uses

Results

- Town centre uses are those defined as Use Classes A1 (retail), A2 (financial services), B1a (offices) and D2 (leisure).

- In 2011/12, 504sqm of retail use (A1) and 133sqm of office use (B1a) were completed. Neither of these two developments were in the town centre.

- Subsequently, no 'town centre' uses were completed in the town centres in 2011/12.

Data

Table 7.7 Total amount of floorspace developed for town centre uses 2011/12

<table>
<thead>
<tr>
<th>Floorspace (sqm)</th>
<th>A1</th>
<th>A2</th>
<th>B1a</th>
<th>D2</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Borough</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross</td>
<td>504</td>
<td>-</td>
<td>133</td>
<td>-</td>
<td>637</td>
</tr>
<tr>
<td>Net</td>
<td>504</td>
<td>-</td>
<td>133</td>
<td>-</td>
<td>637</td>
</tr>
<tr>
<td>Town centre</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>Net</td>
<td>0</td>
<td>-</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
</tbody>
</table>

Source: WLBC 2012
Results

- At the time of writing, the most up-to-date figures available for this indicator are from 2009.

- The level of vacant property in town centres is a key measure of the vitality and viability of those centres. It should be noted that the results of the survey are taken in 'snap-shot' and so describe the situation at a specific time. Also, despite the fact that a retail unit is classed as vacant, redevelopment may be underway. A healthy level of vacancy is necessary in any centre to enable investors to find a unit that can satisfy their needs and ensure a rotation of premises is available on the market.

- Skelmersdale has the highest proportion of vacant outlets in the Borough, exceeding the Lancashire average. The town has a high proportion of vacant floorspace with approximately 7780sqm available, or 15% of all the town centre floorspace.

- Conversely, Burscough and Ormskirk have low vacancy levels compared to the County average and some of the lowest vacancy rates in Lancashire.

- The number of vacant units decreased in all West Lancashire town centres between 2003 and 2007 to show that town centres increased in health. Since 2003, Burscough has undergone an extensive regeneration project which has had a dramatic effect on improving the attractiveness and desirability of the town, and resulted in a fall from 59 vacant units in 2003 to 22 vacant units in 2007.

- However, the effects of the recession and the economic market can be seen in the results for 2009, where the number of vacant units has increased since 2007 in all of the Borough's town centres. Burscough and Ormskirk have experienced the greatest increase, with the number of vacant units in Burscough doubling, and those in Ormskirk increasing by 83%. Skelmersdale saw the smallest increase although it still has the largest proportion of vacant units. Despite the recession, Burscough and Skelmersdale still have a lower number of vacant units in 2009 than they did in 2003.

- Between 2007 and 2009, all three towns within West Lancashire saw an increase in the amount of vacant floorspace within the town centres. Burscough had the greatest increase and Skelmersdale had the least. These were proportionate increases though and Skelmersdale still has the greatest amount of floorspace vacant in 2009 - 7780sqm compared to 570sqm in Burscough.
## Data

### Table 7.8 Vacancy levels in the Borough's town centres (2009)

<table>
<thead>
<tr>
<th>Town centre</th>
<th>Total vacant outlets</th>
<th>Total outlet numbers</th>
<th>% vacant outlets</th>
<th>Total vacant floorspace (sqm)</th>
<th>Total floorspace (sqm)</th>
<th>% Vacant floorspace</th>
</tr>
</thead>
<tbody>
<tr>
<td>Burscough</td>
<td>4</td>
<td>65</td>
<td>6.2%</td>
<td>570</td>
<td>12,380</td>
<td>4.6%</td>
</tr>
<tr>
<td>Ormskirk</td>
<td>22</td>
<td>266</td>
<td>8.3%</td>
<td>3,410</td>
<td>44,800</td>
<td>7.6%</td>
</tr>
<tr>
<td>Skelmersdale</td>
<td>42</td>
<td>205</td>
<td>20.5%</td>
<td>7,780</td>
<td>51,840</td>
<td>15.0%</td>
</tr>
<tr>
<td>Lancashire average</td>
<td>37</td>
<td>275</td>
<td>13.6%</td>
<td>5,400</td>
<td>54,922</td>
<td>9.8%</td>
</tr>
</tbody>
</table>

### Table 7.9 Vacancy levels (units) in the Borough's town centres (2003-2009)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Burscough</td>
<td>6</td>
<td>2</td>
<td>4</td>
<td>-66.7</td>
<td>100</td>
<td>-33.3</td>
</tr>
<tr>
<td>Ormskirk</td>
<td>13</td>
<td>12</td>
<td>22</td>
<td>-7.7</td>
<td>83.3</td>
<td>69.2</td>
</tr>
<tr>
<td>Skelmersdale</td>
<td>49</td>
<td>39</td>
<td>42</td>
<td>-20.4</td>
<td>7.7</td>
<td>-14.3</td>
</tr>
<tr>
<td>Lancashire average</td>
<td>32</td>
<td>33</td>
<td>37</td>
<td>3.1</td>
<td>12.1</td>
<td>15.6</td>
</tr>
</tbody>
</table>

### Table 7.10 Vacancy levels (floorspace) in the Borough's town centres (2003-2009)

<table>
<thead>
<tr>
<th>Town centre</th>
<th>Total vacant floorspace 2003 (sqm)</th>
<th>Total vacant floorspace 2007 (sqm)</th>
<th>Total vacant floorspace 2009 (sqm)</th>
<th>% change 2007-2009</th>
</tr>
</thead>
<tbody>
<tr>
<td>Burscough</td>
<td>Not available</td>
<td>350</td>
<td>570</td>
<td>62.9</td>
</tr>
<tr>
<td>Ormskirk</td>
<td>83</td>
<td>2,180</td>
<td>3,410</td>
<td>56.4</td>
</tr>
<tr>
<td>Skelmersdale</td>
<td>8,659</td>
<td>6,370</td>
<td>7,780</td>
<td>22.1</td>
</tr>
<tr>
<td>Lancashire average</td>
<td>4,621</td>
<td>5,035</td>
<td>5,400</td>
<td>7.2</td>
</tr>
</tbody>
</table>

Percentage of ground floor units in Class A1 use in the primary shopping area of Ormskirk town centre

Target:
At least 60% of ground floor units to be class A1 use

Results

- Of the 184 units within the primary shopping area of Ormskirk Town Centre, 165 were occupied and 19 were vacant. Of the 165 occupied, 118 were in Class A1 use, equating to 72%, and so the target has been exceeded. This compares with 71% in 2011, 74% in 2010 and 76% in 2009 and shows only slight fluctuation. However, results over this period have been affected slightly by changes to recording and monitoring procedures and the classification of what is A1 use.

- There were a total of 19 vacant units within the total 184 units in the primary shopping area and this forms 10%. In previous years, this was 5% in 2011, 5% in 2010, 11% in 2009 and 6% in 2008. This shows a fluctuation in the proportion of vacant units and has been affected by the recession and difficulties with the economic market. Seasonal variations also play a part, particularly at year end as vacant units are temporarily occupied by shops selling goods related to Christmas (this survey is conducted annually in Bovember). Furthermore, in any normal, healthy market there will always be slight fluctuation whilst leases are pursued and so a more reliable indicator would be those units to have remained vacant for a substantial amount of time.

- Nevertheless, the number of units in Class A1 use demonstrates a general annual consistency and whilst it would seem that Policy DE10 (particularly part 5 relating to primary shopping areas) is working as intended, this may not be the case in reality. As the percentage of units in A1 use is well above the 60% target, it is difficult to resist applications for change of use from A1 to other uses using this policy and target. It is recommended that the target be reconsidered, and is incorporated into the policy itself in any future review of retail policy in the Borough.
Key findings

Employment land within the Borough is continually being developed, particularly for warehousing and office uses. The majority of business development occurs within the allocated areas and demonstrates that the policies restricting development outside of those areas are working. The majority of developments completed in 2011/12 were on previously developed land, illustrating the success of policies supporting regeneration.

No employment land has been lost to inappropriate development indicating that current policies have been successful in protecting this land.

There is still a significant amount of land available in the Borough for business development. The Employment Land and Premises Study highlighted that further land is needed for future development and this land will be identified and allocated through further Local Plan work.

There is little development land available for office, retail and leisure uses within the town centres. Within Ormskirk and Burscough there is little available space where additional development can occur and so development is located outside of the centres using sequential testing. Development of town centre uses are included in the proposals for the regeneration of Skelmersdale town centre.

Ormskirk continues to show signs of strength with low vacancy levels and a high proportion of town centre units in Class A1 use.

Actions

- To encourage office development in the main town centres to support the sustainability of the settlements
- To continue to ensure that no employment land is lost to other non-business uses without justification
- To use the Joint Employment Land and Premises Study and the Strategic Housing Land Availability Assessment to review the allocation of land within the Borough, along with our Local Plan evidence base, as to how much employment land should be allocated in the Borough.
- To continue to monitor and report on economic development within the Borough, and respond to the revocation of the RSS targets, if it is ultimately revoked.
- To re-examine the target and policy for changes from A1 to other uses in the Primary Shopping Area of Ormskirk town centre.
Chapter 8 Residential Development

8.1 From 2001-2008, the Joint Lancashire Structure Plan (JLSP) set out the housing delivery targets for West Lancashire. Annual monitoring in the early 2000s indicated that West Lancashire would be likely to significantly exceed the JLSPs requirement. Consequently, the Borough Council were obliged to introduce a restrictive housing policy through Policy DE1 of the West Lancashire Replacement Local Plan (WLRLP) to address the 'oversupply' of housing.

8.2 In September 2008, the JLSP was superseded by the adopted Regional Spatial Strategy (RSS) for the North West. The RSS established a higher housing land requirement for West Lancashire, a minimum of 5,400 dwellings between 2003-2021, equating to an average of 300 dwellings per annum. Due to the increased housing target and the 'credit crunch' and recession, the Borough moved away from a position of housing land oversupply.

8.3 Housing trajectories are an essential part of the housing implementation strategy, showing anticipated delivery rates. It must be stressed that any statement of housing land supply can only be written to the best of the Council's knowledge at that time. The current housing and financial market has made it difficult for Councils and developers to predict future housing completion rates. Similarly, a number of assumptions have to be made in estimating housing growth in the next 15 years and the figures should be viewed with some caution.

8.4 West Lancashire Borough Council have worked with neighbouring authorities to prepare a Strategic Housing Land Availability Assessment (SHLAA) to provide key information on a number of deliverable housing sites in the Borough. The first report was completed in 2010, with annual updates made in 2011 and 2012 (all are available at www.westlancs.gov.uk/research). The results will be used to advise future housing allocations, as well as to provide key information on housing land supply and to update the trajectory.

8.5 Further details on the housing land supply can be found in the Council's annual 'Housing Land Supply' document, which can also be found at www.westlancs.gov.uk/research.

<table>
<thead>
<tr>
<th>HG01</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plan period and housing targets</td>
</tr>
</tbody>
</table>

Results

- When the WLRLP was adopted in 2006, its housing targets were as specified by the JLSP, to which the WLRLP had to conform. The overall requirement was a total of 3,390 dwellings between 2001-2016, phased at 305 completions per year 2001-2006 and 185 per year 2006-2016. However, the JSLP was superseded in 2008 by the RSS and so these figures ceased to apply from 2008 onwards.

- The RSS requires that a minimum of 5,400 dwellings be provided in West Lancashire over the period 2003-2021, an average of 300 dwellings per year.
A five year housing requirement under the RSS would be 300 dwellings multiplied by 5 (i.e. 1500 net new dwellings), plus any necessary adjustments to take account of under-delivery of housing since the start of the RSS period.

For the time being, LPAs are legally obliged to continue to use the RSS housing requirements when preparing Local Plan documents. However, it is likely that the RSS will be abolished in the near future, and by the time the emerging West Lancashire Local Plan (WLLP) is adopted, it is anticipated that there will be scope for LPAs to set their own appropriate housing targets.

The Council’s Housing Technical Paper (August 2012) sets out and justifies what is considered to be the most appropriate housing requirement over the emerging W LLP period (2012-2027), namely a requirement for 4,650 net new dwellings, which averages out to 310 dwellings per year.

Policy SP1 of the WLLP sets phased housing targets which reflect the current difficult economic circumstances and various constraints affecting the Borough (Table 8.2).

### Data

#### Table 8.1 Plan period and housing targets

<table>
<thead>
<tr>
<th>Start of plan period</th>
<th>End of plan period</th>
<th>Total housing requirement</th>
<th>Source of plan target</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 April 2001</td>
<td>31 March 2016</td>
<td>3,390</td>
<td>Adopted Local Plan (2006)</td>
</tr>
<tr>
<td>1 April 2003</td>
<td>31 March 2021</td>
<td>5,400</td>
<td>Adopted RSS (2008)</td>
</tr>
<tr>
<td>1 April 2012</td>
<td>31 March 2027</td>
<td>4,650</td>
<td>Emerging Local Plan (2012)</td>
</tr>
</tbody>
</table>

#### Table 8.2 Proposed Local Plan housing requirement for West Lancashire 2012-2027

<table>
<thead>
<tr>
<th>Period</th>
<th>Housing requirement</th>
<th>5 year requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012-2027</td>
<td>260 dwellings per annum</td>
<td>1,300</td>
</tr>
<tr>
<td>2017-2022</td>
<td>320 dwellings per annum</td>
<td>1,600</td>
</tr>
<tr>
<td>2022-2027</td>
<td>350 dwellings per annum</td>
<td>1,750</td>
</tr>
</tbody>
</table>

Source: WLBC 2012
Results

- As can be seen in the table below, the number of dwellings completed in West Lancashire over 2001-2005 exceeded the targets set by the JLSP. This, coupled with a large number of extant housing permissions at the time, resulted in what was referred to as a 'housing land oversupply', and forced the Council to introduce a more restrictive residential policy (Policy DE1) in 2002 to address the situation.

- The adoption of the RSS in 2008 resulted in the Council no longer having a housing land oversupply, due to an increased annual target of 300 dwellings and the 'wiping out' of any excess completions compared with the previous JLSP requirement at the start of the RSS period (1 April 2003).

- In the first 2 years of the RSS period (2003-2005), housing completions in West Lancashire exceeded the RSS target. From 2006 onwards, fewer residential development permissions were issued and the credit crunch and subsequent recession resulted in a sharp drop in housing completions.

- In 2007, a significant amount of work was undertaken by the Council to update housing supply records and a number of completions were discovered that had been missed in previous years. It was too late in the year to submit them as part of the 2006/07 data for the National Indicator NI154 and the Housing Flow Reconciliation (HFR) return and so they were included in the 2007/08 submission. Consequently the HFR form and 2007/08 results reported here will not match. Consistency has been achieved for 2008/09 onwards.

- In 2011/12, a total of 250 net new dwellings were completed in West Lancashire. This was a marked improvement compared with the previous few years (an average of 98 completions per year from 2007-2011), but it still fell short of the annual requirement of 300 dwellings.

- Between 2003 and 2012, net completions in the Borough have totalled 2,021 and so fall 679 behind the 9 year RSS-based target of 2,700 units.
Chapter 8 Residential Development

Data

Table 8.3 Net dwellings completed

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Net dwellings</td>
<td>351</td>
<td>513</td>
<td>416</td>
<td>417</td>
<td>202</td>
<td>344</td>
<td>81</td>
<td>130</td>
<td>109</td>
<td>72</td>
<td>250</td>
</tr>
<tr>
<td>RSS target</td>
<td>-</td>
<td>-</td>
<td>300</td>
<td>300</td>
<td>300</td>
<td>300</td>
<td>300</td>
<td>300</td>
<td>300</td>
<td>300</td>
<td>300</td>
</tr>
<tr>
<td>WLRLP target</td>
<td>305</td>
<td>305</td>
<td>305</td>
<td>305</td>
<td>305</td>
<td>185</td>
<td>185</td>
<td>185</td>
<td>185</td>
<td>185</td>
<td>185</td>
</tr>
</tbody>
</table>

Source: WLBC 2012

HG04

Net additional dwellings in future years

Results

- The purpose of this indicator is to illustrate the level of net additional housing expected to come forward over the fifteen year period 2012-2027. This coincides with the period that the emerging WLRLP will cover. The information also demonstrates whether or not West Lancashire has a five year supply of deliverable land for housing between 2012-2017.

- At the time of publication of this 2012 AMR (December 2012), the RSS remains part of the development plan, whilst the WLRLP is at an advanced state of preparation, but is not yet adopted. Therefore, this year, Indicator HG04 measures deliverable housing land supply against both RSS requirements and emerging WLRLP requirements.

- From 2003-2012, there were 2,021 housing completions in West Lancashire, a shortfall of 679 units compared to the RSS requirements for the same period. There has also been a loss of 50 residential units over the same period as a result of demolitions or conversion to other uses (e.g. commercial). Assuming that the shortfall and losses are to be made up ‘uniformly’ between 2012 and 2027, the five year housing requirement for West Lancashire under the RSS becomes:
  - (300 dwellings / year) x 5 years = 1,500
  - Plus (679 deficit / 15 years) x 5 years = 227 plus
  - Plus (50 demolitions / 15 years) x 5 years = 17
  - Total RSS requirement 2012-2027 = 1,744 net new dwellings (349 dwellings per year)
• Under the emerging WLLP, the housing requirement for West Lancashire over 2012-17 would be 1,300 units (260 dwellings per year - see Table 8.2 above).

• In the housing trajectory (Table 8.5 below), housing land supply is assessed against the emerging WLLP requirement only\(^1\).

• The trajectory in Table 8.4 attempts to illustrate the net additional dwellings expected to come forward each year. These have been identified by the Planning Department, and from sites that have valid planning consent for residential development. The updated 2012 SHLAA and 2012 Housing Land Supply documents provide further insight into predicting the deliverability of new housing. Estimates have been made of the likely delivery rates on proposed Local Plan sites, although these are far from certain at present.

• Furthermore, the current economic and housing markets, and the effects of the recession, are making it much harder to predict likely development levels in the medium to longer term. If the market regains a measure of stability, it should then become easier to predict new residential development rates.

• Table 8.5 illustrates the housing trajectory and currently estimates a total of 4,801 dwellings will be completed between 2012 and 2027, exceeding the WLLP requirement by 151 units (3%).

Deliverable housing land supply at 1st April 2012

• Under the National Planning Policy Framework (NPPF), the now governing national directive for policy, local planning authorities are required to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements. To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years, and in particular that development of the site is viable (NPPF paragraph 47 and footnote 11).

• The Council must therefore ensure that it has a forward looking five year supply of housing land. This AMR illustrates the Council’s position on the Borough’s supply between 2012 and 2017. The housing land supply in West Lancashire comprises the following elements:
  
  • A) Sites allocated for housing in the Development Plan;
  
  • B) Sites listed and assessed in the SHLAA as having potential for housing within the period;

---

1 There is an assessment of housing land supply for 2012-2027 against the RSS requirement in Table 8.7, as part of Indicator HG.05.
C) Commitments - sites with extant, unimplemented planning permissions for residential development;

D) Other sites - such as those with pending planning applications or applications awaiting the signing-off of Section 106 agreements, small sites not contained in the SHLAA and contributions from other sites not identified in the SHLAA.

A) Sites allocated for housing in the Development Plan

- The West Lancashire Local Plan proposes the allocation of six sites for housing as listed below, with their indicative capacity provided in brackets:
  - Skelmersdale Town Centre (800 units)
  - Yew Tree Farm, Burscough (500 units)
  - Grove Farm, Ormskirk (250 units)
  - Firswood Road, Lathom (400 units)
  - Whalleys, Skelmersdale (615 units)
  - Chequer Lane, Up Holland (175 units)

The Council anticipate that 510 completions will be achieved on these sites between 2012 and 2027, with a further 1,060 completions between 2017 and 2022 and 1,170 completions between 2022 and 2027. This is a total of 2,740 completions over the WLLP period 2012-2027.

B) Sites listed in the SHLAA

- The 2012 SHLAA update contains 592 sites, of which six are assumed to contribute towards the 2012-2017 deliverable housing land supply. The sites include:
  - Former Greaves Hall, Banks (60 units overall, 30 by 2017)
  - Allys Brickworks, Hesketh Bank (60 units overall, 40 by 2017)
  - Land at Derby St / Wigan Road, Ormskirk (20 units)
  - Former Comrades Club, Ormskirk (40 units)
  - Land adjacent to 18 Flamstead, Skelmersdale (1 unit)
  - Land off The Cloisters / Church Road, Tarleton (3 units)
- The six sites are assumed to be capable of delivering at least 134 units by 2017. However, in accordance with 'risk assessment' to accommodate the possibility that some sites will not be developed within these timescales, a 20% reduction has been applied. Therefore, it has to be assumed that 107 units (80% of 134 units) will be completed between 2012-2017. In reality, this figure may turn out to be significantly higher.

- Overall, sites from the SHLAA are anticipated to contribute 1,049 units to the Local Plan housing land supply between 2012 and 2027, taking into account the 20% risk assessment reduction.

C) Sites with planning permission

- At 1 April 2012, there were extant permissions for 898 units. This includes sites under construction, and those where work has yet to commence. The NPPF states that sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years.

- Following communication with applicants for every extant site, to identify intentions for development and expected timescales, the Council have predicted the number of dwellings that are likely to be developed in the five year period. On large sites, 541 units are expected to be completed 2012-2027. From those applicants who responded on smaller sites, it was indicated that 60% of units with permission would be complete by 2017. This ratio was then applied to all those extant units to indicate 101 completions would be achieved on small sites by 2017.

- Therefore, a total of 642 units is expected to come forward between 2012-2017 on sites currently with planning permission.

D(i)) Other sites

- Contributions towards housing land supply can also come from sites with planning applications pending a decision, from applications awaiting the signing-off of Section 106 agreements and from small or other sites not identified in the SHLAA.

- Based on the status of planning applications at 1st April 2012, and the knowledge of the various sites affected at the time or since that date (some applications now have obtained permission or had the Section 106 agreement signed off), a total of 90 units are assumed from 'other' sites between 2012 and 2017.

D(ii)) Small, unassessed SHLAA sites

- There are sites in the SHLAA less than 0.1ha in area with a total estimated capacity of 135 units which have not been individually assessed. Based on historic completion rates of small unassessed SHLAA sites between 2009 and 2012, an average rate has been applied to the forthcoming five year period: 14 completions are expected over 2012-2017 on small, unassessed SHLAA sites.
D(iii)) Non-SHLAA sites

- Whilst the SHLAA endeavours to identify all sites with potential for housing, there will inevitably be completions that come forward on sites that have not been identified in the SHLAA. This can include, for example, the sub-division of properties or unanticipated changes of use.

- Ongoing monitoring of planning applications and permissions shows a steady stream of (predominantly small) non-SHLAA sites continuing to add to the housing land supply. Given trends between 2008-2012, it is assumed that a total of 36 units will be completed before 2017 on sites not currently in the SHLAA.

These assumptions are shown in Table 8.4 below.

Table 8.4 Deliverable housing land supply in West Lancashire 2012-2027

<table>
<thead>
<tr>
<th>Source</th>
<th>Number of completed units anticipated</th>
</tr>
</thead>
<tbody>
<tr>
<td>A) Site allocated in Local Plan</td>
<td>510</td>
</tr>
<tr>
<td>B) SHLAA sites (assessed)</td>
<td>107</td>
</tr>
<tr>
<td>C) Sites with extant permission</td>
<td>642</td>
</tr>
<tr>
<td>D(i)) Sites with pending applications / S106 agreements</td>
<td>90</td>
</tr>
<tr>
<td>D(ii)) SHLAA sites (unassessed sites below 0.1ha)</td>
<td>14</td>
</tr>
<tr>
<td>D(iii)) Non-SHLAA sites</td>
<td>36</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,399</strong></td>
</tr>
</tbody>
</table>

Five year supply rate (against RSS requirement) 4.0 years (80%)

Five year supply rate (against WLLP requirement) 5.4 years (108%)

- The deliverable housing land supply for West Lancashire at 1 April 2012 is therefore 1,399 units. Against the adjusted RSS based housing requirement of 349 dwellings per annum, this represents a 4.0 year supply of deliverable housing land.

- Against the proposed housing requirement in the emerging West Lancashire Local Plan of 260 dwellings per annum, this represents a 5.4 year supply of deliverable housing land.

- Paragraph 4 of the NPPF requires LPAs to provide an additional 5% buffer over and above the five year supply, or where there has been a record of persistent under delivery of housing, the buffer should be increased to 20%. The West Lancashire deliverable housing land supply of 1,399 units would meet the 5% buffer (total requirement of 1,365 units) but not the 20% buffer (total requirement of 1,560 units).
<table>
<thead>
<tr>
<th></th>
<th>2012-17</th>
<th>2012-17</th>
<th>2017-22</th>
<th>2012-27</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Type of land</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Allocated Local Plan sites</td>
<td>1,107</td>
<td>1,107</td>
<td>1,107</td>
<td>1,107</td>
</tr>
<tr>
<td>SHLAA sites</td>
<td>2,740</td>
<td>2,740</td>
<td>2,740</td>
<td>2,740</td>
</tr>
<tr>
<td>Non-SHLAA sites</td>
<td>4,801</td>
<td>4,801</td>
<td>4,801</td>
<td>4,801</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td>8,648</td>
<td>8,648</td>
<td>8,648</td>
<td>8,648</td>
</tr>
<tr>
<td><strong>Five-yearly total</strong></td>
<td>1,791</td>
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</table>

<table>
<thead>
<tr>
<th></th>
<th>2012-17</th>
<th>2012-17</th>
<th>2017-22</th>
<th>2012-27</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing requirement</td>
<td>-20</td>
<td>-20</td>
<td>-20</td>
<td>-20</td>
</tr>
<tr>
<td>Deviation from requirement</td>
<td>-10</td>
<td>-10</td>
<td>-10</td>
<td>-10</td>
</tr>
<tr>
<td>Cumulative deviation</td>
<td>+90</td>
<td>+90</td>
<td>+90</td>
<td>+90</td>
</tr>
<tr>
<td>Five-yearly deviation</td>
<td>+90</td>
<td>+90</td>
<td>+90</td>
<td>+90</td>
</tr>
</tbody>
</table>

**Source:** WLBCHLS 2012

**Chapter 8 Residential Development**

Annual Monitoring Report 2012 West Lancashire Borough Council 59
**Results**

- Local planning authorities (LPAs) need to plan, monitor and manage housing delivery. As part of this, LPAs need to identify specific sites and broad locations to demonstrate they have a flexible, responsive supply of land on which to deliver housing, and must monitor the supply of these sites annually through the AMR.

- The housing trajectory set out in Table 8.5 above shows that there is sufficient deliverable housing land to meet the WLLP housing requirement for the first five years of the Plan period, and sufficient developable land to meet the overall WLLP requirement to 2027.

- However, there is insufficient deliverable / developable land with which to meet the housing requirements of the RSS, if these were to apply until 2027.

**Plan**

- The emerging WLLP housing requirement is 4,650 dwellings over 2012-2027.

- The RSS requirement would be 7,200 dwellings over 2003-2027 (if the annual RSS target were to continue beyond 2021). Taking into account the shortfall in housing delivery from 2003-2012 compared with the RSS targets (689 units), and allowing for demolitions and conversions away from residential uses (50 units), there would be a requirement for 5,239 dwellings (4,500 plus 689 plus 50) from 2012-2027.

**Monitor**

- Tables 8.6 and 8.7 below show how the predicted rates of housing completions in the Borough compare with the requirements of the emerging WLLP and the RSS. The "Monitor" column shows whether the total completions achieved at any point in time are above or below the plan requirement.

**Manage**

- The "Manage" column shows how many completions would need to be achieved each year over the remainder of the Plan period, in order to meet the overall Plan target. The required number of completions is calculated using the 'residual approach', i.e. making up any shortfall over the remainder of the Plan period, rather than over a five year period.
At the end of the WLLP period (2027), Tables 8.6 and 8.7 demonstrate that, against WLLP requirements, a surplus of 151 dwellings would have been provided, whilst against RSS requirements, there would be a shortfall in provision of 428 dwellings\(^{(2)}\).

As has already been stated, the predictions of housing completions to 2027 have been made to the best of our knowledge at present. The actual numbers of completions that end up being achieved may vary considerably from these predicted figures.

---

\(^{(2)}\) The WLLP does not take into account the loss of 50 units from 2003-2012 resulting from demolitions or conversions to non-residential uses. However, it assumes a deficit of 750 units against RSS targets from 2003-2012, whereas the actual deficit has turned out to be 679 units. This difference (71 units) more than compensates for any losses from demolitions / conversions.
Table 8.6 Predicted housing delivery against WLLP targets 2012-2027

<table>
<thead>
<tr>
<th>Year</th>
<th>PLAN Annual required completions</th>
<th>Predicted completions</th>
<th>Cumulative completions</th>
<th>Deviation from Plan requirement</th>
<th>MONITOR Cumulative deviation from requirement</th>
<th>MANAGE (1) Adjusted requirement taking account of deviation</th>
<th>Years of plan period left (2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012/13</td>
<td>260</td>
<td>190</td>
<td>190</td>
<td>-70</td>
<td>-70</td>
<td>310</td>
<td>15</td>
</tr>
<tr>
<td>2013/14</td>
<td>260</td>
<td>280</td>
<td>470</td>
<td>20</td>
<td>-50</td>
<td>319</td>
<td>14</td>
</tr>
<tr>
<td>2014/15</td>
<td>260</td>
<td>259</td>
<td>729</td>
<td>-1</td>
<td>-51</td>
<td>322</td>
<td>13</td>
</tr>
<tr>
<td>2015/16</td>
<td>260</td>
<td>350</td>
<td>1,079</td>
<td>90</td>
<td>39</td>
<td>327</td>
<td>12</td>
</tr>
<tr>
<td>2016/17</td>
<td>260</td>
<td>320</td>
<td>1,399</td>
<td>60</td>
<td>99</td>
<td>325</td>
<td>11</td>
</tr>
<tr>
<td>2017/18</td>
<td>320</td>
<td>320</td>
<td>1,719</td>
<td>0</td>
<td>99</td>
<td>325</td>
<td>10</td>
</tr>
<tr>
<td>2018/19</td>
<td>320</td>
<td>310</td>
<td>2,029</td>
<td>-10</td>
<td>89</td>
<td>326</td>
<td>9</td>
</tr>
<tr>
<td>2019/20</td>
<td>320</td>
<td>272</td>
<td>2,301</td>
<td>-48</td>
<td>41</td>
<td>328</td>
<td>8</td>
</tr>
<tr>
<td>2020/21</td>
<td>320</td>
<td>352</td>
<td>2,653</td>
<td>32</td>
<td>73</td>
<td>336</td>
<td>7</td>
</tr>
<tr>
<td>2021/22</td>
<td>320</td>
<td>357</td>
<td>3,010</td>
<td>37</td>
<td>110</td>
<td>333</td>
<td>6</td>
</tr>
<tr>
<td>2022/23</td>
<td>350</td>
<td>399</td>
<td>3,409</td>
<td>49</td>
<td>159</td>
<td>328</td>
<td>5</td>
</tr>
<tr>
<td>2023/24</td>
<td>350</td>
<td>394</td>
<td>3,803</td>
<td>44</td>
<td>203</td>
<td>310</td>
<td>4</td>
</tr>
<tr>
<td>2024/25</td>
<td>350</td>
<td>390</td>
<td>4,193</td>
<td>40</td>
<td>243</td>
<td>282</td>
<td>3</td>
</tr>
<tr>
<td>2025/26</td>
<td>350</td>
<td>314</td>
<td>4,507</td>
<td>-36</td>
<td>207</td>
<td>229</td>
<td>2</td>
</tr>
<tr>
<td>2026/27</td>
<td>350</td>
<td>294</td>
<td>4,801</td>
<td>-56</td>
<td>151</td>
<td>143</td>
<td>1</td>
</tr>
</tbody>
</table>

2012-27  | 4,650                            | 4,801                 | 151                    |                                 |                                               |                                                          |                             |

1. This column averages out the remaining housing requirement evenly, rather than using the 'graded' WLLP housing requirements (260 / 320 / 350 dwellings per year) set out in WLLP Policy SP1.
2. i.e. at the start of the financial year (1 April)
### Table 8.7 Predicted housing delivery against RSS targets 2003-2027

<table>
<thead>
<tr>
<th>Year</th>
<th>PLAN Annual / total required completions</th>
<th>Actual completions</th>
<th>Predicted completions</th>
<th>Cumulative completions</th>
<th>Deviation from Plan requirement</th>
<th>MONITOR Cumulative deviation from Plan requirement</th>
<th>MANAGE Adjusted requirement taking account of deviation</th>
<th>Years of plan period left(1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2003-12</td>
<td>2,700</td>
<td>2,021</td>
<td>2,021</td>
<td>-792</td>
<td>2,021</td>
<td>-679</td>
<td>349</td>
<td>15</td>
</tr>
<tr>
<td>2012/13</td>
<td>300</td>
<td>190</td>
<td>2,211</td>
<td>-110</td>
<td>2,211</td>
<td>-789</td>
<td>349</td>
<td>15</td>
</tr>
<tr>
<td>2013/14</td>
<td>300</td>
<td>280</td>
<td>2,491</td>
<td>-20</td>
<td>2,491</td>
<td>-809</td>
<td>360</td>
<td>14</td>
</tr>
<tr>
<td>2014/15</td>
<td>300</td>
<td>259</td>
<td>2,750</td>
<td>-41</td>
<td>2,750</td>
<td>-850</td>
<td>360</td>
<td>13</td>
</tr>
<tr>
<td>2015/16</td>
<td>300</td>
<td>350</td>
<td>3,100</td>
<td>50</td>
<td>3,100</td>
<td>-800</td>
<td>375</td>
<td>12</td>
</tr>
<tr>
<td>2016/17</td>
<td>300</td>
<td>320</td>
<td>3,420</td>
<td>20</td>
<td>3,420</td>
<td>-780</td>
<td>377</td>
<td>11</td>
</tr>
<tr>
<td>2017/18</td>
<td>300</td>
<td>320</td>
<td>3,740</td>
<td>20</td>
<td>3,740</td>
<td>-760</td>
<td>338</td>
<td>10</td>
</tr>
<tr>
<td>2018/19</td>
<td>300</td>
<td>310</td>
<td>4,050</td>
<td>10</td>
<td>4,050</td>
<td>-750</td>
<td>390</td>
<td>9</td>
</tr>
<tr>
<td>2019/20</td>
<td>300</td>
<td>272</td>
<td>4,322</td>
<td>-29</td>
<td>4,322</td>
<td>-778</td>
<td>400</td>
<td>8</td>
</tr>
<tr>
<td>2020/21</td>
<td>300</td>
<td>352</td>
<td>4,674</td>
<td>52</td>
<td>4,674</td>
<td>-726</td>
<td>419</td>
<td>7</td>
</tr>
<tr>
<td>2021/22</td>
<td>300</td>
<td>357</td>
<td>5,031</td>
<td>57</td>
<td>5,031</td>
<td>-669</td>
<td>429</td>
<td>6</td>
</tr>
<tr>
<td>2022/23</td>
<td>300</td>
<td>399</td>
<td>5,430</td>
<td>99</td>
<td>5,430</td>
<td>-570</td>
<td>444</td>
<td>5</td>
</tr>
<tr>
<td>2023/24</td>
<td>300</td>
<td>394</td>
<td>5,824</td>
<td>94</td>
<td>5,824</td>
<td>-476</td>
<td>455</td>
<td>4</td>
</tr>
<tr>
<td>2024/25</td>
<td>300</td>
<td>390</td>
<td>6,214</td>
<td>90</td>
<td>6,214</td>
<td>-386</td>
<td>475</td>
<td>3</td>
</tr>
<tr>
<td>2025/26</td>
<td>300</td>
<td>314</td>
<td>6,528</td>
<td>14</td>
<td>6,528</td>
<td>-372</td>
<td>518</td>
<td>2</td>
</tr>
<tr>
<td>2026/27</td>
<td>300</td>
<td>294</td>
<td>6,822</td>
<td>-6</td>
<td>6,822</td>
<td>-378</td>
<td>722</td>
<td>1</td>
</tr>
<tr>
<td>Total 2003-27</td>
<td>7,250(2)</td>
<td>2,021</td>
<td>4,801</td>
<td>6,822</td>
<td>-428</td>
<td>-428</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. i.e. at the start of the financial year (1 April)
2. 50 demolitions without replacement and conversions away from residential added to this total.
Chapter 8 Residential Development

HG06

New and converted dwellings - on previously developed land

Targets:

- 60% of new and converted dwellings to be on previously developed land (CLG)
- 65% of new and converted dwellings to be on previously developed land (WLRLP)

Results

8.6 In 2011/12, 93% of residential completions were on previously developed land, also known as brownfield land. This exceeds both the Council and Government targets.

8.7 The 2011/12 figure maintains the trend in the proportion of dwellings being completed on previously developed land and indicates the policy is working.

8.8 Developers are becoming increasingly selective as to which schemes they develop within the current economic and housing climates. Many developers are being forced to abandon or postpone schemes which is reflected in a low completion rate. Subsequently, these figures should be viewed in conjunction with the proportion of the residual supply on PDL.

8.9 Previous AMRs have reported the completion figures as gross, ie including replacement dwellings. As replacement dwellings will always be in situ, they will always be classed as brownfield and will subsequently skew the figures. This AMR sets the precedent for monitoring net, new completions on brownfield land so the results will be more reflective of policy.

8.10 The proportion of net residual housing land supply (sites currently with planning permission) in the Borough on brownfield land is 83% which maintains a general 5 year trend and shows that the policy is working. It also implies that the proportion of new dwellings to be built on brownfield land will also be high.

8.11 However, the development of the Whalleys site (350 dwellings under Policy DE2) and Skelmersdale Town Centre will involve housing development on greenfield land. These are likely to lessen the proportion of future residential development in the Borough on brownfield land.

8.12 Under the emerging Local Plan 2012-2027, it is recognised that there is insufficient land to provide residential development until 2027 and subsequently, the plan supports the release of greenfield and Greenbelt land to accommodate development needs. The inclusion of these sites, and eventual development, will also have an impact on the proportion of development delivered on brownfield land in the future.

8.13 It is considered that policies DS1 and DE1 are working as intended with respect to favouring brownfield sites over greenfield for residential development.
8.14 It should be noted that in 2010, the Government changed planning policy guidance in relation to residential gardens, changing their designation from brownfield land to greenfield land. West Lancashire's residual supply includes a number of garden developments and, whilst these were originally allowed under the premise they were brownfield, their change to greenfield classification will have an impact on figures relating to developments on previously developed land. It is likely that in future AMRs the proportion of housing completions on previously developed land may decrease as a result of this change.

Data

Table 8.8 Net greenfield and brownfield completions in West Lancashire 2007-2012

<table>
<thead>
<tr>
<th>Year</th>
<th>Brownfield sites</th>
<th>Greenfield conversion sites</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
<td>Number</td>
</tr>
<tr>
<td>2007/08</td>
<td>56</td>
<td>69%</td>
<td>25</td>
</tr>
<tr>
<td>2008/09</td>
<td>86</td>
<td>66%</td>
<td>44</td>
</tr>
<tr>
<td>2009/10</td>
<td>73</td>
<td>67%</td>
<td>36</td>
</tr>
<tr>
<td>2010/11</td>
<td>63</td>
<td>87%</td>
<td>9</td>
</tr>
<tr>
<td>2011/12</td>
<td>233</td>
<td>93%</td>
<td>17</td>
</tr>
<tr>
<td>Total</td>
<td>511</td>
<td>80%</td>
<td>131</td>
</tr>
</tbody>
</table>

Table 8.9 Net greenfield and brownfield housing land supply at 31 March 2007-2012

<table>
<thead>
<tr>
<th>Total</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>% brownfield</td>
<td>85.2%</td>
<td>92.2%</td>
<td>90.7%</td>
<td>94.3%</td>
<td>92.7%</td>
<td>82.8%</td>
</tr>
<tr>
<td>% greenfield</td>
<td>14.8%</td>
<td>7.8%</td>
<td>9.2%</td>
<td>6%</td>
<td>7.3%</td>
<td>17.2%</td>
</tr>
</tbody>
</table>

Source: WLBC HLS 2012
**HG07**

Net additional pitches

**Results**

- In 2011/12, there were no additional pitches provided for gypsies and travellers. There are currently no planning permissions pending decisions for further pitches.

**Data**

Table 8.10 Net number of pitches provided for Gypsy and Traveller use

<table>
<thead>
<tr>
<th>Year</th>
<th>Permanent pitches</th>
<th>Transit</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-existing</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2007/08</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2008/09</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2009/10</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2010/11</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2011/12</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>0</strong></td>
<td><strong>0</strong></td>
<td><strong>0</strong></td>
</tr>
</tbody>
</table>

Source: WLBC 2012

**HG08**

Gross number of affordable housing completions

**Amount of affordable housing granted permission**

**Target:**

At least 30% of homes allowed in Ormskirk/Aughton and Burscough, on sites of 10 dwellings or more, to be subsidised low cost and RSL homes.

**Results**

- In 2011/12, 26 affordable dwellings were completed, all from development in Skelmersdale. This represents 10% of the total number of completions in 2011/12.
62 affordable dwellings were granted permission. These comprised of units at the former Haskayne Business Park and Tarleton Mill. In addition two 100% affordable housing schemes were granted permission, at Chapel Lane, Banks and Moss Lane, Hesketh Bank.

At the 31 March 2012, 10 sites in the residual supply incorporate affordable housing, as set out in Table 8.8.

The 2009 Housing Needs Survey identified a need to provide 210 affordable dwellings in the Borough each year. However, the number of affordable units being delivered each year is substantially lower at present.

It is proving difficult to RSLs and other bodies to obtain planning permission for 100% affordable housing schemes for a number of reasons, including the problem of finding the most appropriate sites and the 'time-bound' nature of RSL funding. In future, the allocation of sites specifically for affordable housing via the Local Plan process, is an option the Council may be able to pursue to facilitate its delivery.

As a result of the non-applicability of Policy DE3 (which requires the provision of a percentage of affordable housing on schemes of 10 or more units) in relation to most residential permissions over recent years, it is not possible to draw conclusions at present as to whether the policy is performing as intended. It is expected, however, that more residential developments are likely to be granted in the future as a result of changes in policy, and that more affordable units will be achieved in the Borough as a percentage of major market housing schemes, under Policy DE3. Indicator HG08 will be more meaningful when more market housing schemes are granted, assuming no change is made to Policy DE3. No targets are currently set for affordable housing completions either locally, or by regional or central Government.

Data

Table 8.11 Affordable dwellings completed 2011/12

<table>
<thead>
<tr>
<th>Location</th>
<th>Affordable units completed 2011/12</th>
<th>Affordable units on site</th>
<th>Capacity of site</th>
<th>Types of affordable housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land north of 154 Elmstead, Skelmersdale</td>
<td>17</td>
<td>17</td>
<td>17</td>
<td>RSL</td>
</tr>
<tr>
<td>Owl and Pussy cat, 232 Egerton, Skelmersdale</td>
<td>9</td>
<td>9</td>
<td>9</td>
<td>RSL</td>
</tr>
</tbody>
</table>

Table 8.12 Affordable dwellings granted consent 2011/12

<table>
<thead>
<tr>
<th>Location</th>
<th>Affordable units granted permission 2011/12</th>
<th>Affordable units on site</th>
<th>Capacity of site</th>
<th>Type of affordable housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tarleton Mill, Tarleton</td>
<td>7</td>
<td>7</td>
<td>70</td>
<td>RSL</td>
</tr>
<tr>
<td>Haskayne Business Park</td>
<td>14</td>
<td>14</td>
<td>45</td>
<td>RSL</td>
</tr>
</tbody>
</table>
Table 8.13 Sites in the residual supply incorporating affordable housing

<table>
<thead>
<tr>
<th>Site address</th>
<th>Site capacity</th>
<th>Affordable units</th>
<th>% of affordable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ainscoughs Mill, Burscough</td>
<td>115</td>
<td>15</td>
<td>13%</td>
</tr>
<tr>
<td>Haskayne Business Park</td>
<td>45</td>
<td>14</td>
<td>31%</td>
</tr>
<tr>
<td>Land between 43-55 Boundary Lane, Hesketh Bank</td>
<td>17</td>
<td>12</td>
<td>71%</td>
</tr>
<tr>
<td>Land east of 90 Moss Lane, Hesketh Bank</td>
<td>17</td>
<td>10</td>
<td>59%</td>
</tr>
<tr>
<td>Land rear of 24-38 Chapel Lane, Banks</td>
<td>31</td>
<td>31</td>
<td>100%</td>
</tr>
<tr>
<td>Tarleton Mill, Tarleton</td>
<td>70</td>
<td>7</td>
<td>10%</td>
</tr>
<tr>
<td>Land rear of 20-22 Lea Crescent, Ormskirk</td>
<td>2</td>
<td>2</td>
<td>100%</td>
</tr>
<tr>
<td>Ormskirk Hospital, Wigan Road, Ormskirk</td>
<td>120</td>
<td>26</td>
<td>23%</td>
</tr>
<tr>
<td>Former Grammar School, Mill St, Ormskirk</td>
<td>107</td>
<td>18</td>
<td>17%</td>
</tr>
<tr>
<td>Land to east of Tanhouse Road, Skelmersdale</td>
<td>76</td>
<td>6</td>
<td>8%</td>
</tr>
</tbody>
</table>

Source: WLBC 2012

HG09
Housing Quality - Building for Life Assessments

Results

- Assessment of dwellings against the Building for Life standards is applicable for those sites where annual completions on sites reach 10 dwellings or more. It is a national standard for well-designed homes and neighbourhoods. The schemes are scored out of 20 against the BfL criteria, with a higher score denoting a good design with the aim of providing an adaptable building that can accommodate changing needs and is of sustainable design.
- BfL standards are given to schemes that score more than 14. Schemes with 14/20 or 15/20 receive the silver standard whilst schemes scoring 16/20 receive gold.

- In 2011/12, 5 schemes were assessed in West Lancashire. Of which one each achieved 14 and a silver standard. Two schemes were awarded 13 and narrowly missed receiving a standard.

**Data**

**Table 8.14 Scores attributed to each scheme assessed under BfL 2011/12**

<table>
<thead>
<tr>
<th>Development address</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>School Lane, Haskayne</td>
<td>11.5</td>
</tr>
<tr>
<td>The Becconsall Hotel, Station Road, Ormskirk (outline application)</td>
<td>13</td>
</tr>
<tr>
<td>Elmstead, Tanhouse, Skelmersdale</td>
<td>14</td>
</tr>
<tr>
<td>The Becconsall Hotel, Station Road, Ormskirk (full application)</td>
<td>11</td>
</tr>
<tr>
<td>Land rear of 10-42 Bonds Lane, Banks</td>
<td>13</td>
</tr>
</tbody>
</table>

Source: WLBC 2012

**HG10**

**A) Proportion of new dwellings completed at a density of:**

- i) Less than 30 dwellings per hectare
- ii) Between 30 and 50 dwellings per hectare
- iii) Above 50 dwellings per hectare

**B) Density of housing sites allowed**

**Target:**

Average density for housing sites allowed to be 40 dwellings per hectare

**Results**

- In 2011/12, 14% of completions belonged to sites with a density of less than 30 dw/ha. 8% belonged to sites with a density of 30-50 dw/ha. 78% belonged to sites with a density of over 50 dw/ha.
• Of those sites with a capacity of 1-4 dwellings, 51% of completions were on sites with a density of less than 30 dw/ha. The figure is accounted for by the number of small schemes, particularly in rural areas, that involve large residential curtilages thereby reducing the density.

• Examining those sites with a capacity greater than 5 dwellings shows that 84% belong to a density of 50 dw/ha or more. Sites with large capacities are generally new developments contained within urban areas and are usually designed to accommodate a high density. In 2011/12, 111 completions came from a retirement apartment development on Aughton Street, Ormskirk which was a high density development in an urban area.

• Over the past few years, there has been a fluctuation between the proportions of units completed on sites with a density of 30-50 dw/ha and above 50 dw/ha. Nationally, developers are postponing or abandoning many larger residential developments because of the poor housing and economic markets, and so it is possible that there will be more of the smaller, less dense sites developed. In addition, the market for apartments (which tend to make up the high density schemes) has collapsed over recent years, and is unlikely to recover in the immediate future. As such, performance in the proportion of completions at density levels is beyond the Council's control, and the density of new permissions provides a better indicator.

• In 2011/12, the average density for new completions was 44 dw/ha. This is higher than the previous years of 28 dw/ha (2010/11), 18.5 dw/ha (2009/10) and 40 dw/ha (2008/09). This is as a result of a number of units on larger developments being completed, but suggests that the policy is working to increase housing densities. Prior to 2009, average densities were 38 dw/ha (2007/08) and 33 dw/ha (2006/07).

• Over the last few years, the economic and housing markets and the impact of the Interim Housing Policy have encouraged smaller housing developments to come forward. Developers of larger sites are unlikely to commit to development due to the uncertainty of the markets.

• Under the RSS figures, West Lancashire Borough Council no longer has an oversupply of housing. Applications for the intensification of sites (ie increasing capacity) particularly in the main settlement areas will now be looked at more favourably than in previous years. Therefore, density increase may occur in the future.

Data

Table 8.15 Density of new, net residential completions in West Lancashire 2011/12

<table>
<thead>
<tr>
<th>Density</th>
<th>Sites with a capacity of 1-4</th>
<th>Sites with a capacity of 5+</th>
<th>All sites</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2011/12</td>
<td>2010/11</td>
<td>2009/10</td>
</tr>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
<td>Number</td>
</tr>
<tr>
<td>Less than 30 dw/ha</td>
<td>18</td>
<td>51%</td>
<td>18</td>
</tr>
</tbody>
</table>
Chapter 8 Residential Development

### Density

<table>
<thead>
<tr>
<th>Density</th>
<th>2011/12</th>
<th>2010/11</th>
<th>2009/10</th>
<th>2008/09</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Sites with a capacity of</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1-4</td>
<td>5+</td>
<td>All sites</td>
<td>1-4</td>
</tr>
<tr>
<td>Number</td>
<td>%</td>
<td>Number</td>
<td>%</td>
<td>Number</td>
</tr>
<tr>
<td>30-50 dw/ha</td>
<td>3</td>
<td>9%</td>
<td>17</td>
<td>8%</td>
</tr>
<tr>
<td>Above 50dw/ha</td>
<td>14</td>
<td>40%</td>
<td>180</td>
<td>84%</td>
</tr>
<tr>
<td>Total (number)</td>
<td>35</td>
<td>-</td>
<td>215</td>
<td>-</td>
</tr>
</tbody>
</table>

Source: WLBC 2012

### Key Findings

National housing policy has changed over recent years, including the adoption of the new RSS in 2009, which has caused the Council to move away from a position of 'oversupply'. Furthermore, the Government proposed to reward Councils for exceeding plan targets, which may be treated as 'floors' rather than 'ceilings'.

The results of the Strategic Housing Land Availability Assessment will be used to inform decisions on the allocation and availability of housing land through the Local Plan and some of this information has already been fed into the production of the housing trajectory. The current housing and economic market is making it increasingly difficult for Councils and developers alike to predict, and deliver, housing. Currently, the Borough does not have a five year supply of deliverable housing sites, although delivery will continue to be monitored and kept under review to ensure that targets are met in the future.

The Council is meeting the target for the proportion of residential development on brownfield land and expects this to continue in the future, although it does face challenges as a result of the economic climate. There is an acknowledgement that greenfield land may be developed in the future from the regeneration of Skelmersdale. The average density of windfall permissions falls short of the target due to the economic and housing markets and the types of housing both being permitted and completed. Previous years results have demonstrated that the Council policies are working. Under the Local Plan, the Council will need to account for specialist accommodation, including Gypsies and Travellers.

There remains a pressing need for affordable housing in West Lancashire. The number of affordable homes is considerably below the target established through the Housing Needs Survey 2009 and the Council need to work towards countering the deficiencies identified in the survey by providing more affordable homes. Affordable housing needs to provide a mix of dwelling types and tenures, to take account of house price to income affordability ratios and to be available in perpetuity. The Council may choose to allocate sites specifically for affordable housing.
### Actions

- To use the results of the SHLAA to inform housing provision and the allocation of sites for residential development, including housing for those groups with special needs

- To continue to use policies to regenerate brownfield land and make the best use of land by providing housing at adequate density levels

- To increase the proportion of affordable homes that are built in West Lancashire

- To attempt to provide a five year residential supply and evidence it through the AMR.
Chapter 9 Sustainable Development

9.1 This chapter examines the sustainability of new development within West Lancashire, in particular the location of new housing and business development in relation to local services and public transport facilities.

Replacement dwellings

9.2 This chapter examines the accessibility of new development. In the case of replacement dwellings, there has obviously already been a dwelling in situ and such applications result in no net change to the housing land supply. Accessibility should not be taken into account when considering this type of development. Subsequently, as a result of not taking into account replacement dwellings, the figures will provide a more accurate representation of the sustainability of new development in the Borough.

SD01

The proportion of housing granted consent and/or completed within 1km of basic services (ie GP, primary school, post office, bus stop)

Target:

73% of new dwellings to be within 1km of 5 basic services

Results

- In 2011/12, 80% of all dwellings granted permission were on sites within 1km of basic services, exceeding the target. 63% of dwellings on sites with a capacity of 1-4 dwellings were within distance of services, and 84% of dwellings on sites with a capacity of 5 or more dwellings had good accessibility.

- Generally, the largest capacity developments are located in the most sustainable areas, with good accessibility to local services.

- 81% of new dwellings completed in 2011/12 were within 1km of 5 basic services, exceeding the target. 83% of dwellings belonging to a site with a capacity of 5 dwellings or more were within 1km of the services. 71% of dwellings belonging to smaller capacity sites were within 1km of the services. Sites with larger capacities are usually confined to the main settlement areas where services already exist whilst smaller developments, particularly those for 1 or 2 dwellings, are often located in rural locations with fewer services accessible. Some completions will also stem from older applications, approved prior to existing local plan policies taking effect, and so will not have been assessed against those criteria measured as part of this indicator.
In 2011/12, the proportion of new completions within 1km of key services was 81%. This compares with 71% in 2010/1 and 75% in 2009/10. It shows a general consistency in policy to encourage new residential builds to be located in the most sustainable areas, close to existing services.

In 2011/12, the proportion of new permissions within 1km of key services was 80%. This compares with the 94% achieved in 2010/11, 44% in 2009/10 and 94% in 2008/09. The figures again show a consistent performance above the target, and demonstrate that the policy is working as intended to direct development to the most sustainable areas. Only as a result of the economic and housing markets, and a significant fall in the number of planning applications in 2009/10, did the pattern change. Therefore, the planning policies are deemed to be working as intended and there is not considered any need to change policies DS1 or DE1 at present.

To tighten policy DS1 so that any new development would not be permitted if it were not accessible by the 5 services would not be either a realistic or sensible course of action, and would cause other difficulties, including conflict with the most recent national policies in favour of house building.

**Data**

**Table 9.1 Proximity of newly permitted residential development to local services in 2011/12**

<table>
<thead>
<tr>
<th>Site capacity (dwellings)</th>
<th>1-4</th>
<th>5+</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of net new dwellings granted permission</td>
<td>64</td>
<td>280</td>
<td>344</td>
</tr>
<tr>
<td>Number within 1km of 5 basic services</td>
<td>40</td>
<td>235</td>
<td>275</td>
</tr>
<tr>
<td>Percentage within 1km of 5 basic services</td>
<td>63%</td>
<td>84%</td>
<td>80%</td>
</tr>
</tbody>
</table>

**Table 9.2 Proximity of new residential completions to local services in 2011/12**

<table>
<thead>
<tr>
<th>Site capacity (dwellings)</th>
<th>1-4</th>
<th>5+</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of net dwellings completed</td>
<td>35</td>
<td>215</td>
<td>250</td>
</tr>
<tr>
<td>Number within 1km of 5 basic services</td>
<td>25</td>
<td>178</td>
<td>203</td>
</tr>
<tr>
<td>Percentage within 1km of 5 basic services</td>
<td>71%</td>
<td>83%</td>
<td>81%</td>
</tr>
</tbody>
</table>

Source: WLBC 2012
The proportion of new housing granted consent and/or completed within 400 metres of an existing or proposed bus stop, or within 800 metres of an existing or proposed railway station

Target:
90% of new dwellings granted permission / completed to be within 400 metres of a bus stop or 800 metres of a rail station.

Results

9.3 In 2011/12, 92% of new dwellings granted permission were within 400 metres of a bus stop. 93% of dwellings on larger capacity sites were within proximity of a bus stop whilst 88% of dwellings on smaller sites were within distance. The target has been met for permissions in 2011/12.

9.4 99% of dwellings completed in 2011/12 were within 400m of a bus stop, exceeding the target. 100% of dwellings on sites with a capacity of 5 dwellings or more were within proximity of a bus stop whilst 91% of dwellings on the smaller sites were within distance. The target has been met for completions in 2011/12.

9.5 Generally, a greater percentage of dwellings within the target distances will be on those sites where capacity exceeds 5 dwellings. Some of these sites include flats and apartments in urban areas and so have higher concentrations accessible to public services. Those smaller capacity sites gravitate towards the rural areas, which are more remote and less accessible by public transport.

9.6 Rail provision in the Borough is relatively sparse with the largest settlement (Skelmersdale) and the ‘Northern Parishes’ (Tarleton, Hesketh Bank, Banks) having no rail stations.

9.7 8% of new permissions and 29% of new completions were within 800m of a rail station. Residential development directs large developments to the main settlements of Ormskirk/Aughton, Burscough and Skelmersdale and whilst Ormskirk/Aughton and Burscough have access to both bus and rail services, Skelmersdale only has access to bus services. Consequently, developments in Skelmersdale will always have a negative impact on the proportion of dwellings accessible to rail services.

9.8 As the indicator measures accessibility by either transport mode, the target has been achieved. The accessibility of new developments to the rail network is detrimentally affected by the lack of available services and stations rather than the unsuitable location of residential sites. As such, policies DS1 and DE1 are considered to be performing adequately.
Data

**Bus stops**

Table 9.3 Proximity of newly permitted residential development to a bus stop in 2011/12

<table>
<thead>
<tr>
<th>Site capacity</th>
<th>1-4</th>
<th>5+</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of net dwellings granted permission</td>
<td>64</td>
<td>280</td>
<td>344</td>
</tr>
<tr>
<td>Number within 400m of a bus stop</td>
<td>56</td>
<td>259</td>
<td>315</td>
</tr>
<tr>
<td>Percentage within 400m of a bus stop</td>
<td>88%</td>
<td>93%</td>
<td>92%</td>
</tr>
</tbody>
</table>

Table 9.4 Proximity of new residential completions to a bus stop in 2011/12

<table>
<thead>
<tr>
<th>Site capacity</th>
<th>1-4</th>
<th>5+</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of net dwellings granted permission</td>
<td>35</td>
<td>215</td>
<td>250</td>
</tr>
<tr>
<td>Number within 400m of a bus stop</td>
<td>32</td>
<td>215</td>
<td>247</td>
</tr>
<tr>
<td>Percentage within 400m of a bus stop</td>
<td>91%</td>
<td>100%</td>
<td>99%</td>
</tr>
</tbody>
</table>

**Rail stations**

Table 9.5 Proximity of newly permitted residential development to a rail station in 2011/12

<table>
<thead>
<tr>
<th>Site capacity</th>
<th>1-4</th>
<th>5+</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of net dwellings granted permission</td>
<td>64</td>
<td>280</td>
<td>344</td>
</tr>
<tr>
<td>Number within 800m of a rail station</td>
<td>23</td>
<td>5</td>
<td>28</td>
</tr>
<tr>
<td>Percentage within 800m of a rail station</td>
<td>36%</td>
<td>2%</td>
<td>8%</td>
</tr>
</tbody>
</table>

Table 9.6 Proximity of new residential completions to a rail station in 2011/12

<table>
<thead>
<tr>
<th>Site capacity</th>
<th>1-4</th>
<th>5+</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of net dwellings granted permission</td>
<td>35</td>
<td>215</td>
<td>250</td>
</tr>
<tr>
<td>Number within 800m of a rail station</td>
<td>8</td>
<td>64</td>
<td>72</td>
</tr>
<tr>
<td>Percentage within 800m of a rail station</td>
<td>23%</td>
<td>30%</td>
<td>29%</td>
</tr>
</tbody>
</table>

Source: WLBC 2012
SD03

The proportion of new developments granted and completed, located in the principal urban areas (PUAs) and main towns 2001-2016

**Target:**

75% of new developments to be within Skelmersdale, Ormskirk or Burscough

**Results**

- In 2011/12, 98% of dwellings completed were in the PUAs / main towns. 91% of dwellings on small capacity sites and 99% of dwellings on large capacity sites were in the main urban areas.

- In 2011/12, 33% of the dwellings granted permission were in the PUA and main settlements of the Borough (ie Aughton, Ormskirk, Burscough and Skelmersdale). This falls short of the target. 53% of dwellings on a small capacity sites fell within the PUAs / main towns. 28% of dwellings on larger capacity sites were in PUAs / main towns. Several large developments were granted approval in rural areas to regenerate sites such as Tarleton Mill and the former Haskyane Business Park. In addition, there were further approvals for affordable housing in the Northern Parishes in response to local need and demand.

- Generally, a greater proportion of dwellings in PUAs on larger sites than smaller sites would be seen because many of the larger capacity sites are purposefully located in urban areas whilst those smaller capacity sites often gravitate to the rural areas.

- The target has been reached in relation to new completions, but has failed in relation to permissions. However, this is due to factors beyond the control of the planning policies and Policy DS1 is therefore not considered to be failing. The policy does not prescribe that a certain percentage of development should go to the three main settlements, and it is not considered appropriate to seek a mechanism to achieve this.

**Data**

*Table 9.7 Net new dwellings granted permission in 2011/12 in West Lancashire*

<table>
<thead>
<tr>
<th></th>
<th>Site capacity</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1-4</td>
<td>5+</td>
<td>Total</td>
<td></td>
</tr>
<tr>
<td>Aughton</td>
<td>5</td>
<td>5</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Burscough</td>
<td>3</td>
<td>0</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Ormskirk</td>
<td>11</td>
<td>0</td>
<td>11</td>
<td></td>
</tr>
</tbody>
</table>
Table 9.8 Net new dwellings completed in 2011/12 in West Lancashire

<table>
<thead>
<tr>
<th>Site capacity</th>
<th>1-4</th>
<th>5+</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Skelmersdale</td>
<td>15</td>
<td>73</td>
<td>88</td>
</tr>
<tr>
<td>Total in PUAs</td>
<td>34</td>
<td>78</td>
<td>112</td>
</tr>
<tr>
<td>Remainder of Borough</td>
<td>30</td>
<td>202</td>
<td>232</td>
</tr>
<tr>
<td>Total in Borough</td>
<td>64</td>
<td>280</td>
<td>344</td>
</tr>
<tr>
<td>Percentage in PUAs</td>
<td>53%</td>
<td>28%</td>
<td>33%</td>
</tr>
</tbody>
</table>

Source: WLBC 2012

SD04

Amount of completed developments within Use Classes A, B and D complying with Regional Transport Strategy Parking Standards

Results

- Regional Transport Strategy Parking Standards are no longer used by the Council in assessing planning applications and a replacement strategy for parking standards will be introduced with the adoption of the new Local Plan 2012-2027.
SD05

Amount of new residential development within 30 minutes public transport time of a hospital, a GP, a primary school, a secondary school, areas of employment and a major retail centre.

Results

- Due to organisational changes within Lancashire County Council, who perform the accessibility analysis, no results are available for 2010 onwards.

- In 2009/10 an average of 65% of new dwellings completed in West Lancashire were within 30 minutes public transport time of all the services listed. Of all the services, the hospital is generally the least accessible service in West Lancashire. Only 65% of dwellings completed in that year were within the 30 minutes distance of a hospital, compared against 94% for all the other services. Only 6% of new dwellings had access to no services and these tend to be those built in the rural areas where access to both public transport and other services are more limited.

- In the previous 3 years, the proportion of new completions that were within access of 6 services were at consistent levels - 65% in 2009/10, 60% in 2008/09 and 67% in 2007/08.

Key Findings

2011/12 figures are still feeling the effects of the poor economic and housing markets but show that the majority of new residential developments are being located in the most sustainable areas, close to facilities, in line with the Replacement Local Plan's aims and objectives. Consequently, policies are considered to be working as intended.

Where targets have been missed, figures are skewed by completions allowed under policies of the previous Local Plan or because of factors beyond the control of planning policy and so policies (including DE1) are not considered to be failing.

Actions

- For policy to continue to direct development to sustainable areas and the main settlement areas so facilities and public transport services can be accessed by Borough residents
Chapter 10 Environment and Development

10.1 This section contains indicators that are designed to measure the effect of development on the West Lancashire environment.

**ENV01**

**Effect of development on greenspace**

- **Target:** No more than 1% of the total area of greenspace to be lost to development

**Results**

- In 2011/12, the total amount of greenspace in West Lancashire stood at 443.8 hectares.
- In 2011/12, as in previous years, there were no applications granted that would result in greenspace being lost to development. Therefore, the target has been met and policies are working as intended.

Source: WLBC 2012

**ENV02**

**Effect of development on listed buildings**

- **Target:** No listed buildings to be demolished

**Results**

- No listed buildings were demolished in West Lancashire in 2011/12 and so the target has been achieved.

Source: WLBC 2012
ENV03

Number of net losses of heritage assets, networks or settings

**Target:** No net losses of heritage assets, networks or settings

**Results**

- In 2011/12, there were no net losses of heritage assets and so the target has been achieved.

Source: WLBC 2012

---

ENV04

Amount of best and most versatile agricultural land (Grades 1, 2 and 3a) irreversibly lost to development

**Target:** Limit irreversible loss of Grades 1, 2 and 3a agricultural land to less than 1% of the total amount

**Results**

- West Lancashire in 2012, has 31,475 hectares of graded agricultural land.
- In 2011/12, no permissions were granted which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land in the Borough. Therefore, the target has been met and the policies are acting as intended to protect agricultural land from development.

Source: WLBC 2012
Proportion of land stock that is neglected, underused or derelict

Results

- The data on vacant and derelict land in the Borough was extensively updated in 2007 using information from desktop studies, including the Strategic Housing Land Availability Assessment and the Employment Land and Premises Study. As a result, a large number of new sites were identified and data became far more comprehensive than that held previously. The Council have, and will continue to maintain, a full a picture as possible to inform the Local Plan.

- The latest data is that published by Communities and Local Government, at local authority level, is for 2008. In West Lancashire, in terms of site numbers, the highest proportion of the previously developed land (PDL) stock was vacant land, followed by derelict land and buildings. In terms of areas, the highest proportion of PDL stock is from derelict land and buildings which forms almost half of the total area of PDL in the Borough.

- Compared with regional and national figures, West Lancashire has a higher proportion of vacant brownfield land and derelict land and buildings but a lower proportion of vacant buildings. The proportion of previously developed land/buildings in the Borough with redevelopment potential falls just below the national average but is higher than that of the North West.

Source: WLBC 2011
Table 10.1 Previously developed land by type

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number of sites</td>
<td>Percentage of total number of sites</td>
<td>Area of site (ha)</td>
<td>Percentage of total area of sites</td>
<td>Number of sites</td>
<td>Percentage of total number of sites</td>
</tr>
<tr>
<td>A. Previously developed land now vacant</td>
<td>38</td>
<td>37%</td>
<td>37.08</td>
<td>28%</td>
<td>2,530</td>
<td>23%</td>
</tr>
<tr>
<td>B. Vacant buildings</td>
<td>15</td>
<td>15%</td>
<td>11.5</td>
<td>9%</td>
<td>4,830</td>
<td>44%</td>
</tr>
<tr>
<td>C. Derelict land and buildings</td>
<td>29</td>
<td>28%</td>
<td>61.9</td>
<td>46%</td>
<td>680</td>
<td>6%</td>
</tr>
<tr>
<td>D. Previously developed land or buildings currently in use and allocated in Local Plan or with planning permission</td>
<td>7</td>
<td>7%</td>
<td>14.5</td>
<td>10%</td>
<td>1,900</td>
<td>17%</td>
</tr>
<tr>
<td>E. Previously developed land or buildings currently in use with redevelopment potential but no planning application of permission</td>
<td>13</td>
<td>13%</td>
<td>9.5</td>
<td>7%</td>
<td>980</td>
<td>9%</td>
</tr>
<tr>
<td>Total</td>
<td>102</td>
<td>100%</td>
<td>134.4</td>
<td>100%</td>
<td>10,910</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: WLBC NLUD 2009 / Previously developed land that may be available for redevelopment, 2008, CLG
Open Space managed to Green Flag Award Standard

ENV06

**Percentage of eligible open spaces managed to Green Flag Award standard**

**Results**

- In 2011/12, Beacon Country Park, Skelmersdale and Coronation Park, Ormskirk both held Green Flag awards for consecutive years.

  Source: WLBC 2012

Effect of development on flood risk or water quality

ENV07

**Number of planning permissions granted contrary to Environment Agency advice on either flood defence or water quality grounds**

**Results**

- In 2011/12, the Environment Agency made objections to three planning applications on the grounds of flood risk. Of those, two were refused and one is still pending decision.
- In 2011/12, one objection was made in relation to water quality, and the application was withdrawn.
- Therefore, no planning permissions were granted contrary to EA advice on either flood defence or water quality grounds.

**Data**

**Table 10.2 Objections made by the EA on flood risk grounds 2011/12**

<table>
<thead>
<tr>
<th>Application details</th>
<th>Reason for objection by EA</th>
<th>Outcome of application</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010/1474/FUL - Erection of foodstore</td>
<td>Development next to a watercourse/flood defence</td>
<td>Permission refused.</td>
</tr>
<tr>
<td>2011/1022/OUT - Proposed regeneration of site incorporating residential units, hotel, restaurant, boat house, car park, community centre</td>
<td>Unsatisfactory FRA/FCA submitted</td>
<td>Pending decision</td>
</tr>
<tr>
<td>2011/1167/OUT - Erection of up to 80 dwellings</td>
<td>Unsatisfactory FRA/FCA submitted (surface water)</td>
<td>Permission refused. A subsequent application was granted which addressed the issues.</td>
</tr>
</tbody>
</table>
Chapter 10 Environment and Development

Application details | Reason for objection by EA | Outcome of application
---|---|---
2010/1200/OUT - Minor residential | Non-mains drainage proposed in sewered area. | Withdrawn

Source: Environment Agency 2012

Effect of development on biodiversity

**ENV08**

Change in areas and population of biodiversity importance, including:

i) Priority habitats and species (by type) and

ii) Areas designated for their intrinsic environmental value

**Target:** 95% of SSSI land to be favourable or recovering condition by 2010

Results

- 99.5% of SSSI land in West Lancashire is in favourable or recovering condition, therefore exceeding the target. The figure is based on updated 2006 data from English Nature, although there was no change to the proportion of SSSI land in the Borough from previous results.
- To adequately measure this indicator, more information is required than to simply state the SSSI's. However, definitive information on species and habitat is not readily available. Any relevant information obtained by the Council will be included in future AMRs. As the target relates to the position in 2010, a revised target or indicator needs to be considered. However, it is most likely that this will occur with the adoption of the new Local Plan 2012-2027, and its associated indicators. It is hoped this will be reported on from 2013/2014.

Data

**Table 10.3 Condition of SSSIs in West Lancashire**

<table>
<thead>
<tr>
<th>Total area designated (Hectares)</th>
<th>Area in favourable or recovering condition (ha)</th>
<th>% in favourable or recovering condition</th>
<th>Change in condition since 2003</th>
</tr>
</thead>
<tbody>
<tr>
<td>4274</td>
<td>4700</td>
<td>99.5%</td>
<td>No change</td>
</tr>
</tbody>
</table>

Source: WLBC 2011 / 4NW RSS AMR 2010
Results

10.2 As in previous years, in 2011/12, there were no renewable energy developments in West Lancashire of a sufficient size to register at County or Regional level. Planning permissions have been granted for a small number of domestic turbines and solar panels in the Borough but their energy output is minimal, in kilowatts rather than megawatts.

10.3 In 2011/12, 24 applications were granted consent for wind, solar and air source pump schemes. Unfortunately, the total energy capacity that they generate cannot be provided as this is not always specified through the planning application.

10.4 It should be borne in mind that many domestic renewable energy developments can be done under permitted development rights and subsequently will not be picked up through the planning application process of reported here.

10.5 In Lancashire as a whole, all operational renewable energy schemes have a combined output of 49MW. This includes a 4.5MW from landfill gas at West Quarry, Appley Bridge, although the amount of gas is diminishing at the site and the power output is expected to decrease.

10.6 The Council’s Renewable Energy Capacity Study identified the suitability and location of sites in West Lancashire for renewable energy developments. The study concluded that West Lancashire is potentially a suitable location for large scale wind turbines to generate energy for the Borough and potentially for surrounding areas.

Data

Table 10.4 Planning applications granted 2011/12 for renewable energy developments

<table>
<thead>
<tr>
<th>Type</th>
<th>Number of applications granted permission</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wind</td>
<td>7</td>
</tr>
<tr>
<td>Solar PV</td>
<td>14</td>
</tr>
<tr>
<td>Solar thermal</td>
<td>1</td>
</tr>
<tr>
<td>Ground source</td>
<td>0</td>
</tr>
<tr>
<td>Air source</td>
<td>2</td>
</tr>
</tbody>
</table>

Source: WLBC 2012
Tree Preservation Orders

ENV10
Number of additional trees and areas of woodland protected by Tree Preservation Orders (TPOs)

Results

- At the time of writing the AMR, there was no updated data available on TPO's for 2011/12.
- At the 1st April 2011, there were 557 active TPOs in place in West Lancashire.

West Lancashire Residents Satisfaction

ENV11-14

ENV11: Percentage of residents who are satisfied with their local area as a place to live
ENV12: Percentage of residents who think their local area is getting worse
ENV13: Percentage of residents finding it easy to access key local services
ENV14: Percentage of adults surveyed who feel they can influence planning decisions in their local areas

Results

- These indicators relied on the results of a series of surveys undertaken every 3 years by the Council on behalf of the Government (CLG) to produce national statistics. These General Surveys were then replaced in 2008 by the 'Places Survey' which was undertaken by Lancashire County Council on behalf of West Lancashire. Neither ENV12 or ENV13 were collected through the surveys.
- Since 2008, however, these indicators have no longer had data collected and recent figures cannot be reported. New indicators will be considered through the preparation of the Local Plan and will be used to report in the future, once the Local Plan is adopted.
- The results of the 2006 BVPI General Survey of West Lancashire residents indicated that 79% of residents are satisfied with their local area as a place to live. In 2003, this figure was 88%.
- The 2008 results showed that 83% of residents were satisfied with their local area as a place to live. This shows that performance has increased since 2006. West Lancashire’s performance was higher than the national average for England which is 79.7%.
- 25% of respondents in 2006 felt that they could influence decisions in their locality. Further information of relevant was gathered during pre-draft consultation for the Statement of Community Involvement (SCI) in 2006. People were asked to indicate from
a list of what the biggest factors were that discouraged them from getting involved with planning for their local areas. By far the most frequent response was that people felt their views would not matter as decisions had already been made. It was hoped that by improved publicity and community engagement, along the lines of that proposed in the SCI, this opinion will become less prevalent over time and the survey performance figure will increase in accordance.


Findings

Results show that heritage and environmental assets are being well protected by plan policies. Beacon Park and Coronation Park hold 'Green Flag' status and indicate ongoing, successful management and improvement of the areas. No greenspace or agricultural land has been irreversibly lost to development and areas of biodiversity continue to be protected. Extensive work on researching brownfield land has been maintained and will be used to inform and promote regeneration of these areas. The Council acknowledges Environment Agency advice on flooding and water quality issues and works with developers to overcome potential issues.

Actions

- To continue to protect heritage and environmental assets through the plan policies
- To promote the regeneration of derelict and vacant land and buildings and increase focus on sustainable energy, including the promotion of renewable energy sources within the Borough
- To continue to take heed of Environment Agency advice to minimise flood risk and problems with water quality
- To work closely with the community to involve them in planning issues and decision making
Chapter 10 Environment and Development
Chapter 11 Monitoring Community Involvement

Statement of Community Involvement

11.1 One of the most important principles behind the Local Plan is that the whole community should be involved in every aspect of the planning process, including the preparation of the Local Plan.

11.2 The Statement of Community Involvement (SCI) sets out the Councils standards and policies for involving the community in the planning process. For example, it lists the different groups with which the authority intends to consult, and describes the various methods to be used to engage and communicate with people. The Planning Authority are expected to meet the standards set out in its SCI at all times, ie in every consultation exercise undertaken when preparing the Local Plan. This includes the minimum standards for consultation specified by the Government.

11.3 Preparing the Local Plan involves numerous consultation stages, some of which are a continuation of that consulted on under the Local Development Framework. The work carried out to date on the LDF, including public consultation, is still relevant to the preparation of a single Local Plan, and has directly informed this document. In producing a Local Plan, local planning authorities will consult the community and other interested parties far more frequently.

Monitoring the SCI

11.4 The SCI states that it should be regularly monitored to ensure that it continues to accurately represent the preferred methods of consultation for those interested in the planning of the Borough, and this should be reported through the Council's AMR. If monitoring reveals major omissions or other problems, this should trigger a review of the document.

11.5 This AMR will monitor and report on the consultation undertaken in 2012.

Consultation in 2012

Local Plan Preferred Options

11.6 Following consultation on the LDF Issues and Options, LDF Options and LDF Preferred Options, the Local Plan Preferred Options were published and consulted on in January/February 2012. This was the second 'Preferred Options' consultation as a result of revised proposals and the inclusion of allocated sites.

11.7 The SCI stated the ways in which the Preferred Options document must be consulted upon.

Table 11.1 Opportunities for involvement in preparing the Local Plan

<table>
<thead>
<tr>
<th>Preferred Options Document</th>
<th>The consultation on the Preferred Options document will last a period of 6 weeks. We will advertise the consultation on our website and in the local press. We will make copies of the</th>
<th>All statutory and general consultees who are listed in</th>
</tr>
</thead>
</table>
Appendix 4 of the SCI. Any other persons / groups who submitted representations during the Pre-draft consultation stage.

11.8 In 2012, consultation on the Local Plan Preferred Options was undertaken for a 6 week period, running from the 5th January to the 17th February. Consultation was advertised on the Council website, and in the local press via a press notice and press release as well as through posters distributed in local areas. Copies of the document were available at the Council offices in Ormskirk, the Council’s Customer Contact Centre in Skelmersdale and at local libraries and post offices, in accordance with Appendix 5 of the SCI. Letters and emails were sent to statutory consultees, those registered on the consultation database and specific groups that were identified as likely to be affected by proposals or traditionally hard to reach - eg gypsy and traveller groups.

11.9 A newspaper wrap was placed around the free local paper (The Champion) and distributed to all homes in West Lancashire. Those homes in rural areas that do not receive the paper, were sent leaflet versions by post. We also sent large print copies of the leaflets to those people in the Borough who had requested Council literature in a larger format. The Council undertook four public forums, adding a fifth due to demand, and held four exhibitions, all of which were in Ormskirk, Skelmersdale, Tarleton and Burscough. The forums and exhibitions were held in evenings and weekends to maximise the number of people who could attend. Promotion was also undertaken through the Local Plan Facebook and Council Twitter pages.

11.10 In addition, the Council hosted a business breakfast to outline the potential impacts of the Preferred Option to local businesses, met with housing developers and neighbouring authorities to discuss their issues and held briefings for Parish Councils.

11.11 Consultees were able to submit their comments online, using the Portal, as well as by email and post. There were also surveys made available to enable people to quickly put forward their views.

11.12 Subsequently, the Council met, and exceeded, the requirements for consultation on the Preferred Options document in 2012.

11.13 Comments received were then taken into account when preparing the Publication (Pre-submission) document.

Local Plan Publication (Pre-Submission document)

11.14 The Publication stage was also consulted upon in 2012.

11.15 The SCI set out the following requirements for the Publication stage:
Table 11.2 Opportunities for involvement in preparing the Local Plan

| Submission document | We will advertise the availability of the submission document on our website and in the local press. We will make copies of the submission document available at the Council offices, in the locations listed in Appendix 5 and an interactive version of the document will be made available through the Councils website. We will also send letter and emails to inform interested parties that the document is available for a final 6 week period. Consultees should note that at this stage, representations should only be made which relate to the ‘soundness’ of the document. For details on the Tests of Soundness, please see Appendix 3 of the SCI. | All statutory and general consultees who are listed in Appendix 4 of the SCI. Any other persons/groups who submitted representations on the draft document. Any others persons/groups who have asked to be kept informed of the progress of the document. |

11.16 The Local Plan Publication was published and consulted upon 9 August - 5 October 2012. Consultation on the Local Plan Publication was undertaken for a 8 week period, to take account of the summer holiday season. Consultation was advertised on the Council website, and in the local press via a press notice and press release as well as through posters distributed in local areas. Copies of the document were available at the Council offices in Ormskirk, the Council’s Customer Contact Centre in Skelmersdale and at local libraries and post offices, in accordance with the SCI. Letters and emails were sent to statutory consultees, those registered on the consultation database including specific groups from previous consultation exercises.

11.17 A newspaper wrap was placed around the free local paper (The Champion) and distributed to all homes in West Lancashire. Those homes in rural areas that do not receive the paper, were sent leaflet versions by post. Promotion was also undertaken through the Local Plan Facebook and Council Twitter pages.

11.18 As this was a formal stage to enable people to submit representations for the attention of the Planning Inspector, no forums were held. Planning officers did stage a series of drop-in sessions at venues across the Borough which people could attend to find out more information. Briefings were given to parish councils and to neighbouring authorities.

11.19 Consultees were able to submit their comments online, using the Portal, as well as by email and post.
Once again, the Council met, and exceeded, the requirements for consultation on the Publication document.

Consultation in 2013

Now that the Local Plan is in its examination period, it is anticipated that, subject to the Plan being found sound by a Planning Inspector, it will be adopted in 2013. If adopted, there will be no further consultations on the Local Plan required, and consultation focus will turn to development plans and briefs for allocated sites and schemes. If, however, it is not adopted, there may be some additional consultation required on any changes that are deemed necessary to the Plan. Once again, future consultation will follow the requirements of the SCI and will be reported in future AMRs.
Chapter 12 Conclusions

Preparation Schedules

12.1 Of those Local Plan stages outlined in the 2012 LDS, the Council have met the timetable for their action. Of those stages remaining, including the examination hearings and the adoption of the Local Plan, the Council are hopeful that these timescales will be achieved but are subject to the decisions of the Planning Inspector.

Development Plans and Policies

12.2 This report includes national and local indicators and updated data has been provided for them all, where available. It has not been possible to provide updated data for some local indicators, including SD05 and ENV11-14, because they rely on data that is no longer collected or updated.

12.3 In 2011/12, of those indicators with targets, 14 have been achieved and 2 missed. Reasons vary as to why the targets for these indicators have not been met. These include factors beyond the control of the Council, such as a lack of affordable housing coming forward, effects of changing policies and the national economic climate.

12.4 It is acknowledged that when the RSS is revoked in the near future, some indicators will need to be reviewed in light of changing policies, requirements and targets. However, generally it is not considered that the Replacement Plan policies are in need of significant revision at the moment. A small number of targets may need revising but it is more than likely that these targets will change in accordance with the development and progression of the new Local Plan.

Consultation and Community Involvement

12.5 Consultation on the Local Plan Preferred Options document and the Local Plan Publication document in 2012, adhered to, and exceeded, the requirements stipulated in the SCI.

The Future

12.6 The Council are working to produce a new Local Plan, although this has taken longer than expected due to the time required to compile a robust and accurate evidence base.

12.7 The adoption of the RSS resulted in the Borough Council needing to alter some of its policies, and created a different situation in terms of residential development, having quickly moved away from a position of oversupply. However, the Council may now need to adapt some of its policies in response to any revocation of the RSS, drawing upon the findings and recommendations produced by its evidence base. This presents opportunities to work towards sustainable communities as per government guidance.

12.8 The Council are continuing to work with other authorities to help deliver ‘spatial planning’ policies, taking into account cross boundary issues, on a range of themes including housing, transport, employment, retail and Gypsy and traveller provision.
Chapter 12 Conclusions

12.9 Other issues, not covered within the current AMR remit, such as climate change and infrastructure, will be introduced through policies, and indicators, through the new Local Plan.

Future Annual Monitoring Reports

12.10 In conjunction with Sustainability Appraisals, 'Significant Effects Indicators' (SEIs) will be incorporated into future AMRs. The AMR will also need to respond to indicators and targets contained within Sustainable Community Strategies.

12.11 On adoption of the Local Plan, future AMRs will contain new indicators and targets in line with the new policies. If the Local Plan is adopted in 2013, the AMR should report on these new indicators from next year. Efforts will be made to report on every indicator in future reports.

12.12 West Lancashire Borough Council’s AMR will continue to adapt to national and local policy changes, including relevant indicator and target revision, to enable the progress of the Local Plan and the success of development plan policies to be monitored.
<table>
<thead>
<tr>
<th>Indicator</th>
<th>Source</th>
<th>Frequency</th>
<th>Data Source</th>
<th>Contextual Indicators</th>
</tr>
</thead>
<tbody>
<tr>
<td>CX01</td>
<td>-</td>
<td>Annually</td>
<td>ONS Mid Year Estimates of Population</td>
<td>DE1, DE2, DE3</td>
</tr>
<tr>
<td>CX02</td>
<td>-</td>
<td>Annually</td>
<td>ONS Mid Year Estimates of Population</td>
<td>DE1, DE2, DE3</td>
</tr>
<tr>
<td>CX03</td>
<td>-</td>
<td>Biennially</td>
<td>ONS Population Projections</td>
<td>-</td>
</tr>
<tr>
<td>CX04</td>
<td>-</td>
<td>Annually</td>
<td>CLG Index of Multiple Deprivation</td>
<td>DE1, DE11, DE14</td>
</tr>
<tr>
<td>CX05</td>
<td>-</td>
<td>Annually</td>
<td>ONS Census</td>
<td>-</td>
</tr>
<tr>
<td>CX06</td>
<td>-</td>
<td>Annually</td>
<td>NOMIS</td>
<td>DE1, DE5</td>
</tr>
<tr>
<td>CX07</td>
<td>-</td>
<td>Annually</td>
<td>NOMIS</td>
<td>DE5</td>
</tr>
<tr>
<td>CX08</td>
<td>-</td>
<td>Annually</td>
<td>NOMIS</td>
<td>DE5</td>
</tr>
<tr>
<td>CX09</td>
<td>-</td>
<td>Annually</td>
<td>NOMIS</td>
<td>DE5</td>
</tr>
<tr>
<td>CX10</td>
<td>-</td>
<td>Annually</td>
<td>CLG Live Housing Tables / Hometrack</td>
<td>DE1</td>
</tr>
</tbody>
</table>

**Contextual Indicators**

- **Core Output Indicator**
  - Resident population
  - Population age structure
  - Projected population and age structure
  - Index of multiple deprivation
  - Education and qualifications
  - Crime
  - Economic activity and unemployment
  - Income and earnings
  - VAT Registrations and De-registrations
  - Housing market and affordability

- **Annually**
  - CLG Index of Multiple Deprivation
  - ONS Mid Year Estimates of Population of Population
  - ONS Population Projections
  - CLG Live Housing Tables / Hometrack
  - ONS Census
  - NOMIS

- **Annually**
  - West Lancashire Borough Council

- **Annually**
  - West Lancashire Borough Council
### Economic Development Indicators

<table>
<thead>
<tr>
<th>WLBC AMR Indicator</th>
<th>CLG Core Output Indicator</th>
<th>Indicator</th>
<th>Relevant Policies</th>
<th>Target</th>
<th>Data Source</th>
<th>Target Source</th>
<th>Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td>EC01</td>
<td>BD1</td>
<td>Floorspace developed by type</td>
<td>DE5</td>
<td>-</td>
<td>WLBC Employment Land Database (ELSD)</td>
<td>-</td>
<td>Annually</td>
</tr>
<tr>
<td>EC02</td>
<td>BD2</td>
<td>Floorspace developed by type on previously developed land</td>
<td>DE5</td>
<td>-</td>
<td>WLBC ELSD</td>
<td>-</td>
<td>Annually</td>
</tr>
<tr>
<td>EC03</td>
<td>-</td>
<td>Floorspace developed in employment / regeneration area</td>
<td>DE5</td>
<td>-</td>
<td>WLBC ELSD</td>
<td>-</td>
<td>Annually</td>
</tr>
<tr>
<td>EC04</td>
<td>-</td>
<td>Development of employment land</td>
<td>DE5</td>
<td>Average of 9.67 ha per annum (2001-2016)</td>
<td>WLBC ELSD</td>
<td>-</td>
<td>Annually</td>
</tr>
<tr>
<td>EC05</td>
<td>BD3</td>
<td>Employment land available by type</td>
<td>DE5</td>
<td>-</td>
<td>WLBC ELSD</td>
<td>-</td>
<td>Annually</td>
</tr>
<tr>
<td>EC06</td>
<td>-</td>
<td>Employment land lost to residential development</td>
<td>DE5</td>
<td>-</td>
<td>WLBC ELSD</td>
<td>-</td>
<td>Annually</td>
</tr>
<tr>
<td>EC07</td>
<td>BD4</td>
<td>Floorspace developed for 'town centre uses'</td>
<td>DE5</td>
<td>-</td>
<td>WLBC ELSD</td>
<td>-</td>
<td>Annually</td>
</tr>
<tr>
<td>EC08</td>
<td>-</td>
<td>Vacancy levels of retail units in Skelmersdale, Burscough and Ormskirk</td>
<td>DE10</td>
<td>Less than national average</td>
<td>LCC Spatial Report (AMR)</td>
<td>-</td>
<td>Biannually</td>
</tr>
</tbody>
</table>


Chapter 13 Appendix 1
### Housing Indicators

<table>
<thead>
<tr>
<th>WLBC AMR Indicator</th>
<th>CLG Core Output Indicator</th>
<th>Indicator</th>
<th>Relevant Policies</th>
<th>Target</th>
<th>Data Source</th>
<th>Target Source</th>
<th>Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td>EC09</td>
<td>-</td>
<td>Percentage of ground floor units in A1 class use in the primary shopping area of Ormskirk Town Centre</td>
<td>DE10</td>
<td>Ensure does not fall below 60%</td>
<td>WLBC Town Centre Survey</td>
<td>WLRLP</td>
<td>Annually</td>
</tr>
</tbody>
</table>

**Housing Indicators**

<table>
<thead>
<tr>
<th>WLBC AMR Indicator</th>
<th>CLG Core Output Indicator</th>
<th>Indicator</th>
<th>Relevant Policies</th>
<th>Target</th>
<th>Data Source</th>
<th>Target Source</th>
<th>Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td>HG01</td>
<td>H1</td>
<td>Plan period and housing target</td>
<td>DE1</td>
<td>-</td>
<td>RSS</td>
<td>-</td>
<td>Annually</td>
</tr>
<tr>
<td>HG02</td>
<td>H2a</td>
<td>Net additional dwellings completed in previous years</td>
<td>DE1</td>
<td>-</td>
<td>WLBC Housing Land Supply Database (HLSD)</td>
<td>-</td>
<td>Annually</td>
</tr>
<tr>
<td>HG03</td>
<td>H2b</td>
<td>Net additional dwellings completed - reporting year</td>
<td>DE1</td>
<td>-</td>
<td>WLBC HLSD</td>
<td>-</td>
<td>Annually</td>
</tr>
<tr>
<td>HG04</td>
<td>H2c</td>
<td>Net additional dwellings - in future years</td>
<td>DE1</td>
<td>-</td>
<td>WLBC HLSD</td>
<td>-</td>
<td>Annually</td>
</tr>
<tr>
<td>HG05</td>
<td>H2d</td>
<td>Managed delivery target</td>
<td>DE1</td>
<td>Meet RSS requirements</td>
<td>WLBC HLSD</td>
<td>-</td>
<td>Annually</td>
</tr>
<tr>
<td>HG06</td>
<td>H3</td>
<td>New and converted dwellings on previously developed land</td>
<td>DE1</td>
<td>60% CLG; 65% WLBC/RSS</td>
<td>WLBC HLSD</td>
<td>WLRLP Appendix A CLG</td>
<td>Annually</td>
</tr>
<tr>
<td>HG07</td>
<td>H4</td>
<td>Net additional pitches (Gypsy and traveller)</td>
<td>DE1</td>
<td>-</td>
<td>WLBC HLSD</td>
<td>-</td>
<td>Annually</td>
</tr>
<tr>
<td>HG08</td>
<td>H5</td>
<td>Gross number of affordable completions</td>
<td>DE3</td>
<td>-</td>
<td>WLBC HLSD</td>
<td>WLRLP Appendix A</td>
<td>Annually</td>
</tr>
<tr>
<td>WLBC AMR Indicator</td>
<td>CLG Core Output Indicator</td>
<td>Indicator</td>
<td>Relevant Policies</td>
<td>Target</td>
<td>Data Source</td>
<td>Target Source</td>
<td>Frequency</td>
</tr>
<tr>
<td>-------------------</td>
<td>---------------------------</td>
<td>-----------</td>
<td>------------------</td>
<td>--------</td>
<td>-------------</td>
<td>---------------</td>
<td>-----------</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Amount of affordable housing granted permission</td>
<td>DE3</td>
<td>25% of Skelmersdale homes and 30-50% of Ormskirk/Burscough homes to be affordable</td>
<td>WLBC HLSD</td>
<td>WLRLP Appendix A</td>
<td>Annually</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Housing quality - building for life assessments</td>
<td>GD1</td>
<td>-</td>
<td>WLBC HLSD</td>
<td>-</td>
<td>Annually</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Proportion of new dwellings at density of i) &lt;30dw/ha ii) 30-50 dw/ha iii) &gt;50dw/ha</td>
<td>DE1</td>
<td>-</td>
<td>WLBC HLSD</td>
<td>-</td>
<td>Annually</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Density of housing sites allowed</td>
<td>DE1</td>
<td>Average density of 40 dw/ha</td>
<td>WLBC HLSD</td>
<td>-</td>
<td>Annually</td>
</tr>
</tbody>
</table>

**Sustainability Indicators**

<table>
<thead>
<tr>
<th>WLBC AMR Indicator</th>
<th>CLG Core Output Indicator</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>Proportion of housing allowed and built within 1km of 5 basic services</td>
<td>DS1</td>
<td>73% of new development</td>
<td>WLBC HLSD</td>
<td>WLRLP Appendix A</td>
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<tr>
<td></td>
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<td>Proportion of new housing allowed and built within 400m of a bus stop or 800m of a railway</td>
<td>DS1</td>
<td>90% of new development</td>
<td>WLBC HLSD</td>
<td>WLRLP Appendix A</td>
<td>Annually</td>
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<tr>
<td></td>
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<td>Proportion of new development allowed and built located in the Principal Urban Areas and Main Towns 2001-2016</td>
<td>DS1</td>
<td>75% of new developments to be within PUAs</td>
<td>WLBC HLSD</td>
<td>WLRLP Appendix A</td>
<td>Annually</td>
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</table>
### Environmental Indicators

<table>
<thead>
<tr>
<th>Indicator</th>
<th>CLG Core Output Indicator</th>
<th>Frequency</th>
<th>Target Source</th>
<th>Source</th>
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<tr>
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#### Frequency

- **Annually**

#### Target Source

- WLBC HLSD
- WLBC RLPS Appendix A

#### Source

- WLBC
- CLG
- NLUD

#### Relevant Policies

- GD1
- DS1

#### Core Output Indicator

- Completed development complying with Regional Transport Strategy car parking standards
- Amount of new residential development within 30 minutes public transport time of GP, hospital, primary school, secondary school, major retail and employment areas.

### Environmental Indicators

<table>
<thead>
<tr>
<th>Indicator</th>
<th>CLG Core Output Indicator</th>
<th>Frequency</th>
<th>Target Source</th>
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</table>

#### Frequency

- **Annually**

#### Target Source

- WLBC RLPS Appendix A

#### Source

- WLBC
- CLG
- NLUD

#### Relevant Policies

- No more than 1% of the total area
- Number of listed buildings demolished
- Net losses of heritage assets, networks or settings 2001-2016
- Amount of grades 1, 2 and 3a agricultural land irreversibly lost to development
- Proportion of land stock that is neglected, underused or derelict
<table>
<thead>
<tr>
<th>Indicator</th>
<th>Core Output Indicator</th>
<th>CLG AMR Indicator</th>
<th>Data Source</th>
<th>Target Source</th>
<th>Relevant Policies</th>
<th>Target</th>
<th>Indicator</th>
<th>Frequency</th>
<th>Source</th>
<th>Target</th>
<th>Source</th>
<th>Relevance Policies</th>
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<td>None but relates to overall aims and objectives</td>
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</table>

**Core Output Indicator**

- Percentage of eligible open space (Annually)
- Number of planning applications granted contrary to Environment Agency advice on flood risk and water quality (Annually)
- Change in areas and populations of biodiversity importance (Annually)
- Renewable energy capacity installed (Annually)
- Number of additional trees and woodland areas protected by Tree Preservation Orders (Annually)
- Percentage of residents who are satisfied with their local area as a place to live (Annually)
- Percentage of residents who think their local area is getting worse (Annually)
- Percentage of residents finding it east to access key local services (Annually)
<table>
<thead>
<tr>
<th>Indicator</th>
<th>CLG Core Output Indicator</th>
<th>SourceData</th>
<th>SourceTarget</th>
<th>Relevant Policies</th>
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</thead>
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<tr>
<td>WLBCAMR</td>
<td>ENV14</td>
<td>WLRLP</td>
<td>None but relates to overall aims and objectives</td>
<td>To increase over plan period</td>
<td>Percentage of residents who feel they can influence planning decisions in their local area</td>
<td>Annually</td>
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</tbody>
</table>

Appendix A

WLBCTo increase over plan period

None but relates to overall aims and objectives

Percentage of residents who feel they can influence planning decisions in their local area

Chapter 13 Appendix 1
Chapter 14 Appendix 2

CLG Core Output Indicators (COI)

Table 14.1 New and revised COI (2007)

<table>
<thead>
<tr>
<th>CLG COI</th>
<th>WLBC Indicator</th>
<th>Description</th>
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<tbody>
<tr>
<td>BD01</td>
<td>EC01</td>
<td>Total amount of additional employment floorspace - by type</td>
</tr>
<tr>
<td>BD02</td>
<td>EC02</td>
<td>Total amount of additional employment floorspace on previously developed land - by type</td>
</tr>
<tr>
<td>BD03</td>
<td>EC05</td>
<td>Employment land available - by type</td>
</tr>
<tr>
<td>BD04</td>
<td>EC07</td>
<td>Total amount of floorspace for town centre uses</td>
</tr>
<tr>
<td>H1</td>
<td>HG01</td>
<td>Plan period and housing targets</td>
</tr>
<tr>
<td>H2a</td>
<td>HG02</td>
<td>Net additional dwellings - in previous years</td>
</tr>
<tr>
<td>H2b</td>
<td>HG03</td>
<td>Net additional dwellings - for the reporting year</td>
</tr>
<tr>
<td>H2c</td>
<td>HG04</td>
<td>Net additional dwellings - in future years</td>
</tr>
<tr>
<td>H2d</td>
<td>HG05</td>
<td>Managed delivery target</td>
</tr>
<tr>
<td>H3</td>
<td>HG06</td>
<td>New and converted dwellings - on previously developed land</td>
</tr>
<tr>
<td>H4</td>
<td>HG07</td>
<td>Net additional pitches (Gypsy and Traveller)</td>
</tr>
<tr>
<td>H5</td>
<td>HG08</td>
<td>Gross affordable housing completions</td>
</tr>
<tr>
<td>H6</td>
<td>HG09</td>
<td>Housing Quality - Building for Life Assessments</td>
</tr>
<tr>
<td>E1</td>
<td>ENV07</td>
<td>Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds</td>
</tr>
<tr>
<td>E2</td>
<td>ENV08</td>
<td>Changes in areas of biodiversity importance</td>
</tr>
<tr>
<td>E3</td>
<td>ENV09</td>
<td>Renewable energy generation</td>
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Core Output Indicators Removed 2008

<table>
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<tr>
<th>Description</th>
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<tbody>
<tr>
<td>Loss of employment land in i)employment / regeneration areas and ii) local authority area</td>
<td>EC03</td>
</tr>
<tr>
<td>Amount of employment land lost to residential development</td>
<td>EC06</td>
</tr>
<tr>
<td>Percentage of new housing densities</td>
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</tr>
<tr>
<td>Amount of completed non residential development complying with car parking standards</td>
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### Chapter 14 Appendix 2

<table>
<thead>
<tr>
<th>Description</th>
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<tr>
<td>Amount of new residential development within 30 minutes of key services</td>
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</tr>
<tr>
<td>Amount of eligible open spaces managed to green flag award standard</td>
<td>EN06</td>
</tr>
<tr>
<td>Changes in priority habitats and species by type</td>
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</tbody>
</table>
Chapter 15 Appendix 3

Schedule of saved policies

West Lancashire Replacement Local Plan

15.1 The WLRLP was adopted 5th July 2006. Under the provision of the Planning and Compulsory Purchase Act 2004, the policies of the plan may be saved for up to three years from the date of the Plan's adoption. The policies of the Replacement Plan were due to expire on 5 July 2009. However, the Planning Act 2004 allows the Council to 'save' the plan's policies beyond this date if it has a good reason for doing so.

15.2 As the Council's Local Plan is still in progress, West Lancashire Borough Council applied to the Government Office for the North West (GONW) to save the majority of the Replacement Plan policies. In May 2009, GONW confirmed that 47 of the plan's 49 policies will be saved. The only policies not to be saved are DE17 Tourism Development and DE18 Advertisements. The content of these two policies is adequately covered by other Local Plan and/or national policies.

Core Strategy

Table 15.1

<table>
<thead>
<tr>
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<tr>
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<td>DS1</td>
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<td>DS2</td>
<td>Protecting the greenbelt</td>
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<td>DS3</td>
<td>Safeguarded land</td>
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<td>DS4</td>
<td>Open land on the urban fringe</td>
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<tr>
<td>GD1</td>
<td>Design of development</td>
</tr>
<tr>
<td>GD2</td>
<td>Developer contributions to infrastructure</td>
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<tr>
<td>GD3</td>
<td>Development of contaminated land</td>
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<tr>
<td>Policies for protecting and enhancing the environment</td>
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<tr>
<td>EN1</td>
<td>Biodiversity</td>
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<tr>
<td>EN2</td>
<td>Protection of agricultural land</td>
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<td>EN3</td>
<td>Coastal zone</td>
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<td>Conservation areas</td>
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<td>EN5</td>
<td>Buildings of historical importance</td>
</tr>
<tr>
<td>EN6</td>
<td>Archaeological heritage</td>
</tr>
<tr>
<td>EN7</td>
<td>Protection of historic parks and gardens</td>
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<td>EN8</td>
<td>Green spaces</td>
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<td>EN9</td>
<td>Protection of trees and woodlands</td>
</tr>
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<td>EN11</td>
<td>Protection of groundwater resources</td>
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<tr>
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</tr>
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<td>DE2</td>
<td>Whalleys, Skelmersdale</td>
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<tr>
<td>DE3</td>
<td>Affordable housing development</td>
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<tr>
<td>DE4</td>
<td>Caravan site for gypsies and travelling show people</td>
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<tr>
<td>DE5</td>
<td>Employment development</td>
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<td>DE6</td>
<td>The rural economy</td>
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<tr>
<td>DE7</td>
<td>Agricultural produce packing facilities</td>
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<tr>
<td>DE8</td>
<td>Accommodation for seasonal agricultural / horticultural workers</td>
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<tr>
<td>DE9</td>
<td>Removal of agricultural workers dwellings conditions</td>
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<td>DE10</td>
<td>Retail and other town centre development</td>
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<td>Skelmersdale town centre</td>
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<td>DE16</td>
<td>Former Hattersley works, Burscough Road, Ormskirk</td>
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<tr>
<td>SC1</td>
<td>Sports, recreational, leisure and cultural facilities</td>
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<td>SC2</td>
<td>Recreation facilities</td>
</tr>
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<td>SC3</td>
<td>Linear parks</td>
</tr>
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<td>SC5</td>
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<td>SC6</td>
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</tr>
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<td>SC8</td>
<td>Land at the Railway pad, Appley Bridge</td>
</tr>
<tr>
<td>SC9</td>
<td>Cycling and walking facilities</td>
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<tr>
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<td>Infrastructure, services and utilities</td>
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<td>SC11</td>
<td>Telecommunications</td>
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<tr>
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<td>Cemeteries and crematoria</td>
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</table>
Chapter 16 Glossary

Glossary

**4NW:** A partnership working to promote the economic, environmental and social well-being of the North West of England. It was an inclusive organisation, with representation from Local Government, business organisations, public sector agencies, education and training bodies, trade unions and co-operatives together with the voluntary and community sector. Was disbanded in 2011 following the election of the Coalition government, and was replaced by the North West Regional Leaders Board (NWRLB).

**Affordable Housing:** Low-cost market housing and subsidised housing, irrespective of tenure, ownership or financial arrangements, available to people who cannot afford to occupy houses generally available on the open market.

**Allocation:** The designation of land for a particular use within the development plan.

**Annual Monitoring Report (AMR):** Annual publication that forms part of the Local Plan system and assesses progress against the schedule and measures success of the planning policies in achieving their aims.

**Biodiversity:** The whole variety of life, including genetic, species and eco-system variations.

**Brownfield land:** See 'previously developed land'

**CLG:** Communities and Local Government sets UK policy on local government, housing, urban regeneration, planning and fire and rescue. They have a responsibility for all race and equality and community cohesion related issues in England and for building regulations, fire safety and some housing issues in England and Wales.

**Contextual Indicators:** Measures of change in the wider social, economic and environmental background against which policies operate and so help relate policy outputs to the wider area.

**Core Output Indicators:** Set by the Government to measure the success of policies across 9 thematic areas and must be collected by all local authorities with the aim of achieving consistency and enabling comparison.

**Core Strategy:** A development plan document (DPD) that sets out the long term spatial version for the local planning authority's areas, the spatial objectives and strategic policies to deliver that Vision, having regard to the Sustainable Community Strategy. A Core Strategy DPD is no longer required as part of the Local Plan.

**DEFRA:** Department for Food and Rural Affairs

**Derelict land and buildings:** Land so damaged by previous industrial or other development that it is incapable of beneficial use without treatment. This includes abandoned and unoccupied buildings (including former single residential dwellings) in an advanced state of disrepair, land damaged by development, but which has been, or is being, restored.
Development Plan Document (DPD): Local Development Plan Documents that have development plan status. The DPDs that local planning authorities must prepare including the Core Strategy, site specific allocations of land, and where needed, Area Action Plans. All DPD must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspectors binding report. Once adopted, development control decisions must be made in accordance with them unless materials considerations indicate otherwise. DPDs are no longer a requirement under the Local Plan.

ELPS (Employment Land and Premises Study): Examines the availability of land in the Borough for employment use and forms part of the LDF Evidence Base. It will be used to inform the Core Strategy and Site Allocations documents.

ELSD (Employment Land Supply Database): A Council database used to monitor and record permissions for employment use and changes to floorspace.

Environment Agency: Government agency set up with the aim of protecting or enhancing the environment, taken as a whole in order to play its part in attaining the objective of sustainable development.

Evidence Base: Qualitative and Quantitative information gathered by the planning authority to support preparation of local development documents.

Government Office North West (GONW): Regional government office responsible for implementing national policy in the region and ensuring consistency of LPA policies and plans with national policies. Now disbanded.

Green Belt: Areas of land where development is particularly tightly controlled for the purpose of: restricting urban sprawl of large built up areas, preventing neighbouring towns from merging, safeguarding the countryside from encroachment, preserve character, aid urban regeneration by encouraging recycling of derelict and other urban land.

Greenfield land: Land which has not been previously developed.

HLSD (Housing Land Supply Database): A Council database used to monitor and record housing permissions and completions and calculate trends and trajectories.

Housing Density: The definition and method for calculating the average number of homes built per hectare on a site by site basis. Set out in PPS3.

Housing Needs Assessment: A survey that estimates the number of households within an area that are in need of affordable housing and/or housing that meets their specific requirements.

Housing trajectory: A means of showing past and future housing performance against policy targets, illustrating the provision of housing over the lifespan of the LDF.

Infrastructure: Roads, water supply, sewage disposal, schools and other community facilities needed to support housing, industrial and commercial use.
Local Area Agreement (LAA): A three year agreement that sets the priorities for a local area, agreed between local and central government. The agreement sets challenging targets for the local areas and how these will be delivered in partnership. The aim is to improve the quality of life for local people.

Local Development Framework (LDF): A non-statutory term used to describe a folder of documents, which includes all the local planning authority's Local Development Documents. An LDF is comprised of:

- Development Plan Documents (DPDs)
- Supplementary Planning Documents (SPDs)
- Statement of Community Involvement (SCI)
- Local Development Scheme (LDS)
- Annual Monitoring Report (AMR)

As of 2011, the Council have moved from preparing an LDF to preparing a Local Plan.

Local Development Scheme: A project plan detailing the production of each document that forms the LDF. As of 2011, the Council have moved from preparing an LDF to preparing a Local Plan. In doing so, the current LDS is no longer relevant, however a new schedule will be prepared through the Local Plan system.

Local Plan: A single document that will replace the existing West Lancashire Replacement Local Plan (2006). It also replaces the Local Development Framework, in line with guidance in the draft National Planning Policy Framework (NPPF).

Local Planning Authority (LPA): Normally the Borough Council, metropolitan district or unitary authority but occasionally the County Council.

National Planning Policy Framework (NPPF): Sets out how the Government's planning policies for England and how they should be applied. It consolidates the previous advice of PPS's and PPG's.

North West Regional Assembly (NWRA): A partnership working to promote the economic, environmental and social well-being of the North West of England. It is an inclusive organisation, with representation from Local Government, business organisations, public sector agencies, education and training bodies, trade unions and co-operatives together with the voluntary and community sectors. Formally called 4NW and now the NWRLB.

North West Regional Leaders Board (NWRLB): A partnership working to promote the economic, environmental and social well-being of the North West of England. It is an inclusive organisation, with representation from Local Government, business organisations, public sector agencies, education and training bodies, trade unions and co-operatives together with the voluntary and community sectors. Previously 4NW and the NWRA.

Outputs: The direct effects of a policy such as the number of affordable housing completions, amount of employment floorspace developed.

Output indicators: Measure the direct effects of a policy. Used to assess whether policy targets are being achieved in reality using available information.
Plan, monitor and manage: Method of measuring and reviewing policy, involving the adjustment of policy through monitoring outcomes if necessary.

Planning Policy Statements (PPS): Documents produced by CLG that set out policies relating to different areas of Planning.

Previously Developed Land (PDL) and buildings: As defined in Annex C of PPS3, "previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure".

Regional Spatial Strategy (RSS): Following the enactment of the Planning and Compulsory Purchase Act 2004, RSS replaced RPG13 with statutory status. Produced by 4NW, the document supports, and is supported by, other regional spatial strategies, particularly the Regional Economic Strategy and the Regional Housing Strategy. It also forms part of the statutory development plan, which means it has a role in determining planning applications at a local level, as well as influencing the development of Local Development Frameworks being prepared by Local Authorities. The plan is also used to shape Local Transport Plans. The RSS was revoked in 2010.

Renewable Energy: The generation of electricity from sources that may occur naturally and repeatedly in the environment.

SSSI (Sites of special scientific interest): Sites with statutory protection of national and international importance.

Statement of Community Involvement (SCI): A document that forms part of the LDF and sets out how the Council will involve the community and other stakeholders in the preparation, alteration and review of all DPDs and SPDs and on planning applications.

SHLAA (Strategic Housing Land Availability Assessment): Examines the availability of land in the Borough for residential use and forms part of the LDF Evidence Base. It will be used to inform the Core Strategy and Site Allocations documents.

Supplementary Planning Documents (SPDs): Supplementary information in respect of policies in the Development Plan Documents. They do not form part of the Development Plan are not subject to independent examination.

Sustainable development: Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Targets: Thresholds that identify the scale of change to be derived from policies over a specific time period.

Vacant buildings: Unoccupied buildings that are structurally sound and in a reasonable state of repair (ie capable of being occupied in their present state).

WLRLP: West Lancashire Replacement Local Plan