

WEST LANCASHIRE



LOCAL PLAN

Public Consultation - Jan/Feb 2012 Local Plan Preferred Options

Your West Lancashire **2027**

Have Your Say

**4,650
new
homes!**



**Green Belt release
in Burscough and
Ormskirk**



**New jobs, services
& transport**



**“ HOMES,
JOBS AND A
SUSTAINABLE
FUTURE**

**Have *your* say on
the future of your
West Lancashire ”**

If you live, work, learn, play or shop in West Lancashire, these proposals will affect you. The new policies will guide everything from new homes and new jobs to retail and leisure facilities, transport and local services and energy and the environment.

The Council wants **your** views on these proposals, known as the new Local Plan.

See inside and on the back page to find out how the Local Plan will affect your area and how you can let us know your views.



What do these changes mean for my local area?

Over half of all development will still be in Skelmersdale, but there will be a bit more development allowed in the rest of the Borough.



A new Plan B

In response to comments received in the last consultation, the Local Plan will include a new, more robust 'Plan B' for housing development. This 'Plan B' will involve up to 7 sites across the Borough which would only be released for development if the Local Plan does not deliver the housing it is intended to. 6 of the 7 sites are currently within the Green Belt. They would be released from Green Belt but safeguarded (ie protected from development) for the 'Plan B'. The Plan B sites are:

- Land at Parr's Lane, Aughton
- Land at Ruff Lane, Ormskirk
- Land at Red Cat Lane, Burscough
- Land at Mill Lane, Up Holland
- Land at New Cut Lane, Halsall
- Land at Fine Jane's Farm, Halsall
- Land at Moss Road, Halsall

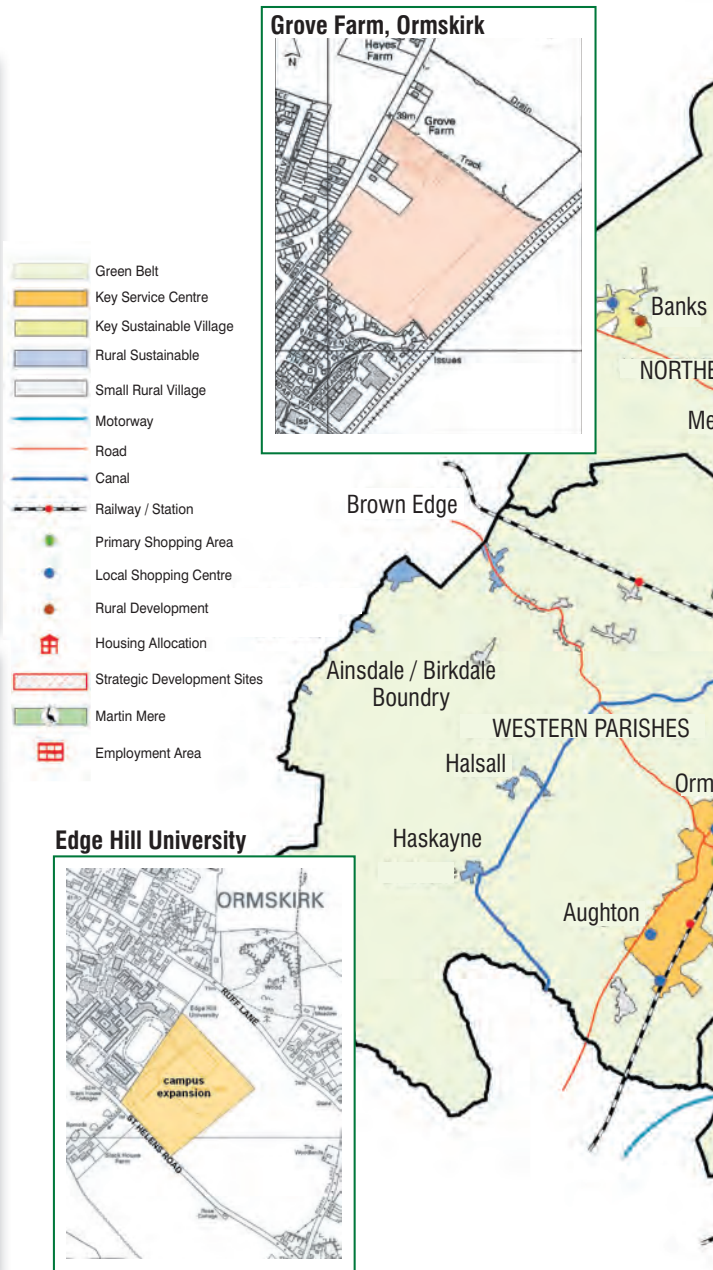
More information on these sites can be found in the Local Plan Preferred Options document

Ormskirk & Aughton

- Rejection of the Ormskirk strategic site. The Council are not pursuing development on St Helens Road / Altys Lane
- Rejection of development on land behind Nursery Avenue / Dark Lane
- 750 new homes including land at Grove Farm, to the north of Ormskirk, for 250 homes using Green Belt release
- Continued support for the Bypass and improvements to Ormskirk – Preston rail
- Support for the expansion of Edge Hill University, using 10ha of Green Belt release for development including student accommodation
- Limits to the number of houses that can be converted into HMO's (Houses of Multiple Occupation), including student houses.

Burscough

- A Strategic development site at Yew Tree Farm
- The site will provide 500 homes and 10ha of employment land, using Green Belt release.
- The development will include a new park, primary school, energy network and traffic, community and service improvements.
- Additional land at this site will be safeguarded from development, until 2027
- Yew Tree Farm will only be developed when the Council are satisfied that existing problems with infrastructure are resolved
- 350 more houses to be provided within the town boundary
- Support for the reinstatement of the Burscough Curves
- Protection of existing employment sites

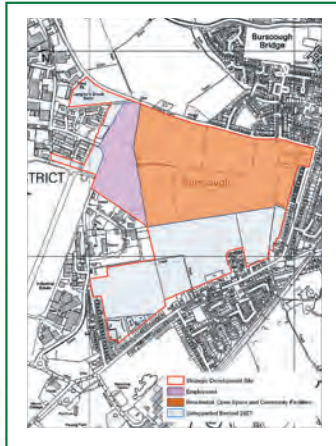




Rural Areas

- Less development in the Rural Areas in the interests of sustainability and due to infrastructure constraints
- 400 new homes in Northern Parishes, 150 in Western Parishes & 100 in Eastern Parishes
- 10ha of employment land, including a new rural employment site in Banks
- Rural re-development opportunities for a mix of uses at Altys Brickworks, Tarleton Mill and Greaves Hall Hospital and East Quarry, Appley Bridge
- Linear parks along River Douglas and former Banks railway

Yew Tree Farm, Burscough



Skelmersdale

- Remains the focus for regeneration and the majority of development
- A new town centre is key to the plans and will include shops, supermarket, offices, leisure centre, cinema, bars, cafes, restaurants, community facilities
- New target of 2400 new homes
- Land at Whalleys, Firwood Road, Cobbs Clough and Chequer Lane to be allocated for housing
- 70% of the employment land will be focused here and delivered through the regeneration of existing employment areas
- Long-term aims to provide a rail link to Skelmersdale

Key changes to draft Policy

- Housing target increased slightly from 4,500 to 4,650 new homes
- Lower housing target for Skelmersdale & Up Holland
- Employment land target decreased slightly from 87ha to 75ha
- Changes in the amount of Green Belt release needed
- A new and more robust Plan B for housing
- Allocation of sites for housing and employment
- Detail on student accommodation, Gypsy and Travellers, town and local centre, transport and environmental policies.



Your Questions answered



What is the Local Plan?

The Local Plan guides development over the next 15 years (2012-2027) and covers everything from new homes and new jobs to retail and leisure facilities, transport and local services and energy and the environment. It has to make sure that the new homes, jobs and services you require are located in the most sustainable parts of the Borough, and they can be supported by infrastructure and services

Why the new name?

We're trying to make the planning process easier for you to understand and get involved with. Instead of having a series of documents for you to read, we've put them all together in one. To reflect these changes, we've changed the name to the **West Lancashire Local Plan**.

Haven't you already consulted on this?

Preparing plans and policies involves many steps. We've asked for your views on the previous stages – the Issues, Options and Preferred Options. We've listened to the views you have given and changed parts of the policies in response, as well as adding more detailed information to the guidance. This is the next stage. We want your comments again to help us continue to develop these plans and policies.

So what's different?

We've updated the policies as a result of your comments. We've also added more information about the specific sites we will allocate for future development. And we've added new policies that will be used to help make decisions on planning applications. We've combined all this information into a new document called the **Local Plan Preferred Options**.

Why should I get involved?

If you live, work, learn, play or shop in West Lancashire, these changes will affect you. These policies guide everything from new homes and new jobs to retail and leisure facilities, transport and local services and energy and the environment.

Will my views make a difference?

We do listen to your comments. And we do change our policies in response. It really is important for you to get involved and shape Your West Lancashire by sending us your comments.

It's easy to HAVE YOUR SAY

How do I get involved?

Find out more and give us your comments between Thursday 5th January and Friday 17th February 2012. You can view the Local Plan Preferred Options paper, supporting information and send us your comments in a number of ways...

EXHIBITIONS:

Just turn up to find out more.

Wed 11 January

Booths, Hesketh Bank, 2-7pm

Sat 21 January

Burscough Wharf, Burscough, 10am-4pm

Sat 28 January

The Concourse, Skelmersdale, 10am – 4pm

Sat 4 February

Ormskirk Civic Hall, Ormskirk, 10am-4pm

FORUMS:

Places must be booked. Call 01695 585171 or email localplan@westlancs.gov.uk to book your place.

Tue 10 January

Burscough Stanley Club, 7-9pm

Thur 19 January – Tarleton High School, 7-9pm

Tue 24 January – Ormskirk Civic Hall, 7-9pm

Wed 25 January

Skelmersdale Ecumenical Centre, 7-9pm

POST OFFICE & LIBRARIES

Copies of the Preferred Options and response forms can be found at all post offices and libraries in the Borough

COUNCIL OFFICERS

By phone on 01695 585046 or email localplan@westlancs.gov.uk Or speak to us at the Council offices or at one of our events.

The easiest & quickest way!
www.westlancs.gov.uk/2027



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