



THE VISION FOR SKELMERSDALE



Artist's impression of the new high street

Signing up for a new future

A Development Agreement has now been signed between West Lancashire District Council, national regeneration agency English Partnerships and the UK's leading regeneration specialist St Modwen Properties Plc.

The agreement formally appoints St Modwen to deliver a multi-million pound transformation of Skelmersdale town centre.

The signing of the agreement is another significant step forward for these ambitious proposals. St Modwen will be submitting planning applications later this year and local people will again be given the opportunity to comment on those applications.

Have your say!

West Lancashire District Council is keen to deliver a town centre scheme that has been produced in close consultation with the local community. All comments received will be fully considered by the Council in making modifications to the masterplan before it is finalised.

Once you have read through this newsletter, please take the opportunity to complete the accompanying questionnaire and return it in the prepaid envelope by 24th April 2008.

Contact details

If you want to find out more about the development proposals for Skelmersdale Town Centre:

- Please call 01695 577 177 between the hours of 9.00am and 5.00pm
- Or if you have a specific query relating to planning, contact Paul Hatch or Ian Gill between 9.00am and 5.00pm on 01695 585 284 or at skelmersdale@westlancsdc.gov.uk
- Or alternatively, you can visit our website: www.westlancsdc.gov.uk/skelmersdale
- This newsletter is also available in a number of alternative forms on request including different languages and Braille. Should you require another format, please call 01695 577 177 between 9.00am and 5.00pm
- You can also complete the questionnaire online at: www.westlancsdc.gov.uk/skelmersdale



Artist's impression of a new housing area in the town centre

If you want to see the entire masterplan document, and comment on it in more detail, copies and forms are available to view at the Customer Service Point in the Concourse Shopping Centre, the Ecumenical Centre, Skelmersdale Library, local Post Offices and the Council Offices on Derby Street, Ormskirk. Alternatively, visit www.westlancsdc.gov.uk/skelmersdale to view the masterplan and make your comments online.

Public exhibition

We will be holding an exhibition in The Concourse Shopping Centre (on the First Floor next to the Council Customer Service Point). Come along to the exhibition to discuss the masterplan with those planners and partners involved.

The exhibition will take place on:

**Thursday 27th March to
Saturday 29th March 2008
from 11.00am to 4.00pm, and**

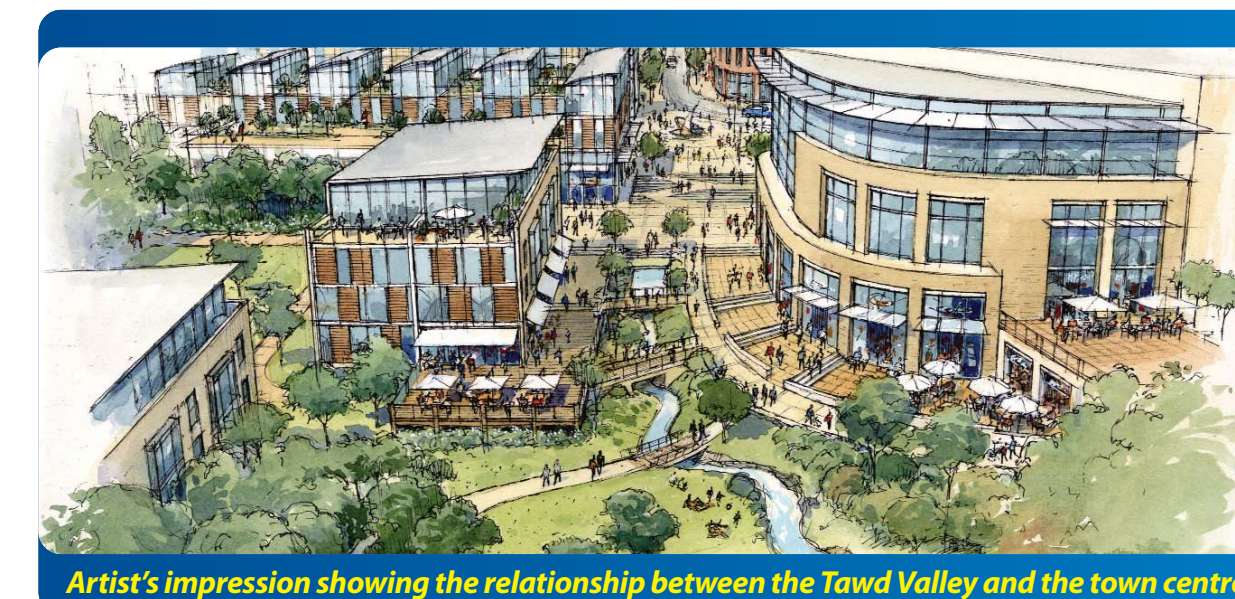
**Monday 31st March to
Friday 4th April 2008
from 12.00pm to 2.00pm**



Skelmersdale TOWN CENTRE

Masterplan Consultation Paper Spring 2008

Building a town centre to be proud of



Artist's impression showing the relationship between the Tawd Valley and the town centre

These are exciting times for Skelmersdale...

... An ambitious masterplan has been drawn up to bring a new heart to the town centre.

West Lancashire District Council is sending this newsletter to every home and business in Skelmersdale to show you the masterplan and to let you know how you can give your views.

The masterplan shows the features that local people have said they want in the town centre - a new high street, more shops, another supermarket, a new leisure centre, community facilities, improvements to the Tawd Valley and new housing - and illustrates how these key features will fit together to create the integrated, functional and vibrant town centre that Skelmersdale deserves.

You may remember that last year we asked for your views on various options for the town centre. Almost 2,000 people responded, and all those comments were taken on board as we put together this masterplan which outlines the Council's proposals for the town centre regeneration.

Please look carefully at the masterplan in the centre pages of this newsletter and tell us what you think about these proposals. We would really like your views before we finalise it later this year. After that, the developer will submit planning applications ready for the first stage of redevelopment, which is scheduled to start next year.



The Key Principles:

- To make Skelmersdale a leisure, recreational and retail centre of excellence within the North West
- To ensure the parks and open space in and around the town centre are integral to its regeneration and are more accessible to Skelmersdale's communities and visitors
- To reconnect the town centre and community through the building of new roads and footpaths
- To increase the number of residents within the town centre and diversify the style and range of residential accommodation available
- To ensure high quality design will be key to creating a vibrant town centre

What's next?

Enclosed with this paper you will find a questionnaire giving you the chance to tell us what you think about the proposals outlined in the masterplan. All questionnaires will be reviewed and all comments taken into account.

We are also holding an exhibition, as part of a six-week public consultation period, to give you the opportunity to come and find out more about the masterplan, and to have your say.

The exhibition will be held in The Concourse Shopping Centre (on the First Floor next to the Council Customer Service Point) on the following dates:

**Thursday 27th to Saturday 29th March 2008 from 11.00am to 4.00pm, and
Monday 31st March to Friday 4th April 2008 from 12.00pm to 2.00pm**



THE VISION FOR SKELMERSDALE

Skelmersdale TOWN CENTRE

Masterplan Consultation Paper Spring 2008

Masterplan comments

The Council will look carefully at all of the comments received at the end of the six-week public consultation before it decides on the final masterplan. This will happen during the summer.

Following this, planning applications will be submitted by the developer, and local people will again have the chance to give their views on those applications.

What is being proposed?

This is an exciting and unique opportunity for Skelmersdale to transform its town into a centre that is attractive and accessible to residents and visitors alike. The project, valued at more than £350 million, will benefit everyone who lives, works and visits the town, bringing new jobs and investment and building a new heart for Skelmersdale town centre that people can be proud of.

But there is still the opportunity for everyone in the community to make comments and shape the future regeneration of the town centre, and we would welcome your views on the proposals outlined below:



Aerial view of Skelmersdale town centre

Housing:

A mix of new, high quality housing will result in a greater range and choice of homes available to both existing residents and to those wanting to move to Skelmersdale to live and work. It will also increase the number of people living in and around the town centre. This in turn, will sustain the new shops and services, create a safer environment, provide more affordable housing and assist in delivering the town centre's public buildings and improvements to the Tawd Valley.

Proposals include:

- Building over 1000 new, quality modern homes to cater for a wide range of housing needs
- New housing in the town centre core, consisting mainly of apartments above shops
- Building well-designed and attractive housing on open areas of land alongside Yewdale and land around the existing road network maximising housing opportunities and connecting the town centre to the housing estates
- Demolishing properties at Firbeck and building new housing to modern standards on the whole Firbeck and Findon area

All current Firbeck residents will be treated fairly and appropriate packages of support, financial compensation and relocation choices will be made available. New affordable homes and replacement Council housing will be located in and/or around the town centre.

Tawd Valley:

The Tawd Valley is a significant asset to Skelmersdale, but at present, is not being used to its full potential and is somewhat neglected in places.

Proposals include:

- Improvements to the valley and the wooded cloughs to ensure that they provide a safe, high-quality setting
- Footpaths and cycleways in the Tawd Valley, and consideration of this area's potential for specialist recreational activities
- Ensuring that the Tawd Valley is properly managed to protect and enhance its environmental and ecological features
- Developing leisure uses such as bars and cafes looking towards the Tawd

Development adjacent to the Tawd Valley should respect the character of its surroundings in terms of scale and design.

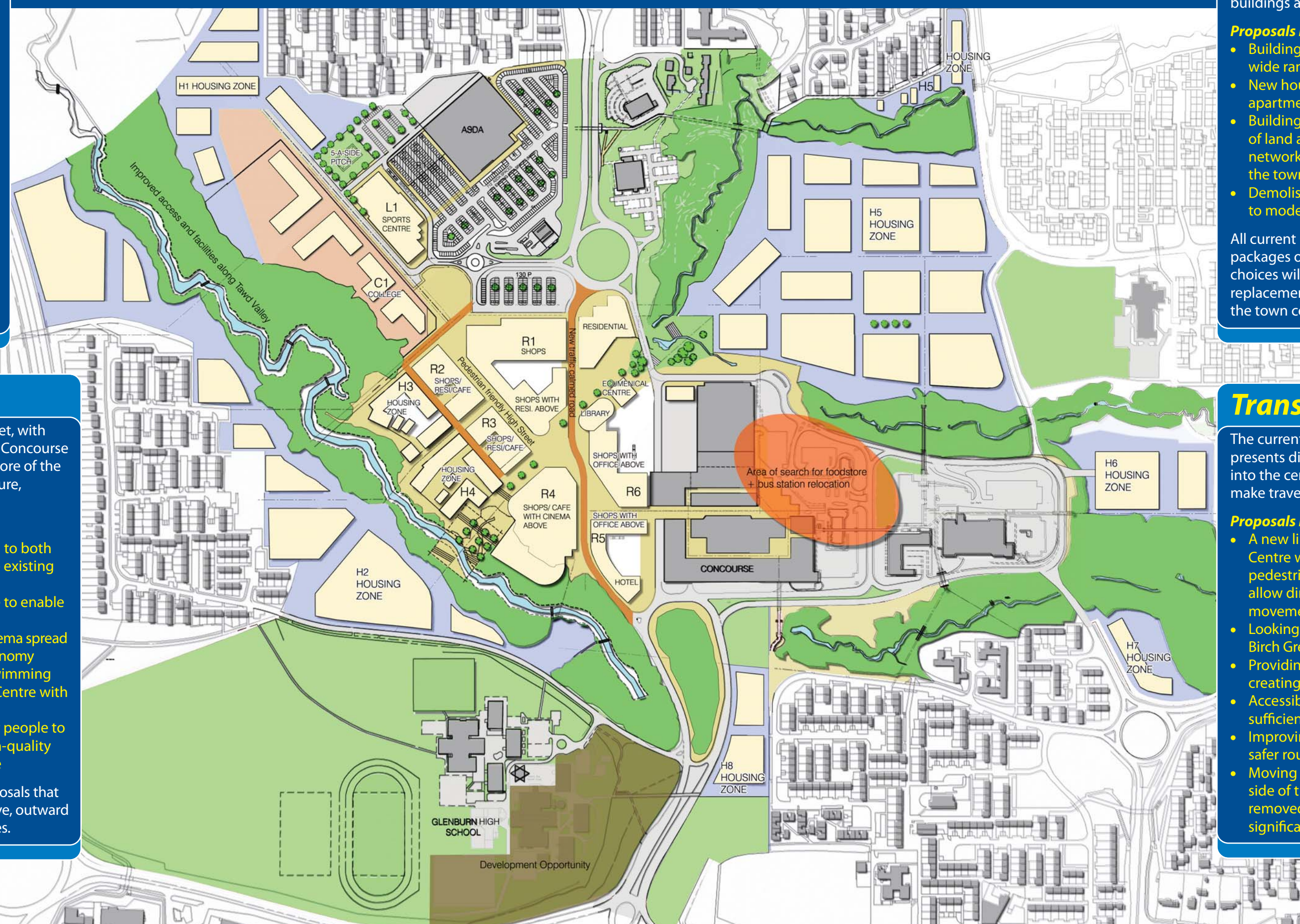
Shopping and Leisure:

It is proposed that a new pedestrian-friendly high street, with possibly limited access for cars and buses, will link the Concourse Shopping Centre and Asda. This will form the central core of the town centre and will include a range of new retail, leisure, entertainment, business and community uses.

Proposals include:

- A range of new shops on the high street appealing to both local residents and visitors and complimenting the existing stores in the Concourse
- A new foodstore adjacent to the Concourse Centre to enable more choice for consumers
- Leisure uses such as cafes, bars, restaurants and a cinema spread across the town centre to help create an evening economy
- Replacing Skelmersdale College, the library, the swimming pool, Digmoor Sports Centre and the Ecumenical Centre with new purpose-built facilities in the town centre
- New public spaces that provide attractive areas for people to meet or for street entertainment events and a high-quality adventure play area for children in the town centre

The developer will be encouraged to put forward proposals that create new streets, squares and buildings with attractive, outward looking fronts and full access for people with disabilities.



Transport:

The current road system provides excellent vehicle access but presents difficulties for local people wanting to walk or cycle into the centre. The masterplan sets out a new road structure to make travel around the town centre much easier for everyone.

Proposals include:

- A new link road running north from the Concourse Shopping Centre with appropriate traffic-calming measures and pedestrian crossing facilities, to connect with existing roads, allow direct access to the town centre core and ensure easy movement between the Concourse and the new high street
- Looking at the potential for new road links to Tanhouse and Birch Green giving these areas better access to the town centre
- Providing appropriate access to the town centre for taxis and creating one or more taxi ranks
- Accessible car parking at all key transport gateways, with sufficient car parking for both residents and visitors
- Improving the standard of footpath links to create better and safer routes to surrounding areas
- Moving the bus station to the ground floor on the eastern side of the Concourse Centre, enabling the bus-ramp to be removed and the west side of the Concourse to be significantly improved and linked in to the new town centre.

Skelmersdale Town Centre

Timeline

2007

Options Consultation

2008

Masterplan Consultation

Adoption of Masterplan

Planning Application from Developer

2009

Commence works on site

2010

Completion of new College & Sports Centre

2011

First stages of retail and housing

Development continues in phases for around 10 years