

Key extracts *OWL comments in bold italics*

If the urban extension / new settlement were to be located adjacent to Skelmersdale, where it would support the Skelmersdale rail link and relieve congestion in other parts of the Borough, this would not meet Southport’s future needs. ***[Yet this is what WLBC largely propose – see table below taken from Technical Paper 1]***

Table 6 from Page 25 of Technical Paper 1 – Note how all but 509 of the 6,256 houses from the asserted unmet need from Sefton after 2030 would be built outside the areas in the northern and western parishes that Sefton state they require

<https://www.westlancs.gov.uk/media/544510/tp1-strategic-development-options-and-site-allocations-final.pdf>

	West Lancashire	Skelmersdale and South-Eastern Parishes	Ormskirk and Aughton	Burscough and Central Parishes	Northern Parishes	Western Parishes	Eastern Parishes
LHN Calculation 2016	8,056	3,222 (40%)	1,854 (23%)	886 (11%)	1,047 (13%)	483 (6%)	564 (7%)
Maintaining Local Plan requirement to 2027	1,680	790 (47%)	386 (23%)	185 (11%)	218 (13%)	101 (6%)	-
Growth from Skelmersdale Rail and Large-scale Logistics Employment 2027-2050	2,760	4,560	763	424	170	339	-
Remaining Unmet Housing Need from the LCR for 2027-2050	3,496						
Housing Total	15,992	8,572	3,003	1,495	1,435	923	564

Table 6: Proposed Distribution of Housing Requirement

Development close to Skelmersdale would not meet this need, so the possibility of creating a new village or expanding Banks or a village in the Western Parishes, must be fully investigated as any unmet provision that is met in West Lancashire should be located as close as possible to Southport.

[Reiterates the first paragraph]

It is difficult to see how West Lancashire can plan to 2050 when most existing forecasting only covers the period to around 2037 (i.e. the SHELMA). Furthermore, the longer the Plan period, the more variations in the economic cycle there are likely to be, so this makes planning for such a long time extremely challenging. At present the Local Plan does not indicate that there is any need for any further residential or employment development in Sefton to meet its needs, but this could change as updated population and household projections are prepared by the CLG. It is therefore not possible to identify any future needs that Sefton would wish West Lancs to meet in the future. ***[After a meeting with the West Lancashire Borough Planner in July 2017 Sefton changed their stance somewhat in their 12 December 2017 letter see [www.ourwestlancashire.com/Sefton letter.pdf](http://www.ourwestlancashire.com/Sefton%20letter.pdf) However, they did not retract their comments about running the plan to 2050 and they said again in this later letter : “Simply allocating sites generally in West Lancashire, without demonstrating exactly how they could accommodate such unmet need, would not be sufficient and would not pass any test of local plan soundness in our view.”***