

# **West Lancashire Local Plan 2012-2027 Examination Hearings**

## **Council's Opening Statement (19 February 2013)**

### **Cllr Martin Forshaw Portfolio Holder for Planning and Development**

The Council are pleased to have submitted the West Lancashire Local Plan 2012-2027 Development Plan Document for Examination in Public.

The Local Plan has been in preparation since 2007 and gone through several stages of preparation and consultation. Initially, the Council prepared and consulted upon the Issues, Options and Preferred Options of an LDF Core Strategy. This document evolved into a new-style Local Plan in late 2011 in line with emerging government guidance at the time and the Council subsequently prepared and consulted upon the Preferred Options and Publication versions of the Local Plan in 2012.

This document has therefore gone through a thorough preparation process and been publicly consulted upon five times between 2008 and 2012. This demonstrates that the council have met all legal requirements in relation to public consultation and the Council consider that all other legal requirements have also been met, including the new Duty to Co-operate.

The Council considers that the submitted Local Plan is sound, in that it is:

- justified by an adequate, up-to-date and relevant evidence base in line with paragraph 158 of the NPPF;
- effective because it is deliverable and informed by joint working on cross-boundary strategic priorities;
- consistent with the new National Planning Policy Framework; and
- based on a strategy to meet objectively-assessed development and infrastructure requirements.

The Council believes that the submitted Local Plan strikes an appropriate balance between enabling new development to meet objectively-assessed needs and preserving and enhancing the rural character and environment of the Borough. It covers everything from new homes and jobs to retail and leisure facilities, transport and local services and energy and the environment.

The Borough sits on the edge of three economic centres – the Liverpool City Region, Greater Manchester and Central Lancashire – and, as such, West Lancashire is not a dominant economic centre in itself, but is necessarily

reliant on these neighbouring economic centres. However, West Lancashire does provide an important green lung between these conurbations, supplying a vital agricultural role in the north-west region and valuable areas of natural environment and landscape value.

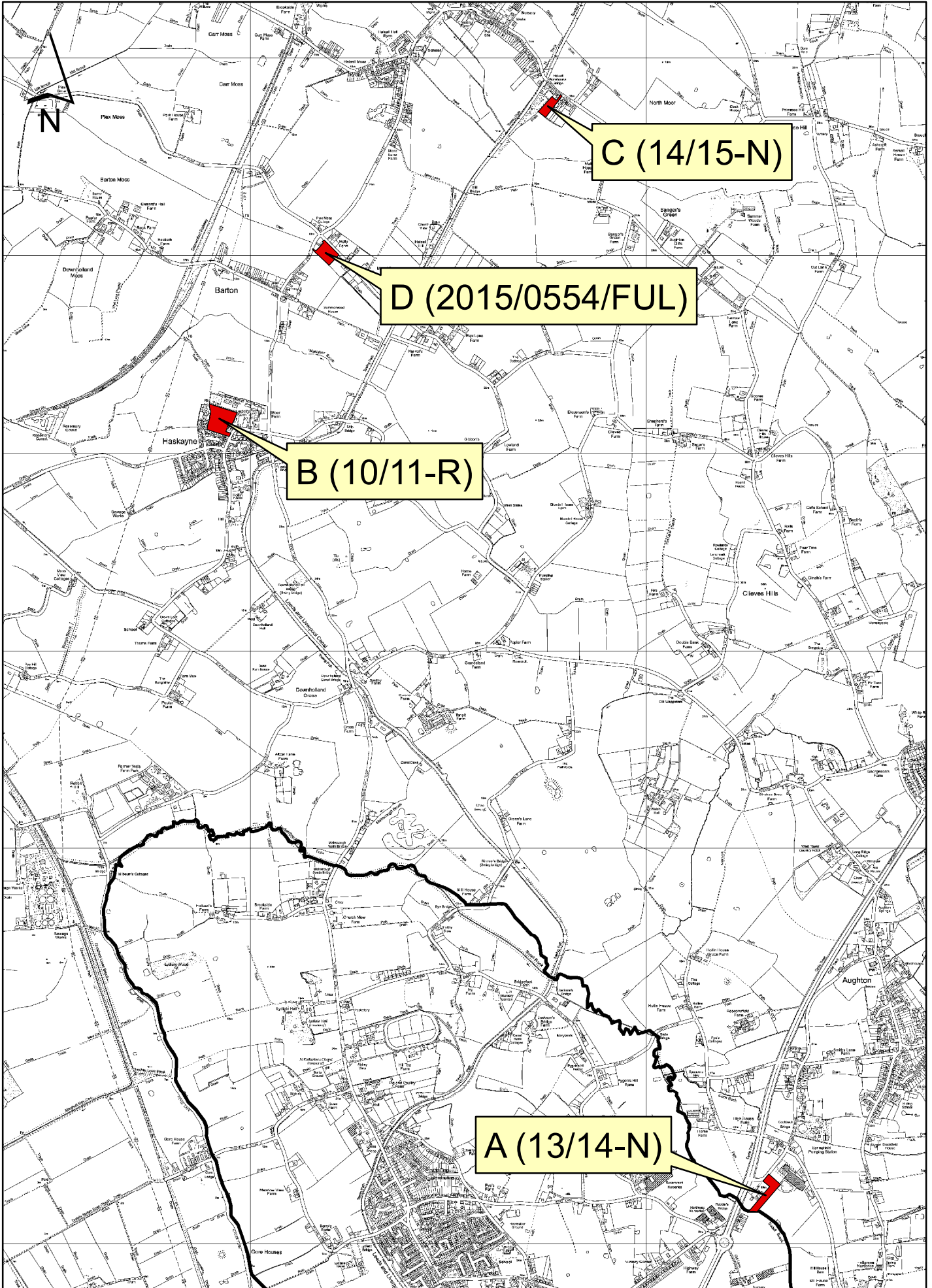
Infrastructure is also central to the Local Plan, given that West Lancashire is a rural area and therefore does not always benefit from the extensive infrastructure often present in urban areas, and the Local Plan has been specifically prepared to ensure that development is located where there is already infrastructure or where new infrastructure can be provided to improve existing services and facilities.

A further factor that must influence the Local Plan is of course the difficult economic circumstances affecting not only the UK but the wider world. These continue to affect the viability of new development and how quickly it can be delivered, and the submitted Local Plan has taken this into account when considering issues such as phasing of development and what can be realistically expected to be delivered over the Plan period.

For all these reasons, the Council consider that the Local Plan offers the best strategy for new development in the Borough over the next 15 years.

However, if the Inspector considers that any aspect of our Local Plan is not sound or has not been prepared in a legally compliant manner, the Council has asked that he recommends modifications to the Local Plan to address these concerns. We are comfortable that sufficient flexibility has been incorporated into the Plan to enable him to recommend such modifications if required.

West Lancashire is, and always has been, open to sustainable development and the Council are committed to seeing the delivery and implementation of a robust Local Plan to facilitate that sustainable development.



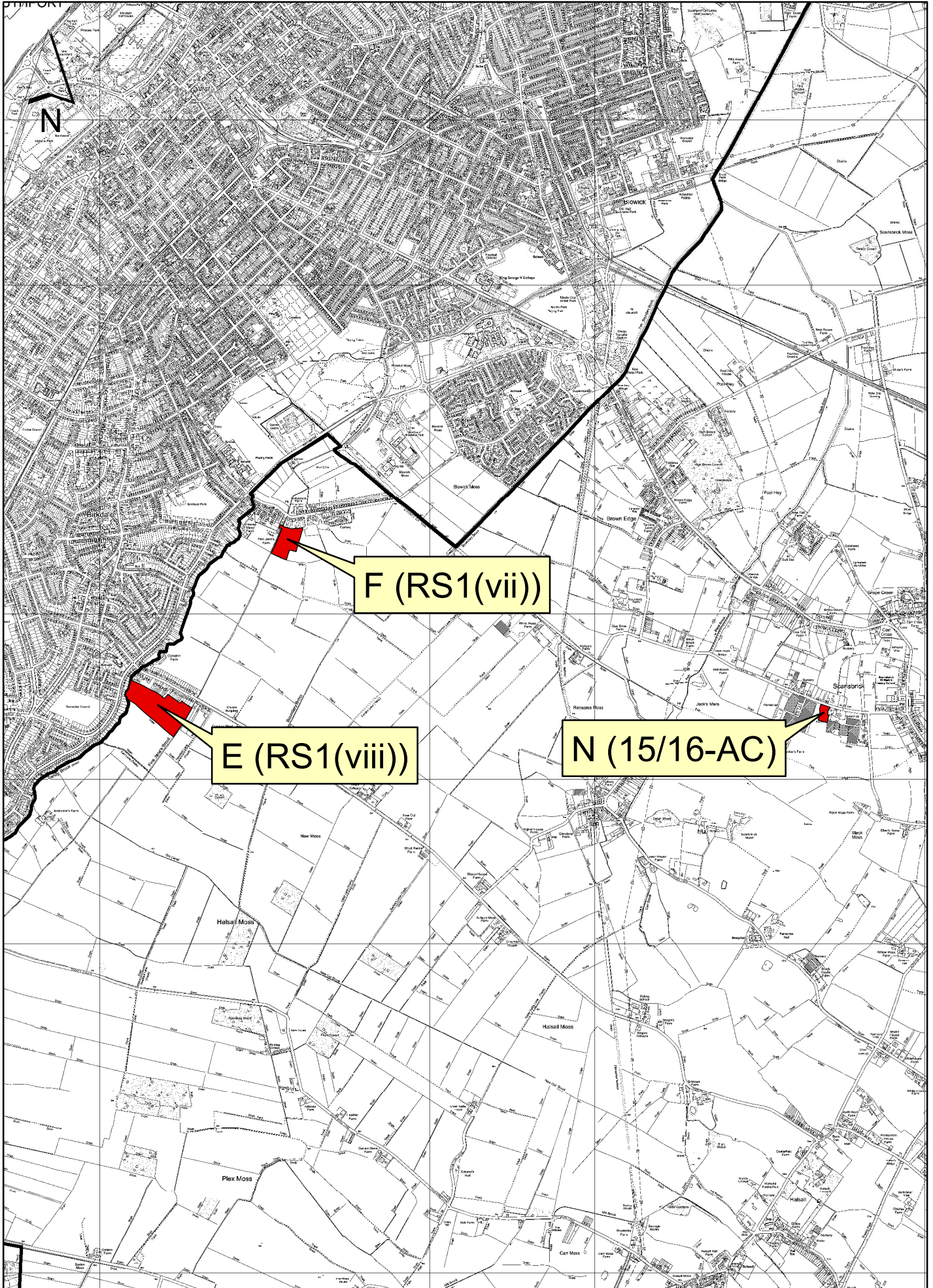
C (14/15-N)

D (2015/0554/FUL)

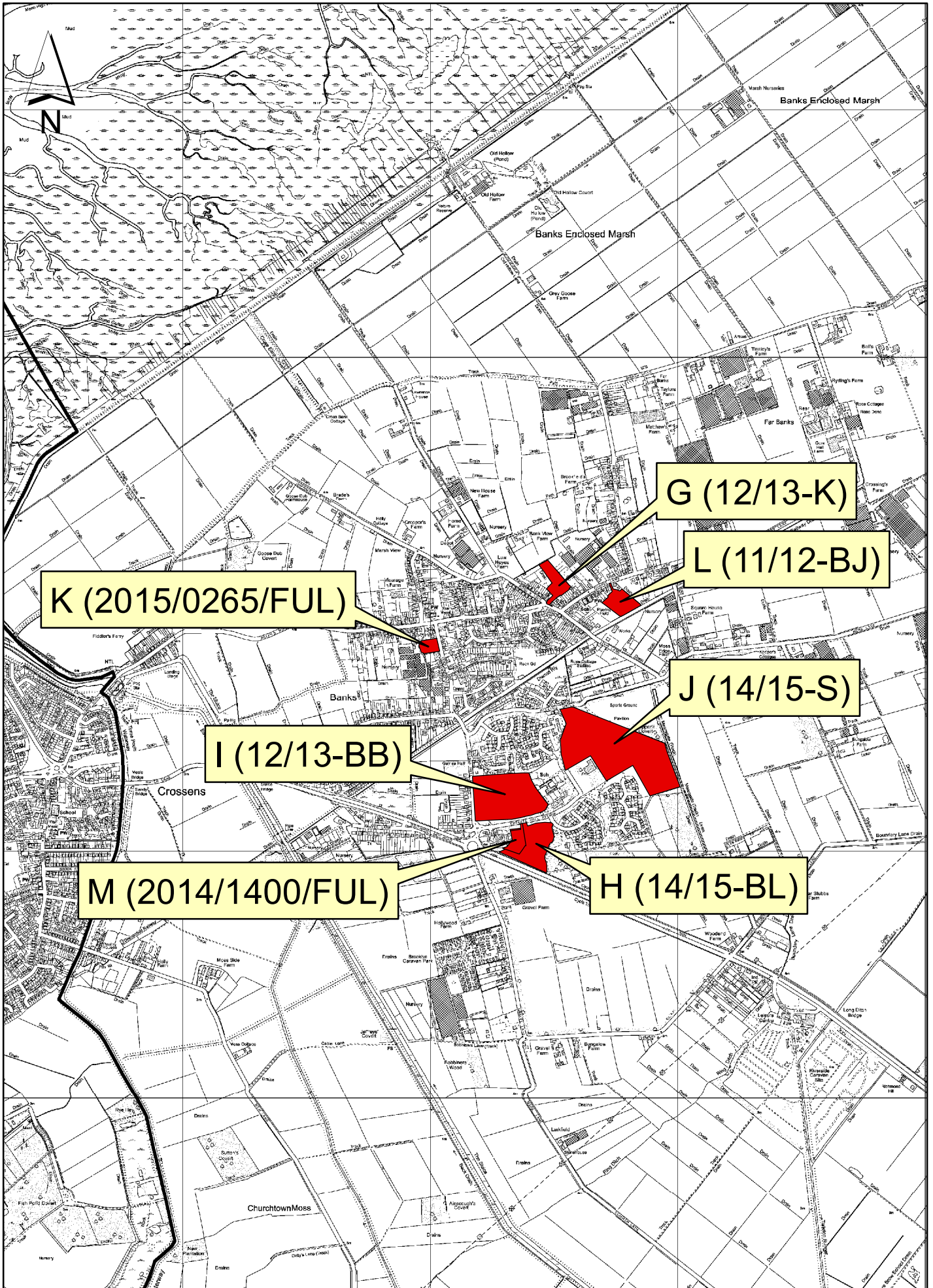
B (10/11-R)

A (13/14-N)









Exam-Ref	Type OF Site	Site_ref	C2/C3	Address	Ward	Capacity	No. dwellings complete				Remaining	
							12/13	13/14	14/15	15/16		
WLBC-A	With extant PP	13/14-AN	C3	Land at Aughton Chase, Springfield Road, Aughton,	Aughton & Downholland	10					10	Brownfield urban
WLBC-B	Complete since 2012	10/11-R	C3	Haskyane Business Park (former LO Jeffs), School Lane	Downholland	45	29	16	0	0		Brownfield urban
WLBC-C	Complete since 2012	14/15-N	C3	Land rear of 114 Summerwood Lane	Halsall	14	0	0	0	14		Greenfield urban
WLBC-D	With extant PP	2015/0554/FUL	C3	Holly Farm Buildings, Plex Lane, Halsall	Halsall	10					10	Greenfield urban
WLBC-E	LP allocation	RS1 (viii)	C3	New Cut Lane, Halsall	Halsall	150					150	Greenfield rural
WLBC-F	LP allocation	RS1 (vii)	C3	Fine Janes Farm, Halsall	Halsall	60					60	Greenfield rural
WLBC-G	Complete since 2012	12/13-K	C3	Land rear of 10-42 Bonds Lane, Banks	North Meols	30	0	30	0	0		Brownfield urban
WLBC-H	Under construction	14/15-BL	C2	Land east of Greaves Hall, Banks	North Meols	102	0	0	70	32		Brownfield urban
WLBC-I	LP allocation; Under construction	RS1(ix); 12/13-BB	C3	Land east of Guinea Hall Lane	North Meols	106	0	0	35	7	64	Greenfield urban
WLBC-J	LP allocation; Outline PP extant	EC3(i); 14/15-S	C3	Site of former Greaves Hall Hospital, Greaves Hall Ave, Banks,	North Meols	100					100	Brownfield urban
WLBC-K	Application pending S106 agreement	2015/0265/FUL	C3	Former St Stephens School, Hoole Lane, Banks	North Meols	29					29	Brownfield urban
WLBC-L	With extant PP	11/12-BJ	C3	Land rear of 24-38 Chapel Lane, Banks, , PR9 8EY	North Meols	31				31		Greenfield urban
WLBC-M	LP allocation (EC2: rural employment); application pending S106 agreement	EC2(a); 2014/1400/FUL	C3	Land Adjacent To The Close, Greaves Hall Avenue, Banks	North Meols	26					26	Greenfield urban
WLBC-N	With extant PP	15/16-AC	C3	Cop House Farm, Jacksmere lane, Scarisbrick,	Scarisbrick	10					10	Greenfield urban