

West Lancashire District Council Local Development Framework



JUNE 2008

**The Council's Response to the Objections / Observations made
on the Skelmersdale Town Centre Draft SPD / Masterplan**



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Introduction

- 1.1 This report sets out West Lancashire District Council's response to the objections / Observations received on the Skelmersdale Town Centre Draft Supplementary Planning Document / Masterplan.
- 1.2 It recommends a number of proposed changes to the Draft Supplementary Planning Document / Masterplan which the Council believes should be incorporated into the Local Development Framework when it is adopted.

Format of the Report

- 1.3 The report deals with each person's or organisation's objection or observation in turn. Each representation received has been given a unique reference code (skemspd1, skemspd2 etc). The individual comment is set out in the 'Consultee Comment' column. Where the comment is followed by (S) this indicates that the comment has been summarised, when followed by (F) this indicates that this is the comment in full. The Council's response is set out alongside each persons objection or observation in the 'Proposed Council Response' column. All representations which ask for a change in the plan are treated as objections. In the final column an 'Officers' Recommendation' is put forward in response to the individual's comment.

Skelmersdale Town Centre Comments Report – Objections / Observations

| Comment Reference | Consultee | Nature Of Comment: | Number | Consultee Comment | Council Response | Officers' Recommendation |
|-------------------|-----------------|--------------------|------------|--|---|--------------------------|
| skemspd1 | Mr Colin Cumine | Observations | Figure 1.1 | Some good ideas, but I hope that you don't take the current town plan as the final draft, just because you have drawn up glossy brochures showing off your ideas. Leisure centre appears to be an inadequate size. (S) | Observations noted - the sports centre will be planned to be of a suitable specification to meet the Council's requirements | No Change |
| skemspd4 | West Lancs CPRE | Object | 1.3 | Query the omission of "new dentist" and "new daycare centre" in WLLP Policy DE11 paragraph v, referred to on page 34 of your draft SDP. (S) | Policy DE11 in the appendix cannot be altered. There is no need to mention such smaller scale facilities within paragraph 3.1. The relocation of such facilities will be subject to negotiation between the developer and the relevant organisations. | No Change |
| skemspd5 | West Lancs CPRE | Object | 2.3 | The boundary of the town centre should not have been altered. The cloughs should not be nibbled away. (S) | Paragraphs 2.15 to 2.16 of the document explain the reasons why the document looks beyond the town centre boundary drawn in the Local Plan. Suitable safeguards are set out in the document in relation to protecting the cloughs. | No Change |
| skemspd6 | West Lancs CPRE | Observations | 2.5 | WLCPRE believe more and better shops is an attractive proposition but this is a cart and horses situation. You plan also both to increase the population and attract back in to the Town Centre shops those tempted elsewhere. Will the shops come before the people (and depart for lack of trade) , or the people before the shops (and learn to shop elsewhere) ? Dying shops make for a very depressing town centre. (F) | Careful phasing of the scheme can ensure that residential and commercial development can both be created at the same time. This is a commercial led scheme and therefore retail facilities have to be economic to provide. | Comments Noted |
| skemspd7 | West Lancs CPRE | Object | 2.7 | It is wrong to build on the land north of Westheads Clough. The Inspector's Report states that the Clough should not be within the Town Centre | The masterplan clearly shows that Westheads Clough will be retained and the document states that the wooded | No Change |

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| | | | | development area.(S) | cloughs will be retained and enhanced. | |
| skemspd8 | West Lancs CPRE | Observations | 6.7 | <p>Chapter 6, paragraphs 6.7, 6.8</p> <p>We support Key Principle 2 and would be pleased to see the parks and open spaces made more accessible e.g. by more bridges over the River Tawd. We endorse the need for a full and permanent management scheme for the Tawd Valley and wooded Cloughs as well as the normal maintenance of the grassed areas.</p> <p>We should not be happy to see development close to these valleys.</p> <p>Although in para 2.18 you say that the SPD cannot change Local Plan policies, the upper reaches of developments H2 and most of H1, on land formerly outside the STC boundary, are proposed on land designated as Green Space and for formal recreation facilities in the current Local Plan and, likewise, the proposed H8 west of Eskdale is Green Space EN8 and the part of H5 north of Westheads Clough is an EN1 conservation site also.</p> | <p>The SPD cannot change the status of land designated in the Local Plan and the SPD merely seeks to set out some criteria for how the Council would consider proposals that are not in conformity with Local Plan policy. The issue of why some areas outside the Town Centre (Policy DE11) area are being considered within the SPD, is fully explained in paragraphs 2.15 to 2.19 of the SPD document. This is the correct approach to take in the circumstances and the Government Office for the North West has not raised any concerns about this.</p> <p>The SPD looks at the issue of development close to the cloughs and suitable protection will be given to the wooded areas.</p> | No Change |
| skemspd9 | West Lancs CPRE | Object | 7.5 | We object to the proposal for a North-South road through the Town Centre, however realise access is needed for shops and the disabled. Suggest a two way road from south and north that terminate in drop off areas (S) | It is considered that a north-south link road would be beneficial to circulation to the town centre and adding life and vitality into the centre | No Change |
| skemspd10 | West Lancs CPRE | Object | 7.15 | The Concourse bus station should be retained as it is and made more attractive, especially for the disabled. (S) | Moving the bus station will enable the entrance into the Concourse from the west to be made more attractive and link better into the new town centre. | No Change |
| skemspd12 | West Lancs CPRE | Observations | 7.12 | Cycle routes. WLCPRE are advised, proposals are in hand by the County Cycling Officer for the introduction of new Skelmersdale Cvcclina Route | Cycle routes into the town centre will be an important consideration. | Comments Noted |

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| | | | | Maps to be produced. Local Cycling Action Groups have written and commented, their reports being held in W.L.D.C. and by L.C.C.'s Cycling Officer. (F) | | |
| skemspd13 | West Lancs CPRE | Object | 8.12 | Object to areas designated as Policy EN8 Green Spaces, or Policy SC2 Recreational Land being shown for housing development. Prefer Firbeck to be retained unless suitable packages can be put together for residents. Careful thought needed for relocation of dentists and day care centre. (S) | The extra housing development is required to provide new high quality homes and diversify the housing stock in the town, and attract more people to support the regenerated town centre, assisting in its economic viability. Housing will also help to reconnect the town centre with surrounding areas and overlook the paths and cloughs to give greater community safety. Finally new housing is vital to deliver the new community facilities needed in the town. Suitable packages have been put to Firbeck residents and the relocation of the dentists and day care centre are rightly identified as important. | No Change |
| skemspd15 | The Skelmersdale Limited Partnership | Object | 1.2 | The status of the masterplan should be set out in the Executive Summary. (S) | Paragraph 1.1 should be amended to read ".....how this regeneration should occur and will be an important material consideration in the consideration of future planning applications for the town centre." | Change |
| skemspd16 | The Skelmersdale Limited Partnership | Object | 1.5 | Paragraph 1.5 should be amended to reflect the important role of the Concourse Centre owners - wording suggested. (S) | The wording suggested, with some amendment, could be satisfactorily included in paragraph 1.5. Replace second sentence with "The owners of the Concourse Centre will make an important contribution to the regeneration of the Town Centre through the provision of a large new | Change |

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| | | | | | foodstore as an extension to the Concourse Centre and the relocation of the existing bus station to enable the provision of more modern facilities for bus services and the physical integration of the Concourse Centre with the new High Street proposed in the Masterplan". | |
| skemspd17 | The Skelmersdale Limited Partnership | Object | Figure 1.1 | There are a number of weaknesses in the plan. The north-south link road which will harm the new high street, will act as a through route and divert people from the Concourse. There is no justification for it. It will also put at risk the first phases of retail development which will also not have enough critical mass to succeed and needs to be larger. The pedestrianised street from the Concourse should be longer before it reached any vehicle route. The road system at the southern end of the Concourse should be altered to provide more of a gateway and screen the service access to the Concourse. The plan will not achieve the objective of integrating the Concourse with the High Street and should recognise the importance of the first floor of the Concourse. (S) | <p>The North / South route in the town centre, if managed correctly, could provide a positive opportunity to provide access into the town centre for public transport, disabled access and a modest throughput of vehicular traffic. Discussions are presently ongoing with the County Council highways department to ensure the management of the road is done in such a way as to not prejudice the key principles of the town centre.</p> <p>Consideration on the southern gateway to the town centre will be of key importance but will be dependent on the re-siting of the existing police station facilities.</p> <p>As stated in para 5.4 of the SPD, key to the town centre proposals is the need for interaction and integration between the new and existing development. The SPD has a range of proposals that will assist in boosting the commercial offer for the Concourse.</p> <p>Of key importance is the dialogue</p> | No change |

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| | | | | | between all stakeholders to ensure such interaction and integration takes place. | |
| skemspd18 | The Skelmersdale Limited Partnership | Object | 2.1 | Not clear what weight is to be given to the Masterplan when deciding on any future planning application. (S) | The SPD, as a formal planning document will be a material consideration when deciding upon any future planning application. This is stated within paragraph 2.1 of the document and amendments have already been agreed for paragraph 1.1. | No Change |
| skemspd19 | The Skelmersdale Limited Partnership | Object | 2.2 | The SPD document is worded in a way that is particularly weak and could result in not all the key principles being achieved. (S) | The aim of the SPD is to provide robust guidance for any future development within the town centre whilst maintaining a level of flexibility that will be able to adapt to changes over the project's lifetime - which is likely to be between 10 - 15 years. | No Change |
| skemspd20 | The Skelmersdale Limited Partnership | Object | 4.1 | It is recommended that there would be benefit in rewording the SPD so that it contains a clear statement of key principles and parameters which should be adhered to in the ensuing proposals. (S) | Chapter 4 of the SPD contains reference to the key principles which are set out as the fundamental building blocks for the town centre regeneration. These principles were set out through the original 'Visioning' exercise undertaken by the Council in 2004/5. The SPD has been prepared to provide a planning framework for the town centre regeneration and needs to provide a level of flexibility given the project length. | No Change |
| skemspd21 | The Skelmersdale Limited Partnership | Observations | 5.1 | The Concourse Centre provides all the comparison shopping for the town. There is a great deal of physical separation between both Asda and the Concourse. (S) | | Comments Noted. |

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| skemspd22 | The Skelmersdale Limited Partnership | Object | 5.4 | Support opening statement in para 5.4, suggests rewording to the paragraph (alternative wording is suggested). (S) | Agreed to reword paragraph 5.4 as set out. | Change |
| skemspd23 | The Skelmersdale Limited Partnership | Observations | 5.5 | If road links to Asda are defined as 'good', then why is a new north / south route through the town centre required? (S) | The purpose of the new road is to ensure that there is good access into the town centre, particularly for public transport. However the existing road network, if unchanged, would bypass the town centre completely to the east, giving only limited opportunity for vehicular access into town centre core. | No Change |
| skemspd24 | The Skelmersdale Limited Partnership | Object | 5.9 | Para 5.9 should be reworded to state that the new High Street "should be designed so as to provide for a safe and pedestrian friendly shopping street" (S) | It is agreed that the proposed wording is incorporated into the finalised SPD. | Change |
| skemspd25 | The Skelmersdale Limited Partnership | Object | 5.8 | Para 5.8 should be reworded to promote retail, residential or office uses at the upper level wherever possible. (S) | Paragraph 5.8 already contains references as above, however, it is agreed to amend the wording to support the use of retail at upper levels on the High Street. | Change |
| skemspd26 | The Skelmersdale Limited Partnership | Object | 5.10 | <p>New retail should compliment the Concourse and Asda. However, concern is raised that this paragraph does not afford the Concourse Centre the protection (as the existing town centre) as set out within PPS6. No new retail should serve to undermine the vitality and viability of the Concourse.</p> <p>The SPD needs to spell out what controls, by means of range of goods planning conditions, are to be imposed the retail warehousing component of the new development.</p> <p>Guidance needs to be much more specific as to</p> | The wording of this paragraph reflects the Local Plan Policy DE11. A retail impact assessment would need to show the impact of any new store and that it does not undermine existing retail provision within Skelmersdale. The draft SPD clearly states that new retail development should not undermine the vitality and viability of the Concourse Centre and appropriate controls will be placed upon new retail warehouse development to ensure this does not happen - additional wording will be added to paragraph 5.10 make | Change paragraph 5.10 as set out. |

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| | | | | what level of trading impact upon Asda is considered to be acceptable and who will be the arbiter of whether or not this is likely to "undermine" its viability. (S) | this clear as follows - " Any new retail warehouse development will be appropriately controlled to ensure that it complements and does not harm existing retailers in the centre. The design of such units will also be an important consideration, with a high quality design that reflects other units in the centre being required, rather than poorly designed large 'boxes'." | |
| skemspd27 | The Skelmersdale Limited Partnership | Object | 5.12 | Supports statements made in para 5.12, but seeks rewording to make clear that the Concourse is the anchor at the Eastern end of the High Street. (S) | Support Noted, it is agreed to reword para 5.12 as suggested. | Change |
| skemspd28 | The Skelmersdale Limited Partnership | Object | 5.21 | The term 'above uses' needs to be clarified. Further wording is needed to ensure the civic space provided is of a high quality. (S) | The 'above uses' mean those town centre uses as described within chapter 5. It is agreed to clarify this term within finalised document. It is also agreed to clarify wording to make clear that a 'high quality of public realm / civic space' is expected in the town centre. | Change |
| skemspd29 | The Skelmersdale Limited Partnership | Observations | 5.27 | Consider the rewording of paragraph 5.27 to refer to office development at upper levels on the high street. (S) | Agreed to include reference to both residential and office uses at the upper levels in para 5.27. | Change. |
| skemspd30 | The Skelmersdale Limited Partnership | Object | Chapter 7 | Object to the North / South road on the basis that it is not required, no evidence is provided that it is needed and that it is likely to have a negative effect on the Concourse and the environment of the town centre core. (S) | The North / South route in the town centre, if managed correctly, could provide a positive opportunity to provide access into the town centre for public transport, disabled access and a modest throughput of vehicular traffic. Discussions are presently ongoing with the County Council highways department to ensure the management of the road is done in such a way as to | No Change |

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| | | | | | not prejudice the key principles of the town centre. | |
| skemspd31 | The Skelmersdale Limited Partnership | Object | Figure 7.4 | Proposes the rewording of paragraph 7.14 to promote the relocation of the bus station to benefit the integration of the town centre with the Concourse. (S) | Agree to include the new wording within the finalised version of the proposed SPD. | Change |
| skemspd32 | The Skelmersdale Limited Partnership | Object | Chapter 9 | There is a lack of guidance provided on the design of buildings within the town centre core. (S) | It is acknowledged that Chapter 9 relates to the Design of the housing element of the scheme, as will the Design Code. Although paras 5.26 & 5.27 set out some broad principles for design in the town centre core this will mainly be a matter for the future planning application by St Modwen. Development will need to be of a high quality, both in design and materials used, as set out in para 9.3. | No change. |
| skemspd33 | The Skelmersdale Limited Partnership | Object | 11.4 | The wording in paragraph 11.4 does not provide enough guidance on the precise phasing of the scheme. Alternative wording is suggested. (S) | At this time the precise overall phasing for the scheme is unclear, although para 11.4 makes clear that the first phases of the development will occur near to the Concourse Centre. Discussions will take place as part of the future planning application for the town centre and are likely to involve the evolution of the high street from the Concourse, but there is still a need for the SPD to maintain a level of flexibility in the phasing of development. | No Change |
| skemspd34 | Environment Agency | Object | 2.14 | Objects to the SPD identifying only culverted streams as a constraint to development. Open watercourse should also be included. (S) | Agreed to refer to 'open watercourses' within paragraph 2.14. | Change |
| skemspd37 | South Lathom Residents | Object | 2.15 | Concerns over the differences between the Town Centre boundary shown in the West Lancashire | The SPD cannot change the status of land designated in the Local Plan and | No Change |

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| | Association | | | Replacement Local Plan and the project area boundary. (S) | the SPD merely seeks to set out some criteria for how the Council would consider proposals that are not in conformity with Local Plan policy. The issue of why some areas outside the Town Centre (Policy DE11) area are being considered within the SPD, is fully explained in paragraphs 2.15 to 2.19 of the SPD document. This is the correct approach to take in the circumstances and the Government Office for the North West has not raised any concerns about this. | |
| skemspd38 | South Lathom Residents Association | Object | Figure 7.2 | The North / South route through the middle of town appears to have no merit. The road to the present bus station could be a more sustainable option. (S) | <p>The North / South route in the town centre, if managed correctly, could provide a positive opportunity to provide access into the town centre for public transport, disabled access and a modest throughput of vehicular traffic. Discussions are presently ongoing with the County Council highways department to ensure the management of the road is done in such a way as to not prejudice the key principles of the town centre.</p> <p>It is not considered appropriate to use the existing bus ramp as a alternative north / south route as this would restrict the Concourse's opportunity to integrate to the new high street and open up their currently inward looking shopping centre.</p> | No Change |
| skemspd39 | South Lathom Residents Association | Observations | 8.18 | New homes should be built on the land between Firbeck and Westheads Clough and move the Firbeck resident into these new homes prior to any | The District Council / St Modwens are currently undertaking one-to-one consultation with all residents of | No change |

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| | | | | demolition of Firbeck. (S) | Firbeck to understand there future housing needs should the option for demolition be chosen. It is acknowledged that there are a number of communities within the Firbeck estate and the District Council / St Modwens will be exploring how communities can be kept together. | |
| skemspd40 | South Lathom Residents Association | Observations | 8.18 | The Association are pleased to note the financial compensation being offered to Firbeck residents. Where possible communities should be kept together.(S) | Wherever possible groups of people will be kept together. | Comments Noted. |
| skemspd41 | South Lathom Residents Association | Object | 8.19 | Provision should be made for smaller retirement properties within the town centre. (S) | The housing within the new town centre will vary, both in terms of size and tenure. There are no proposals to provide a 'retirement village' as part of the scheme but there will be opportunities for individuals to purchase smaller properties and an element of affordable housing will be provided. | Comments Noted |
| skemspd43 | Lancashire County Council | Observations | Figure 1.1 | There has been no formal discussion / agreement between the County Council and development partners regarding the land between the library and police station. (S) | Further discussions will be required on this matter between the landowners and developer. | Comments Noted. |
| skemspd44 | Lancashire County Council | Observations | 5.18 | It is likely that further LCC officers will be located to Skelmersdale in the future. Capacity for these extra officers should be considered as part of the proposals. (S) | Offices are permitted within the town centre and LCC will need to ensure their needs are fully conveyed to the developer. | Comments Noted |
| skemspd45 | Lancashire County Council | Observations | Figure 1.1 | Glenburn Sports College will remain outside the Skelmersdale Masterplan process. (S) | The SPD makes the status of Glenburn Sports College clear. | Comments Noted. |
| skemspd47 | Lancashire | Observations | Chapter | The County Council are seeking to fund a Creative | The District Council supports this | Comments Noted. |

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| | County Council | | 6 | Community Engagement Officer post within the County Council to help develop creative community engagement. This officer could be of assistance with the Skelmersdale TC proposals. (S) | proposal. | |
| skemspd48 | Lancashire County Council | Object | Chapter 7 | The SPD is unclear on how it addresses disability issues, particularly in relation to access to public space and adaptations to ensure equal access. (S) | <p>The design of buildings will be integral to providing equal access for people with disabilities. Para 5.27 refers to the need for new buildings to be easily accessible and all development will have to comply with the Disability Discrimination Act.</p> <p>It is acknowledged that there is little or no reference to accessibility to public open space and it is agreed that further reference should be included on this within the SPD.</p> | Change |
| skemspd50 | Lancashire County Council | Observations | Chapter 5 | Discussions are ongoing in relation to the provision of accommodation for businesses, including incubation units. (S) | Noted. | Comments Noted. |
| skemspd51 | Environment Agency | Object | 4.1 | We object to the key principle "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". The loss of green spaces will lead to additional pressures on the Tawd Valley and the aquatic habitat associated with the wooded cloughs and watercourses within the town centre. Reducing the buffer between development and wildlife (and associated habitat) will have a negative impact. Subsequently, while the parks and open spaces should be part of the Masterplan, concessions should be made where the harm to the environment outweighs the regeneration benefits. To resolve this objection. the objective should be | The key principles were established through the visioning process in consultation with a wide variety of stakeholders. The SPD does make reference to the need to protect important aspects of biodiversity and a new section is to be introduced to Chapter 6 in relation to this matter. (see response to Representation Ref skemspd216) | Change. |

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| | | | | reworded to reflect this, i.e. "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 where this does not unacceptably impact upon the existing biodiversity value of those features". (S) | | |
| skemspd52 | Environment Agency | Object | 5.22 | Concerns over the proposals to de-culvert the watercourse which stretches south from Westheads Clough towards the Tawd Valley. Although the principle is supported much more detail is required on this matter. (S) | Following discussions with the Environment Agency it has been agreed that the only realistic and feasible solution is for the watercourse to remain culverted. Therefore paragraph 5.22 will be reworded to reflect this. | Change. |
| skemspd53 | Environment Agency | Object | 6.5 | Concerns raised to the impact on the Tawd from development, including the lack of reference to a buffer zone between the development and the Tawd and the creation of 'Strategic gaps' along the Tawd. Works around the Tawd will also require written consent from the Environment Agency. (S) | It is acknowledged that the Tawd Valley is of a high environmental value and is seen as a significant asset for Skelmersdale. Its designation as a Biological Heritage Site is referred to within para 6.10 of the SPD. It is expected that an appropriate buffer zone be established between the Tawd and the start of development, this is referred to within para 8.26 in terms of the residential development to the west of the Tawd. But it is agreed to include further reference to this within Chapter 5. The requirement for written consent from the Environment Agency for any proposed works / structures in, under, over or within 8 metres of the top of the riverbank is noted. In terms of the use of bridges within the | Change. |

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| | | | | | Tawd, there is a proposal to create a strategic gap for pedestrians and cyclists to safely cross the Tawd. The potential negative effects to the wildlife corridor are acknowledged and ongoing discussions will be required to investigate these effects further. It is agreed to raise this issue with paragraph 6.8. | |
| skemspd55 | The Theatres Trust | Observations | 5.5 | Town Centres should have a wide range of suitable functions to place it at the heart of the community. (S) | Noted | Comments Noted. |
| skemspd56 | The Theatres Trust | Observations | 5.13 | Recommends that in terms of a cinema, a multiple use facility on a single site, the development of such a facility will help enliven the towns evening economy. (S) | As well as the cinema, there will be a theatre facility within the new College. | Comments Noted. |
| skemspd57 | The Theatres Trust | Observations | 5.14 | The town centre needs to balance its function as a retail, employment and leisure centre. (S) | Noted | Comments Noted. |
| skemspd58 | Mr David Halliwell | Object | Chapter 8 | Concerned that Safeguarded Land at Firwood Road has not been considered for development before land that should be kept as green open space. (S) | The importance of housing as an integral part of the town centre regeneration is set out within the SPD document. Development of housing in other areas of Skelmersdale will be considered through existing Local Plan policies or through the LDF process. | No change |
| skemspd59 | Mrs Erika Price | Object | Chapter 8 | Apartments above shops have been a failure before. Community building is a slow process, destroying is easy. (F) | The provision of new residential units will provide an opportunity for people to live within the central core of the town centre. | No change |
| skemspd60 | Mrs Erika Price | Observations | 11.6 | Create an environment that can be looked after by frequent, regular street cleaning, neighbourhood schemes, litter avoidance and regular litter picking. (F) | Noted | Comments Noted. |

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| skemspd61 | Mrs Erika Price | Observations | 5.27 | Avoid Crime friendly areas, close consultation should take place between the planning department and police. (F) | Noted | Comments Noted |
| skemspd62 | Mrs Erika Price | Observations | 5.15 | A community centre should be included, the Ecumenical Centre needs to be central. (F) | Noted | Comments Noted. |
| skemspd63 | Mr David W Cheetham | Object | Figure 2.4 | Concerns over the differences between the Town Centre boundary shown in the West Lancashire Replacement Local Plan and the project area boundary. (S) | <p>The SPD cannot change the status of land designated in the Local Plan and the SPD merely seeks to set out some criteria for how the Council would consider proposals that are not in conformity with Local Plan policy. The issue of why some areas outside the Town Centre (Policy DE11) area are being considered within the SPD, is fully explained in paragraphs 2.15 to 2.19 of the SPD document. This is the correct approach to take in the circumstances and the Government Office for the North West has not raised any concerns about this.</p> <p>There are good planning reasons why certain open areas of the Tawd Valley are proposed for housing as well as the need to deliver financially the masterplan proposals. The wooded areas of the Tawd Valley and Westheads Clough will still be protected and enhanced.</p> | No Change |
| skemspd64 | Mr David W Cheetham | Object | 5.28 | The development opportunity site to the south of the town centre should be restricted to the footprint of the college building and the bank / trees should be retained.(S) | The area highlighted as a 'Development Opportunity Site' refers to the land in the ownership of Skelmersdale College. Given there are no clear proposals for this site within the Masterplan. the SPD sets out the | No Change |

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| | | | | | site in its entirety for clarity. It is acknowledged that the use of the entire site will not be likely given the levels issues within parts of the site. | |
| skemspd65 | Mr David W Cheetham | Object | Figure 7.2 | The roads shown within fig 1.1 of the SPD differ from those shown within fig. 7.2. There needs to be clarification of the new road proposals within the planning document. (S) | Figure 1.1 shows the generic Masterplan for Skelmersdale Town Centre, Figure 7.2 elaborates further to show the proposed new roads within the Masterplan (many of which are already shown in Fig 1.1). The only extra roads shown are where the District Council recommends access is sought to the residential estates, however, these are not necessarily the finalised access points. It is not thought that the inclusion of this extra information will help the clarity of Fig 1.1. | No Change. |
| skemspd66 | Mr David W Cheetham | Object | Figure 7.5 | Pedestrian access along Westheads and Elmers Clough should be retained through the Masterplan process. (S) | The northern housing zone adjacent to Ferndale (Housing Zone H5) will not result in the loss of pedestrian links along Westheads Clough. Any development will have to incorporate this footpath link. The footpath link is clearly shown in Fig 1.1. | No Change. |
| skemspd67 | Mr David W Cheetham | Object | Figure 8.2 | Concerns over the differences between the Town Centre boundary shown in the West Lancashire Replacement Local Plan and the project area boundary, particularly in relation to housing zone H5. (S) | There is no longer a play area in this location and the land in question is not designated under either Policy SC1 or EN8. However, developers will need to demonstrate that this area can be developed in an appropriate manner to respect the neighbouring land uses; that satisfactory road access can be achieved and that suitable footpath | No change |

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| | | | | | links are maintained. | |
| skemspd68 | Mr David W Cheetham | Object | Figure 8.2 | Housing site H8 should be omitted from the Masterplan on the basis that it has significant levels issues and is designated as SC1 and EN8 of the Replacement Local Plan. (S) | <p>It is acknowledged that there are levels issues in this area which would constrain development from the area shown on Fig 1.1. However investigations are still ongoing to the potential for development in this area.</p> <p>The site is allocated as EN8 (not SC1 as mentioned). It is also acknowledged that the Housing site H8 lies outside the designated Town Centre Boundary shown within the Replacement Local Plan. However, to ensure that a comprehensive Masterplan is delivered for the town centre, these areas will be looked at for potential development. But as stated in para 2.18 it will be an obligation of the developer to justify any exceptions being made to Local Plan policy.</p> | No Change |
| skemspd69 | Mr David W Cheetham | Object | Figure 8.2 | Land to the West of the Town Centre (Zone H8) and to the North (Zone H1) should be reduced to that shown within the Replacement Local Plan. (F) | The SPD merely seeks to set out some criteria for how the Council would consider proposals that are not in conformity with Local Plan policy. The issue of why some areas outside the Town Centre (Policy DE11) area are being considered within the SPD, is fully explained in paragraphs 2.15 to 2.19 of the SPD document. This is the correct approach to take in the circumstances and the Government Office for the North West has not raised any concerns about this. It is considered that housing could be appropriate in this location provided | No Change |

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| | | | | | that any developer is able to demonstrate sufficient material considerations as to why local plan policy should be set aside. | |
| skemspd70 | Mr David Mitchell | Object | Figure 8.2 | Housing Zone H8 should be omitted from the finalised Masterplan. It is unacceptable to destroy such a small area of green space and trees. (S) | <p>It is acknowledged that development here, as with many other areas of the town centre will involve the loss of green space. But given the lack of brownfield sites within the Town Centre very little development would take place without such land being used for development.</p> <p>There are a number of issues in this area relating to levels which is likely to result in the area of land developed in H8 being reduced, however investigations into this issue are still ongoing.</p> | No Change |
| skemspd74 | United Utilities | Observations | 11.2 | Details provided on the responsibility of utility assets. There are two sewers which should be noted - both in the H2 Housing Zone. (S) | Details noted | Comments Noted. |
| skemspd75 | North West Development Agency (NWDA) | Observations | | The North West Development Agency have no comments to make on this document. (F) | Noted | Comments Noted. |
| skemspd76 | Mr & Mrs Evason | Object | Figure 1.1 | We object to housing being built on the edge of Ferndale (Housing Zone H5). (F) | Objections noted, as indicated within para 8.1 of the SPD there is a requirement to build new homes, both to ensure the creation of a vibrant town centre and to finance the creation of the new community facilities within the town centre core. | No Change |
| skemspd78 | Mr Paul Dickie | Observations | Figure 7.2 | Concern over the loss of car parking within the proposed town centre. (S) | The SPD proposes the broad location of the car parking within the town | Comments noted |

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| | | | | | <p>centre. Future consideration will be required at a planning application stage to the exact quantum of parking spaces required. In determining this full regard will be given to the LCC car parking standards.</p> <p>If the development of a foodstore or bus station result in the loss of car parking then replacement car parking will be required in an accessible location within the town centre.</p> | |
| skemspd79 | Mr Paul Dickie | Observations | 7.6 | The new north-south route may not be necessary. (S) | The North / South route in the town centre, if managed correctly, could provide a positive opportunity to provide access into the town centre for public transport, disabled access and a modest throughput of vehicular traffic. Discussions are presently ongoing with the County Council highways department to ensure the management of the road is done in such a way as to not prejudice the key principles of the town centre. | Comments noted |
| skemspd80 | Mr Paul Dickie | Observations | 7.13 | There are good footpath links throughout Skelmersdale, but these have not been maintained to a high standard. These footpaths need upgrading and maintaining. (S) | It is acknowledged that there are a number of existing footpaths within the town centre which can be utilised within the regeneration of the town centre. | Comments noted |
| skemspd82 | Mr Paul Dickie | Object | 7.15 | The siting of a bus station to the east of the Concourse will take it out of the heart of the town centre. It needs to be centrally located at a ground level. (S) | The inclusion of a North / South route within the Masterplan proposal will provide the opportunity to create bus stops within the core of the town centre and provide easy access to the town centre for public transport. The bus station at the eastern side of the | No Change |

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| | | | | | Concourse will provide a bus terminus at ground level and will provide the opportunity for people to visit the Concourse en route to the bus station. | |
| skemspd83 | Mr Paul Dickie | Object | 7.16 | Consideration must be given to a rail link from the Wigan - Kirkby line direct into the town centre and provide a bus / rail interchange in town centre. (S) | Although it is acknowledged that the creation of a rail link into Skelmersdale would be a great benefit to the town. It is at this stage not financially viable for the scheme to build a new rail link and station. However, it remains a long-term goal of the District Council to see rail links reinstated within the town. Para 7.16 indicates that bus links to neighbouring rail stations should be enhanced. | No change |
| skemspd84 | Mr Paul Dickie | Observations | 7.18 | No parking facilities are shown on the Masterplan, the two existing ground level car parks have been removed for other buildings. (F) | The SPD proposes the broad location of the car parking within the town centre, which is shown within figure 7.2. Future consideration will be required at a planning application stage to the exact quantum of parking spaces required, in determining this material consideration will be given to LCC car parking standards. If the development of a foodstore or bus station result in the loss of car parking then replacement car parking will be required in an accessible location within the town centre. | No Change |
| skemspd85 | Mr V Christie | Object | | I am totally against the new town centre development planned for Skelmersdale. Our town needs trees and open spaces to provide desperately needed oxygen for people to breathe. (F) | Objections noted. It is acknowledged that the town centre development will result in the loss of green space but it will provide significant benefits both socially and economically to the town | No Change. |

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| | | | | | and will also seek to environmentally enhance the remaining areas of open space and woodland within the town centre. | |
| skemspd86 | Environment Agency | Object | 6.12 | Objects to para 6.12, recommends that further reference is added to ensure that development does not take place over existing culverts. (S) | It is agreed to add further wording to para 6.12 to protect existing culverts from development taking place above them. | Change. |
| skemspd91 | Government Office for the North West | Object | 1.6 | The statement that the Masterplan will provide a framework for the consideration of future planning applications in Skelmersdale Town Centre is potentially a little misleading as it will be the LDF that provides the Framework. Alternative wording is suggested. It should be avoided calling the document a Development Framework as it could be mistaken for meaning a Local Development Framework. (S) | It is agreed to reword para 1.6 to reflect the comments made and make clear that this SPD is part of the LDF process. The title of the document will also be amended to remove reference to the Development Framework. | Change |
| skemspd92 | Government Office for the North West | Observations | Chapter 2 | Where you have cross-referred to the relevant saved Local Plan policies which the SPD supplements, it would be helpful if you state that the policies are reproduced in Appendix A. (F) | Agreed to cross reference policies in Chapter 2 with Appendix A. | Change. |
| skemspd93 | Government Office for the North West | Observations | Chapter 3 | Chapter 3 should make reference to the Statement of Community Involvement (SCI). (S) | It is agreed that Chapter 3 should refer to the SCI and that it is shown to conform with its requirements. | Change. |
| skemspd94 | Government Office for the North West | Observations | Chapter 8 | Chapter 8 refers to the development of affordable housing within the Town Centre, therefore Policy DE3 should be included within Appendix A. (S) | Agreed to include Policy DE3 within Appendix A of the SPD. | Change |
| skemspd95 | Government Office for the North West | Observations | 8.7 | The SPD should provide a little background to justify the 10% figure for affordable housing included in para 8.7. (S) | The 10% figure has been determined through discussions with the Council's Housing Division, and this is considered to be a reasonable and achievable figure. The SPD itself does not need to set out the background to this. | No Change |

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| skemspd96 | Government Office for the North West | Observations | 7.7 | There are a few proof-reading issues, eg para 7.7: should comprise be changed to compromise? (F) | Comment noted, this spelling error will be corrected in the finalised version of the SPD. | Change |
| skemspd97 | Learning Disability Partnership Board | Observations | Figure 7.2 | Will sufficient provision be made for car parking within the town centre? Will there be accessible disabled parking facilities close to the town centre. (S) | In terms of the quantum amount of car parking, the District Council will apply Lancashire County Council's maximum parking standards to all new proposals, consideration for the numbers of car parking spaces will be a matter for a detailed planning application. Figure 7.2 highlights the locations of car parking facilities and these should be easily accessible from all key transport gateways. It is agreed that reference should be made within chapter 7 for the provision of disabled car parking spaces within the centre of town. | Change. |
| skemspd98 | Learning Disability Partnership Board | Observations | 5.18 | Does the Masterplan proposals effect the NHS walk-in centre? (F) | The NHS walk-in centre will not be affected as part of the Masterplan / SPD process. | No Change |
| skemspd99 | Learning Disability Partnership Board | Observations | Chapter 5 | Issues raised relating to the location of the hotel, the future for the top floor of the Concourse and the promise of better toilet facilities in the town centre. (S) | The position of the hotel currently hinges on whether the police station remains in its current position or is moved to a new facility. If the police station remains then an alternative location for a potential hotel would have to be sought. The Concourse Centre are in the process of preparing their own plans for the regeneration of the centre. | No change |

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| | | | | | The creation of new public toilet facilities will be considered as part of future planning application. | |
| skemspd100 | Learning Disability Partnership Board | Observations | 8.18 | Residents need reassurance that they will get 1st priority on the new house build development. (F) | The District Council & St Modwens are currently meeting with Firbeck residents on a one-to-one basis to ensure that the future housing needs are met. | Comments Noted. |
| skemspd101 | Learning Disability Partnership Board | Observations | Chapter 7 | Better bus services should be provided, particularly in evenings and at weekends. Reinstatement of a rail link for the town or better links to existing stations and the consideration of a park and ride scheme. (S) | The District Council hope as a consequence of the new town centre proposals that bus services will improve in and around the town centre, this is referred to within para 7.16 of the SPD. Although it is acknowledged that the creation of a rail link into Skelmersdale would be a great benefit to the town, at this stage it is not financially viable for the Masterplan to include such a proposal. However, it remains a long-term goal of the District Council to see rail links reinstated within the town. Para 7.16 indicates that bus links to neighbouring rail stations should be enhanced. Skelmersdale is not sufficiently large enough to sustain a park and ride service. | No Change |

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| skemspd102 | North West Regional Assembly | Observations | | Comments on the range of relevant documents that might relate to the Skelmersdale Town Centre SPD. (S) | Noted | Comments Noted |
| skemspd104 | Natural England | Object | | The Skelmersdale Town Centre SPD and Masterplan does not fully engage with our environmental interests as it relates solely to town centre redevelopment. However, we do welcome the opportunities for greenspace in terms of its conservation and enhancement for recreation, biodiversity and landscape character and quality. (S) | A reference to the Council's duties in relation to biodiversity will be inserted within the SPD as suggested. | Change |
| skemspd105 | Natural England | Object | Chapter 6 | We welcome the opportunity to integrate the town centre with the Tawd Valley , and for the management of its open spaces. We would welcome reference to the Lancashire Biodiversity Action Plan in section 6 where appropriate. We also welcome the opportunities to make the town centre more accessible to modes of transport other than the car. (F) | Agreed that reference will be made to the Biodiversity Action Plan in Chapter 6. Other supporting comments noted. | Change |
| skemspd106 | Natural England | Object | Chapter 9 | Chapter 9 fails to make reference to local landscape and townscape character and we would welcome broadening of the text in support of such matters. (F) | It is acknowledged that development in the town centre should respect the landscape of its surroundings, this is referred to with Chapter 8 but it is agreed that this issue should be also referred to within Chapter 9. In terms of the townscape quality within Skelmersdale, the town is characterised by poorly designed buildings. It is the aim of the SPD to provide development of a much high quality than existing although it is acknowledged that consideration will need to be given to the integration between old and new. | Change |

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| skemspd108 | English Partnerships | Observations | Figure 7.2 | The removal of the roundabout to the north of the town centre would be desirable to further enhance connectivity and movement. (F) | Discussions are ongoing with Lancashire County Council Highways Officers regarding the best access arrangements in this area. | No change |
| skemspd109 | English Partnerships | Observations | 6.10 | Development proposals adjacent to the cloughs and areas of ecological interest should be designed to minimise impact on said areas. (F) | It is agreed that careful consideration will be required to balance the needs for development and the protection of the environment. Wording will be included on this matter. | Change |
| skemspd110 | English Partnerships | Observations | Figure 1.1 | <p>The treatment of the area to the south of the Sports Centre (L1) and to the east of the College (C1) will be extremely important.</p> <p>The relationship between housing zones H3 and H4 and Mixed Use Blocks R2 and R3 must be carefully considered in terms of access, servicing and residential amenity.</p> <p>The enhancement of the southern approach to the town centre will be extremely important to improve legibility and provide a sense of arrival. (S)</p> | Agree with the comments made. | Comments noted. |
| skemspd111 | South Lathom Parish Council | Object | Figure 2.4 | Concerns over the differences between the Town Centre boundary shown in the West Lancashire Replacement Local Plan and the project area boundary. (S) | The SPD cannot change the status of land designated in the Local Plan and the SPD merely seeks to set out some criteria for how the Council would consider proposals that are not in conformity with Local Plan policy. The issue of why some areas outside the Town Centre (Policy DE11) area are being considered within the SPD, is fully explained in paragraphs 2.15 to 2.19 of the SPD document. This is the correct approach to take in the circumstances and the Government Office for the North West has not raised | No Change |

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| | | | | | any concerns about this. | |
| skemspd112 | South Lathom Parish Council | Object | 5.6 | It is surprising that paragraph 5.6 of the SPD ignores housing. (S) | It is agreed that reference to residential uses be included within paragraph 5.6. | Change. |
| skemspd113 | South Lathom Parish Council | Object | 5.11 | <p>The proposal for a food store ignores the presence of food retailers in the Concourse and the area of search seems unrealistic.</p> <p>How would access be gained to the Concourse multi storey car park? (S)</p> | <p>A retail study had been completed for the District Council in 2007, particular consideration was given to the potential for a new foodstore in Skelmersdale and it was concluded that there was sufficient capacity within the market to incorporate a further foodstore within the town.</p> <p>The creation of a new foodstore, particularly in the area of search highlighted in fig 1.1. will provide the opportunity for the Concourse to reinforce its position as the eastern anchor of the town centre and improve its ability to regenerate itself. A further foodstore will also increase the range of choice for the consumer.</p> <p>In terms of car parking, it is acknowledged that the area of search infringes on the existing car parking facilities at the Concourse. Any proposals resulting in the loss of car parking spaces will have to provide for replacement car parking and access arrangement will have to be carefully considered within the determination of any future planning application.</p> | No Change |
| skemspd114 | South Lathom Parish Council | Object | Chapter 6 | The use of the Tawd Valley for recreational purposes does not easily sit beside protecting the valley for its biodiversity value. | The use of the Tawd for 'specialist recreational facilities' is at this stage still a concept. which has enough merit | No Change |

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| | | | | <p>The District Council should not point to its own record of poor maintenance of these areas as justification for handing over such responsibility to private owners. (S)</p> | <p>and public support to be worth investigating further. However, at this stage as it remains unclear exactly what specialist recreational facilities can be accommodated in the Tawd the impacts will remain unclear. If and when any 'specialist recreational facilities' are proposed then their impact on the surrounding landscape and biodiversity will be of a key importance in the decision making process.</p> <p>In terms of making the Tawd accessible to people and protecting the biodiversity value then both issues are important. The Masterplan sees the improvement to the Tawd Valley, making it a place that people want to spend time, as of key importance. But this must be done in sensitive way in order to protect the environmental value of the Valley and essentially the reason people will choose to visit it.</p> <p>The District Council does not use its poor maintenance record of the Tawd as a reason for handing over responsibility to private owners. But the creation of a new town centre for Skelmersdale will create a new opportunity to find a new way forward in maintaining land in the town centre to the highest possible standard.</p> | |
| skemspd115 | South Lathom Parish Council | Object | 7.6 | The wording of the proposal to create a new north/south vehicle route appears to be self-contradictory. The factors creating the need for | The North / South route in the town centre, if managed correctly, could provide a positive opportunity to | No Change |

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| | | | | such a route should have been established and clearly stated first. Concern expressed over the need for such a road. (S) | provide access into the town centre for public transport, disabled access and a modest throughput of vehicular traffic. Discussions are presently ongoing with the County Council highways department to ensure the management of the road is done in such a way as to not prejudice the key principles of the town centre. | |
| skemspd116 | South Lathom Parish Council | Object | Figure 7.2 | Concern raised over the loss of any car parking through the development of a bus station or foodstore. Any loss of spaces should be replaced. (S) | It is acknowledged that the area of search infringes on the existing car parking facilities at the Concourse. Any proposals resulting in the loss of car parking spaces will have to provide for replacement car parking and access arrangements will have to be carefully considered within any future planning application. | Comments noted. |
| skemspd117 | South Lathom Parish Council | Observations | 7.13 | There are already a number of footpaths within the town centre that need upgrading and maintaining to a good standard. There is not much point in providing more footpaths as the existing one are not maintained appropriately. (S) | It is acknowledged that there are a number of existing footpaths within the town centre which can be utilised within the regeneration of the town centre. Para 11.6 refers to the creation of a management company that will ensure that maintenance within the town centre is undertaken to a high standard. | Comments noted |
| skemspd118 | South Lathom Parish Council | Object | 7.14 | Concern that the relocation of the bus station will result in the facility being less accessible to the town centre core. (S) | The inclusion of a North / South route within the Masterplan proposal will provide the opportunity to create bus stops within the core of the town centre and provide easy access to the town centre for public transport. The bus station at the eastern side of the | No Change |

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| | | | | | Concourse will provide a bus terminus at ground level and will provide the opportunity for people to visit the Concourse en route to the bus station. The location of the bus station at the eastern end of the Concourse will assist in ensuring the shopping centre successfully acts as the eastern anchor point to the new town centre. | |
| skemspd119 | South Lathom Parish Council | Object | Chapter 7 | The possibility of providing a rail link from the Kirkby-Wigan line, direct to Skelmersdale Town Centre should not have been abandoned. (S) | <p>The proposals for a rail link into Skelmersdale has not been abandoned, and the District Council will still promote the potential for passenger rail facilities in Skelmersdale.</p> <p>However the financial implications of producing a rail link into the town centre as part of this Masterplanning process would render the whole scheme financially unviable.</p> <p>Para 7.16 refers to the need for consideration of bus links to neighbouring rail stations.</p> | No Change |
| skemspd120 | South Lathom Parish Council | Observations | | The District Council should press for the maximum possible contribution from Section 106 grants with regard to the development, particularly in relation to community services such as public transport and green space recreational areas in the Tawd. (S) | The District Council will seek, where appropriate, to obtain S106 monies that are justified and relevant to the development proposals. Substantial new public facilities will be created by the developer, including the creation of a new Sports Centre, Library and Ecumenical Centre. | Comments noted. |
| skemspd121 | South Lathom Parish Council | Object | 8.2 | Paragraph 8.2 of the SPD contains the only mention of mixing different households, including older people. Paragraph 8.5 places emphasis on | It is an objective of the SPD to 'diversify the style and range of residential accommodation available'. this is set | No Change |

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| | | | | the provision of apartments, high quality family housing and executive housing, without linking the requirements either to the social mix that is required or to the needs of the existing population. (F) | out within Chapter 4. This means broadening the range, size and tenure of properties available in the town centre. Paragraph 8.5 refers to increasing the variety of housing types within the town centre, which is compatible with the key objective. | |
| skemspd122 | South Lathom Parish Council | Object | 8.8 | The housing in Firbeck will not be replaced with sufficient homes. Tenants in Firbeck will be offered housing in less convenient locations and should be allowed to continue to live in the Town Centre to retain a sense of community. (S) | Tenants have a range of options open to them, including new affordable housing in the Town Centre. Tenants are now generally happy with the options open to them and most tenants appear to wish to move to existing Council accommodation. Where people wish to remain together this will be accommodated wherever possible. | No Change |
| skemspd123 | South Lathom Parish Council | Object | Chapter 8 | The SPD points out the need to provide for a mixture of housing types, however, there is no specific mention of sites that can be used to provide homes for older people. (S) | The aim of the Town Centre Masterplan is not to provide housing predominantly for one section of the community at the expense of others. Its aim is to create a range of housing that people of any age can live in, this would include apartments and small and large houses that young families or older couples can live in. The aim is to create a sustainable community encompassing a range of old and young people. | No change |
| skemspd124 | South Lathom Parish Council | Object | Chapter 5 | It is essential that not only the new college and sports centre be re-located as the first stage but also that the library and police facilities are included in that phase, thus ensuring no break in the services that are available. | It is likely that the Library will be in the first phase, but not the Police Station. Even if the Police Station and Library are not in the first phase, new facilities would have to be in place before the | No Change. |

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| | | | | <p>Would the new high street be dominated by pubs, clubs and restaurants?</p> <p>Would the area become populated largely by charity shops?</p> <p>The Council should take the lead by moving its Whitemoss activities into the town centre. (S)</p> | <p>current facilities are demolished.</p> <p>The SPG sets out a requirement for a mix of retail and leisure facilities in the Town Centre. The new Ecumenical Centre and College will contain facilities the public can use. There are no plans to have new District Council Offices in the Town Centre but Lancashire C.C. will be taking office space.</p> | |
| skemspd125 | South Lathom Parish Council | Object | Chapter 9 | <p>No reference to the in the SPD for the storage and collection of materials for re-cycling and disposal.</p> <p>No mention has been made of private car parking standards or the width of roads. (S)</p> | <p>It is agreed that reference should be made within the SPD to encourage and promote the use of recycling and disposal.</p> <p>In terms of the private car parking standards and the width of roads, these will be material considerations through the planning application process.</p> | Change |
| skemspd126 | South Lathom Parish Council | Object | Chapter 11 | <p>The District Council should maintain the town centre and not make residents / businesses pay a further charge to have this service provided.</p> <p>The town centre must remain a public space with private areas, not a private space with a few public areas. Privatisation of the town centre is not acceptable. (S)</p> | <p>Although it is possible that many of the open spaces and civic spaces within the town centre will maintained by a management company, these spaces will still be 'public spaces'. The Council will work with the developer to ensure that the best regime is put in place to ensure that the town centre is maintained the highest possible standard.</p> | No Change |
| skemspd127 | South Lathom Parish Council | Observations | | <p>The SPD is not very prescriptive. It would not be in the interests of Skelmersdale for provisions that make life better for existing residents to be sacrificed, simply to allow more residential and commercial development (and aentrification) to</p> | <p>The SPD sets out a suitable framework against which planning applications can be judged, yet allows developers to come up with imaginative proposals. The SPD suggests a scheme that has</p> | No Change. |

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| | | | | take place. (S) | a high level of public support from Skelmersdale residents. | |
| skemspd128 | Selina Wilkinson | Observations | 2.7 | It is unfortunate that the emphasis in the Skelmersdale Town Centre Draft Supplementary Planning Document (SPD) focuses primarily on the negative aspects of the green space around the town centre. This should be more positively portrayed within the SPD. (S) | <p>It is acknowledged that the open space within Skelmersdale is a significant asset to the town, this is stated within para 6.1 of the SPD. One of the document's key objectives is to 'ensure that parks and open space in and around the town centre are integral to its regeneration'.</p> <p>But it is important for the SPD to put across a balanced approach to this issue, there are negative aspects to the quantity of open space in the town, such as security and anti-social behaviour, and these issues needed to be addressed within the SPD.</p> | Comments noted. |
| skemspd129 | Selina Wilkinson | Observations | 2.8 | The preservation and maintenance of the structural integrity of these Cloughs must be a material consideration in any proposed developments. It should also be acknowledged that recreational use does not always enhance a biologically important area and can in fact in certain cases adversely affect their value. (S) | <p>The District Council acknowledge that there is a fine balance between the protection of the environmental value and biodiversity and the creation of recreational facilities.</p> <p>Many of the Cloughs in the town centre will remain protected from significant public access.</p> <p>It is proposed to make the Tawd Valley more accessible for people to walk and cycle through but careful consideration will have to be given into how such access can be managed to ensure environmental impact is kept to a minimum.</p> | Comments Noted |

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| skemspd130 | Selina Wilkinson | Observations | 2.17 | The designation of the wooded cloughs should be given full consideration through the Masterplan process. (S) | The status of the wooded cloughs (in terms of their Biological Heritage status) will be of key consideration throughout the planning process. | Comments Noted |
| skemspd131 | Selina Wilkinson | Observations | 2.18 | Concerns over the differences between the Town Centre boundary shown in the West Lancashire Replacement Local Plan and the project area boundary. (S) | Paragraph 2.17 does set out the policies in question and refers the user to the Local Plan where exact boundaries can be found. | No Change |
| skemspd132 | Selina Wilkinson | Observations | 5.22 | The proposal to open up the culvert which runs through the town centre should not only help to provide a 'green corridor' but will also benefit wildlife in the area, such as Water voles. Not clear whether Fig 6.2 highlights the R. Tawd. (S) | Where possible and appropriate the Masterplanning process will seek to open culverts to both improve the visual amenity but also increase the wildlife benefit to the area. | Comments noted. |
| skemspd133 | Selina Wilkinson | Observations | 6.5 | Concern that the Tawd Valley BHS was not included in the boundary as shown on the LP Proposals Map but now all of it is included within the SPD. Concern over the impacts that development will have on this area. (S) | The SPD makes it clear that proposals will have to have clear regard to nature conservation issues. Usually it is where development backs onto, rather than fronts onto, green areas that fly tipping issues occur. | No Change |
| skemspd134 | Selina Wilkinson | Observations | 6.11 | It is of concern that the thrust of the SPD is aimed at increasing the recreational value of the woodland BHSs which could be at the expense of the nature conservation value. Are S106 monies required for the ongoing implementation of the Management Plans in the wooded Cloughs. (S) | Disagree that the thrust of the SPD is to 'increase the recreational value' of all the wooded valleys within the town centre. Para 6.10 indicated that many of the Cloughs, including Delph, Westheads and Skelmersdale Hall Cloughs will be managed to provide enhanced environmental habitats for biodiversity. The only Clough that is being considered for improved access is the Tawd Valley. However, it is correct the S106 monies will be required to ensure the ongoing | Comments noted. |

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| | | | | | implementation of the Management Plans. | |
| skemspd135 | Selina Wilkinson | Observations | 6.12 | The opening up of culverts should help increase the value of streams etc for wildlife, particularly any water voles which may be present. However, if more access points eg. bridges are to be introduced over the Tawd this could be detrimental to wildlife. (F) | Proposals will need to be judged on their benefits in terms of creating better access in and around the town centre as well as any environmental disbenefits that such proposals could cause. | Comments Noted |
| skemspd136 | Selina Wilkinson | Observations | 6.13 | Restricted access points presumably will need to be put in to prevent motorcycles access otherwise these wooded BHSs could become degraded by increased usage.(S) | It is acknowledged that the unauthorised useage of open spaces and woodland by motorbikes is a significant issue. As the Masterplan process evolves discussions will be ongoing with all relevant parties to ensure this issue is satisfactorily resolved. | Comments noted. |
| skemspd137 | Selina Wilkinson | Observations | 6.18 | A sense of responsibility and pride at being custodians of the area should be promoted amongst locals to help prevent fly tipping and vandalism. The District Council should take a leading role in this. (S) | Agree that people having ownership over 'their' town centre is of key importance. Work will be undertaken with schools to assist with this. | Comments noted. |
| skemspd138 | Selina Wilkinson | Observations | 7.13 | Careful consideration of the cycle routes should be undertaken to ensure that the ones within the town area link in with others in West Lancashire. (S) | Agree that the provision of cycle routes into the town centre is of key importance and this is outlined within paras 7.12 & 7.13 of the SPD. | Comments noted |
| skemspd139 | Selina Wilkinson | Object | 7.18 | There is no mention about the provision of adequate parking for disabled drivers. (F) | It is agreed to make reference to provision of disabled car parking within the town centre at Chapter 7 of the SPD. | Change |
| skemspd140 | Selina Wilkinson | Object | 8.25 | Increased leisure usage of sites that are important for wildlife may be detrimental. (S) | These comments are acknowledged, however it is the aim of the regeneration project to carefully manage these areas to ensure that the reason for their importance (i.e. their | No change |

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| | | | | | biodiversity value) remains protected. | |
| skemspd141 | Selina Wilkinson | Object | 8.30 | Concerns over the differences between the Town Centre boundary shown in the West Lancashire Replacement Local Plan and the project area boundary. (S) | The SPD cannot change the status of land designated in the Local Plan and the SPD merely seeks to set out some criteria for how the Council would consider proposals that are not in conformity with Local Plan policy. The issue of why some areas outside the Town Centre (Policy DE11) area are being considered within the SPD, is fully explained in paragraphs 2.15 to 2.19 of the SPD document. This is the correct approach to take in the circumstances and the Government Office for the North West has not raised any concerns about this. | No Change |
| skemspd142 | Selina Wilkinson | Observations | 8.34 | Developers will also need to demonstrate that the proposed developments will not adversely affect the nature conservation value of the Tawd Valley and the clough BHSs. (F) | The District Council agree that throughout the planning process the designation of the wooded Cloughs as BHS's will be an important material consideration. | Comments noted |
| skemspd143 | Selina Wilkinson | Observations | 11.2 | The ecological statement should contain ecological surveys, which should be carried out at the appropriate time of year therefore a sufficient 'lead in time' should be provided in the time-tabling. (S) | The ecology statement and EIA will include all relevant ecological surveys. | Comments noted |
| skemspd145 | The Church at the Centre | Object | Chapter 5 | A number of issues are raised about the importance of the Ecumenical Centre within the new town centre and the concerns over its current position as shown on the Masterplan. (S) | The Masterplan is not considered to be the final blueprint of the future town centre. It sets a framework and broad principles for future development in the town centre. Discussions will continue to be ongoing with all relevant parties to ensure the Ecumenical Centre forms a key part of the town centre so that a final position can be agreed by all parties. Until this is agreed the location | No change |

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| | | | | | shown is thought to be suitable | |
| skemspd146 | St. Modwen Properties PLC | Object | 1.3 | Paragraph 1.3 should be reworded to state 'The final scheme is still to be designed, but could include the following uses:' (S) | <p>The SPD has been produced by the District Council and assists in set out the planning framework for the future town centre proposals. The list of uses put forward in para 1.3 are uses that the District Council would wish to come forward through the final design process.</p> <p>Although the District Council would acknowledge that there will be slight variations between the Masterplan set out in the SPD and the planning application submitted by the developer, the SPD should set out be setting out a firm starting point on the type of uses to be found in the town centre.</p> <p>However, it is agreed to reword the first sentence of para 1.3 to state "The District Council would wish to see the following uses come forward through this Masterplan process".</p> | Change |
| skemspd147 | St. Modwen Properties PLC | Object | 1.4 | The final sentence of paragraph 1.4, which refers to ensuring that 'the masterplan can be delivered commercially', should be deleted as this is not a planning issue. (F) | It is agreed to delete the final sentence of para 1.4 | Change |
| skemspd148 | St. Modwen Properties PLC | Object | Figure 1.1 | As drafted, the masterplan highlights two of the proposed new roads in orange. This should be removed, and all roads should be the same colour at this stage. The hierarchy of different roads will be dealt with at the application stage. (F) | The roads being highlighted in orange is to make clear to the reader of the SPD that they are new vehicular routes are proposed in the town centre and do not make reference to their hierarchy within the surrounding road network. | No Change |
| skemspd149 | St. Modwen | Object | Figure | Land to the southwest of the ASDA roundabout | This is an important area in front of the | Change |

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| | Properties PLC | | 1.1 | (currently ASDAs overflow car park) should be identified as car parking. This is needed in order for the scheme to meet car parking standards. (S) | Sports Centre, and College and is an important visual link from the top of the new High Street across to these facilities and Asda. The text in the draft SPD and Figure 1.1 (the masterplan diagram) will be altered to make reference to the fact that some car parking may be appropriate in this area but that careful consideration will also be needed to the public realm and visual and pedestrian links from the top of the High Street to the key facilities beyond. | |
| skemspd150 | St. Modwen Properties PLC | Object | Figure 1.1 | The orange ellipse delineating an 'area of search for foodstore and bus station relocation' should be deleted. Reference to these issues in the text is adequate, and the masterplan should not be overly prescriptive about the locations of specific new developments. In terms of compliance with Government policy as set out in PPS6, anywhere within the town centre boundary is appropriate for the new foodstore. (F) | The SPD has been prepared by the District Council and it is the preference of the District Council for any proposed foodstore and bus station to be located adjacent to the Concourse. This does not preclude a planning application including the foodstore in an alternative location, and this will have to be considered both through the provisions made in PPS6 and the criteria set out in this SPD. | No Change |
| skemspd151 | St. Modwen Properties PLC | Object | Figure 1.1 | The letter/numerical labels (e.g. R1, C1, etc) should be removed as these have no meaning in the context of the SPD. (F) | Although having no specific meaning in the context of the SPD, they have been extremely useful through the consultation process for consultees to make comments on the Masterplan. Rather than removing them altogether they should be kept on the diagram and used as references within the Housing Chapter. | Change |
| skemspd152 | St. Modwen | Object | Fiaure | The dark areen area delineating a 'Development | Glenburn Sports Colleae is owned by | No Change. |

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| | Properties PLC | | 1.1 | Opportunity' should be extended to include the entirety of the Glenburn High School. (S) | Lancashire County Council. Discussions have already taken place between the key stakeholders in this matter and it has been agreed that Glenburn School will not be included within the town centre proposals. The School remains within the boundary of the town centre as defined within the Replacement Local Plan and is not precluded future development of the site should the County Council wish the site to come forward. | |
| skemspd153 | St. Modwen Properties PLC | Object | 2.2 | It is recommended that paragraph 2.2 be reworded and suggested wording is put forward. (S) Para 2.2 should be followed by a new sub-heading entitled "The Key Principles of the SPD" (S) | Include the following wording at the end of paragraph 2.2: "The SPD does not attempt to fix the design and location of individual buildings and the masterplan is not intended to be an exact representation of what will be delivered. The developer will need to design a scheme, once the necessary assessments and studies have been undertaken, based upon the principles set out in this SPD." It is not considered necessary to move Chapter 4 to within this section as suggested. | Change |
| skemspd154 | St. Modwen Properties PLC | Object | 2.7 | Paragraphs 2.7 and 2.8 address the issue of open space within the town centre. However, they do not include any mention of the existing ecology of the site. (S) | Agree to include reference to the ecological value that can be found within the town centre. | Change |
| skemspd155 | St. Modwen Properties PLC | Object | 2.13 | Paragraph 2.13 refers to existing housing built at 'extremelv high densitiv'. This is not the case as | Agree that the wording be amended in para 2.13 to reflect comments. | Change. |

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| | | | | they are built to average densities. It is recommended that the start of the paragraph be amended. | | |
| skemspd156 | St. Modwen Properties PLC | Object | 2.14 | In para 2.14 the bullet points relating to environmentally protected sites and land ownership should be deleted. There are no protected sites in the town centre and land ownership is not a planning issue. (S) | <p>The wooded Cloughs and Tawd Valley are all designated as Biological Heritage Sites (BHS's), as stated in paragraph 6.13. Although only a sub-regional designation this is still of key consideration within the planning process.</p> <p>Although the majority of the land ownership in the town centre is split between the District Council and English Partnerships (who have entered a legal agreement with the developer) there are other landowners in the town centre that will require continuing dialogue and inclusion within the process, including Skelmersdale College, Asda and Skelmersdale Partnership (on behalf of the Concourse).</p> | No Change |
| skemspd157 | St. Modwen Properties PLC | Object | 2.17 | An additional sentence should be added to the end of paragraph 2.17, as follows: The District Council recognises that the inclusion of all land identified within the 'Full Project Area for Skelmersdale Town Centre' (as identified on Figure 2.4) is important in delivering the comprehensive regeneration that is required. The District Council will therefore be promoting this area as the revised town centre boundary through the Local Development Framework (LDF) process. This includes existing open space areas in the town centre where development will be considered appropriate as part of the wider scheme." (F) | The District Council will need to review the Town Centre boundary through the LDF, but it is not appropriate at this point in time to commit to what area will be put forward. | No Change |

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| skemspd158 | St. Modwen Properties PLC | Object | 2.18 | The last sentence in paragraph 2.18 should be deleted as this goes into too much detail. (F) | The SPD needs to be clear in its approach to development that will fall outside the Local Plan boundary. The land outside the Local Plan boundary is designated under a variety of different policies, including Policies EN8 and SC1. It needs to be made clear that the developer, if proposing development on sites outside the Local Plan boundary, needs to fully justify any exceptions to the Local Plan policy. | No change |
| skemspd159 | St. Modwen Properties PLC | Object | 2.19 | The last sentence in paragraph 2.19 should be deleted as this is not relevant to the SPD. (F) | Agreed that this sentence is not relevant to the SPD and should be deleted. | Change |
| skemspd160 | St. Modwen Properties PLC | Object | Chapter 4 | We consider that this chapter should be deleted, with the text instead being incorporated within Chapter 2. (S) | Chapter 4 is appropriately included and there is no need to include it within Chapter 2. | No Change |
| skemspd161 | St. Modwen Properties PLC | Object | 5.4 | The final sentence of paragraph 5.4 should be deleted and replaced as follows: 'There is also the opportunity to develop a new foodstore within the scheme. A foodstore anywhere within the town centre boundary will be policy-compliant in terms of PPS6.' (S) | The SPD has been prepared by the District Council and it is the preference of the District Council for any proposed foodstore to be located to the east of the Concourse and integrated with the Concourse. This does not preclude a planning application including the foodstore in an alternative location, but this would have to be considered both through the provisions made in PPS6 and the SPD. | No change |
| skemspd162 | St. Modwen Properties PLC | Object | 5.6 | Paragraph 5.6 should be followed by a new sub-heading entitled 'The North-South Route'. New text is also suggested. (S) | Following a number of comments made in the consultation process it is acknowledged that further detail should be provided on the need for a North - South route. This is dealt with in the Access Chapter but some limited new | Change |

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| | | | | | wording should be added in the High Street Section after paragraph 5.6 to refer to the north-south link road and its function. | |
| skemspd163 | St. Modwen Properties PLC | Object | 5.8 | Paragraph 5.8 should be deleted, as this is too prescriptive. The SPD should not seek to restrict development in terms of height. (S) | <p>The SPD provides guidance on the design of buildings within the town centre core, with a separate design code being prepared to guide design in the residential areas on the periphery.</p> <p>The SPD needs to set some level of guidance in terms of the scale and massing of buildings within the town centre otherwise there will no guidance provided on design in the central core.</p> <p>For proposals over 4 storeys in height it would be for a developer to demonstrate that this would not impact upon the character of the surrounding landscape / townscape.</p> | No change |
| skemspd164 | St. Modwen Properties PLC | Object | 5.10 | More specific reference should be made to the findings of the Council's Retail and Leisure Study. (S) | <p>A clear footnote will be given in the document referencing the Retail and Leisure Study from both paragraphs 5.10 and 5.11. Whilst detailed floorspace figures should not be included within the SPD, which could constrain proposals, the following wording could be added to paragraph 5.10:</p> <p>".....which demonstrates that significant increases in convenience and comparison goods floorspace is fully justified based on the poor level of existing retail provision and</p> | Change |

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| | | | | | Skelmersdale's position as a Regional Town in the Regional Spatial Strategy." | |
| skemspd165 | St. Modwen Properties PLC | Object | 5.11 | More specific reference should be made to the Council's Retail and Leisure Study. (S) | Paragraph 5.11 refers to the Retail Study which will be footnoted. Otherwise the wording is clear that the retail study supports the creation of additional convenience retailing. | No Change |
| skemspd166 | St. Modwen Properties PLC | Object | 5.12 | The last two sentences of paragraph 5.12 should be deleted, for the same reasons as set out in our comments on paragraph 5.4, i.e. a foodstore would be appropriate anywhere within the town centre boundary in accordance with PPS6. (F) | The SPD has been prepared by the District Council and it is the preference of the District Council for any proposed foodstore to be located to the east of the Concourse and integrate with the Concourse. This does not preclude a planning application including the foodstore in an alternative location, and this will have to be considered both through the provisions made in PPS6 and the SPD. | No change |
| skemspd167 | St. Modwen Properties PLC | Object | 5.13 | Paragraph 5.13 sets out a preference for spreading the leisure uses such as cafes, restaurants etc around the town centre rather than clustering them together. In order to be successful, however, the leisure activities will almost certainly need to be clustered around the cinema. (S) | Although it is acknowledged the leisure uses, such as bars and restaurants would gravitate towards the key leisure use within the town (i.e. the cinema), the District Council view that uses should be spread across the centre core to promote a vibrant town centre in both the daytime and evening. The central core is not a significant size and the distances from the cinema to any part of the central core will not result in a considerable walking time. | No Change. |
| skemspd168 | St. Modwen Properties PLC | Object | 5.18 | The second half of the first sentence of paragraph 5.18 should be deleted as follows: 'although this position is not precisely fixed on the Masterplan | It is agreed to delete this section of the sentence. The remaining wording will ensure that the library is sited in a | Change |

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| | | | | drawing.' (S) | central location. | |
| skemspd169 | St. Modwen Properties PLC | Object | 5.19 | Paragraph 5.19 should be deleted in its entirety. Servicing is a detailed development control issue, which is irrelevant within the SPD. We particularly object to the statement that the servicing of commercial units should 'in all instances' be from the rear of premises. (S) | The SPD should provide guidance on the design principles for the town centre, this should include how commercial premises should be serviced. It is highly important that the SPD assists in setting out a framework that can be used within the Development Control process and a material planning consideration. However it is recognised that there may be occasions where servicing to the rear of the store will not always be practical or possible. Therefore it is agreed to reword para 5.19, replacing the word 'all' with 'in most'. | Change |
| skemspd170 | St. Modwen Properties PLC | Object | 5.21 | Paragraph 5.21 is poorly worded. It should be deleted and replaced with the suggested wording. (S) | It is agreed to amend the wording as highlighted within the representation. | Change |
| skemspd171 | St. Modwen Properties PLC | Object | 5.22 | The last sentence of paragraph 5.22 should be deleted as it is too prescriptive in its wording. (F) | The footpath that goes underneath Northway will be a key pedestrian linkage into the town centre from the East of the town. Therefore careful consideration is required to its future treatment within the masterplan to ensure it provides a attractive environment for people to use. It is only right that the SPD raises this issue for consideration through the planning process. | No Change |
| skemspd172 | St. Modwen Properties PLC | Object | 5.23 | Paragraphs 5.23, 5.24 and 5.25 should be deleted, as they are too prescriptive in respect of a number of issues. Suggested wording is provided. (S) | If these paragraphs were to be deleted, there would be little reference to, and no guidance on, the development of residential spaces within the town | No Change. |

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| | | | | | centre core. The development of residential spaces within the heart of the town centre is seen as a very important part of creating a vibrant town centre. To remove all guidance from the SPD on this issue is not considered appropriate. | |
| skemspd173 | St. Modwen Properties PLC | Object | 5.27 | The third sentence of paragraph 5.27 should be deleted as it is too prescriptive in its references to building heights and apartments. (F) | <p>The SPD provides guidance on the design of buildings within the town centre core, with a separate design code being prepared to guide design in the residential areas on the periphery.</p> <p>The SPD needs to set some level of guidance in terms of the scale and massing of buildings within the town centre otherwise there will no guidance provided on design in the central core.</p> <p>For proposals over 4 storeys in height it would be for a developer to demonstrate that this would not impact upon the character of the surrounding landscape / townscape.</p> | No Change |
| skemspd174 | St. Modwen Properties PLC | Object | 5.28 | Paragraph 5.28 deals with the potential development of the Glenburn site, and sets out some possible future uses, this list should also include 'leisure, retail and all other town centre uses' as potential opportunities. (S) | <p>Para 5.28 refers to the development opportunity site to the south of the town centre. This site is very much on the periphery of the town centre core and the development of this site for retail purposes could prove harmful to the vitality of the proposed High Street area.</p> <p>It is not clear what type of leisure uses would be suitable on this site given the new Sports Centre already being</p> | No Change |

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| | | | | | provided within the central core. It is considered that the wording as currently drafted is suitable. | |
| skemspd175 | St. Modwen Properties PLC | Object | 6.1 | <p>The second sentence in paragraph 6.1 should read 'qualitative' rather than 'quantitative'. (S)</p> <p>The final sentence in this paragraph should be deleted as it is ambiguous. Alternative wording is suggested.</p> | <p>Agreed to amend the term 'quantitative' to 'qualitative' within the second sentence of para 6.1.</p> <p>The wooded Cloughs within the town centre are designated at Biological Heritage Sites (BHS) and are protected by EN1 of the West Lancashire Replacement Plan.</p> <p>These are key environmental features and should be protected and enhanced as part of the regeneration process to improve their biodiversity value.</p> <p>The final sentence of para 6.1 is not ambiguous and therefore the wording should remain in its current form.</p> | No Change |
| skemspd176 | St. Modwen Properties PLC | Object | 6.2 | <p>The second sentence in paragraph 6.2 should be reworded for clarity. It would be better if it read 'Skelmersdale, and is a fundamental reason' (S)</p> | <p>The proposed wording would infer that the key reason for the town centre failing is the levels of open space in the town.</p> <p>It is acknowledged that the level of open space is a problem, but it is not the only problem. The SPD needs to be clear that there are a range of problems that contribute to the current situation found in Skelmersdale Town Centre.</p> | No change |
| skemspd177 | St. Modwen Properties PLC | Object | 6.3 | <p>The last sentence of paragraph 6.3 should be deleted and replaced with an alternative statement to provide for the rationalisation of open space</p> | <p>The proposed wording states that the Masterplan process will include development of parts of the Tawd</p> | Change |

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| | | | | within the town centre. (S) | <p>Valley and the Cloughs. The term 'development' used in this way is ambiguous.</p> <p>The improvement of the Tawd Valley and other Cloughs within the town centre would be welcomed for environmental and recreational benefits. But the use of the term 'development' in these areas is not appropriate.</p> <p>However, other than this initial sentence the wording proposed does reflect the Council's ambitions for the Tawd and para 6.3 will be amended accordingly.</p> | |
| skemspd178 | St. Modwen Properties PLC | Object | 6.7 | The final sentence in paragraph 6.7 should state that developers will be 'encouraged', rather than 'expected'. (F) | The SPD seeks to put the onus on the developer though future planning applications to seek to provide such recreational facilities. The use of the term 'encouraged' results in the onus remaining on the District Council. | No Change |
| skemspd179 | St. Modwen Properties PLC | Object | 6.10 | Paragraph 6.10 should be reworded to read 'tipping and rubbish is regularly a widespread problem'. (F) | Agreed to reword para 6.10 as above. | Change |
| skemspd180 | St. Modwen Properties PLC | Object | 6.12 | Paragraph 6.12 states that developers will be encouraged to remove culverts and make the best possible use of water assets. We agree that removing culverts can be a good idea. However, this is only where the depths and volumes of water are suitable and where an attractive water feature can be produced. In some cases this will not be the case. The following statement should therefore be added to the sentence: 'where this is both possible and viable.' (F) | The comments are acknowledged and it is agreed that the suggested statement is included within para 6.12. | Change |

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| skemspd181 | St. Modwen Properties PLC | Object | 6.13 | Paragraph 6.13 is ambiguous and misleading. It should be deleted and replaced with the alternative wording suggested. (S) | <p>Whilst the current wording is considered to be appropriate, reference to enhanced public access should be made. The following sentence should be added prior to the last sentence of the paragraph:</p> <p>"Enhanced public access should be considered within the Clough areas, particularly the Tawd Valley, although careful consideration will need to be given to any impacts upon biodiversity and mitigation measures put in place."</p> | Change. |
| skemspd182 | St. Modwen Properties PLC | Object | 7.1 | Paragraph 7.1 needs to be developed significantly to say more about the disadvantages associated with the existing road system. Alternative wording is suggested. (S) | <p>Agree that the suggested wording, slightly amended as below, should replace the current paragraph 7.1</p> <p>'The town centre enjoys very good road access from the motorway network. However, the existing road system within the town centre is one of the town centre's fundamental problems that needs to be comprehensively addressed as part of the redevelopment scheme. The existing road network encircles the town centre, sending traffic around it, instead of creating direct access into it. This further exacerbates the low movement and activity levels experienced within the town centre, creating a feeling of desertion and isolation. The road network forms a barrier to pedestrian movements from the surrounding areas into the town centre, and this segregation prohibits walking. cvclina</p> | Change paragraph 7.1 as set out. |

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| | | | | | and other more sustainable modes of transport for short journeys.' | |
| skemspd183 | St. Modwen Properties PLC | Object | 7.2 | Paragraph 7.2 should deal more fully with the safety issues that cause concern. The paragraph should be deleted and reworded as suggested. (S) | It is agreed that further detail should be provided on the current safety issues on the footpath networks in Skelmersdale. Therefore it is agreed to replace para 7.2 with the suggested wording. | Change |
| skemspd184 | St. Modwen Properties PLC | Object | 7.4 | Paragraph 7.4 should provide greater support for the rationalisation of the road network within the town centre. It should be deleted and replaced with the following suggested wording. (S) | Agree that paragraph 7.4 should be amended by deleting the first sentence and replacing it as follows: 'The creation of a number of new key roads in the town centre will provide greatly improved access within and around the town centre. It will deliver direct access into the town centre core by private vehicles and public transport, which will increase activity levels and assist in creating a living town centre.' Last sentence of the paragraph to be retained. | Change |
| skemspd185 | St. Modwen Properties PLC | Object | 7.6 | Paragraph 7.6 creates a confused and negative impression in relation to the new north-south route through the town centre. This paragraph should be deleted and reworded as the alternative wording suggests. (S) | Whilst the suggested wording is not considered appropriate, it is suggested that the following wording is added to paragraph 7.11 after the first sentence: 'Treatment of this route will need to encourage slower vehicle speeds, with regular pedestrian crossing points. Particular emphasis will need to be placed on allowing pedestrians free and easy movement across the north-south road when moving along the main pedestrian axis between the | Change |

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| | | | | | Concourse Centre and the College/Sports Centre.' | |
| skemspd186 | St. Modwen Properties PLC | Observations | 7.7 | The word 'comprise' in the third line of paragraph 7.7 should read 'compromise'. (F) | Agree to make the appropriate amendment. | Change |
| skemspd187 | St. Modwen Properties PLC | Object | 7.8 | Paragraph 7.8 should be deleted as it provides too much detail and is unnecessary. (F) | Through the SPD the District Council would wish to support the improvement of road links into the town centre and would seek to encourage any future planning application to consider this issue. It is important that the SPD raises such issues in order to set a planning framework for the town centre. | No Change |
| skemspd188 | St. Modwen Properties PLC | Object | 7.10 | Paragraph 7.10 should be rephrased so as to provide a more positive statement regarding the intersection of the High Street with the north-south access route. Alternative wording is provided. (S) | Given the variety of options available in term of management for the north / south road, the proposed wording too prescriptive. These options are still being discussed with Lancashire County Council and therefore flexibility in the SPD is required. | No Change |
| skemspd189 | St. Modwen Properties PLC | Object | 7.14 | Rewording suggested to paragraph 7.14, alternative wording is suggested. (S) | The wording of para 7.14 is appropriate with the addition of the following wording 'The regeneration of the town centre, in particular any proposal relating to the regeneration of the Concourse Centre, needs to consider the provision of alternative bus facilities within the central core area.' | Change |
| skemspd190 | St. Modwen Properties PLC | Object | 7.15 | Paragraph 7.15 should be deleted and reworded, alternative wording provided. (S) | The current wording is appropriate. | No Change. |
| skemspd191 | St. Modwen Properties PLC | Object | 7.16 | Paragraph 7.16 refers to bus service provision. This should not place any onerous requirements on the developer, as this issue is predominantly controlled by other parties. The first sentence should more appropriately be reworded to read | It is acknowledged that the improvement to bus services within Skelmersdale needs to be considered in a partnership approach, which will involve close working between | Change |

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| | | | | 'Developers will be encouraged...' (F) | Lancashire County Council, the Developer and the District Council. Therefore it is agreed that the term 'expected' is replaced with 'encouraged'. | |
| skemspd192 | St. Modwen Properties PLC | Object | 7.19 | The final sentence of paragraph 7.19 should be deleted and replaced with the alternative wording suggested. (S) | The promotion of large areas of surface car parking should be avoided as this would detract from the visual environment of the town centre. It is recognised, however, that in some cases surface car parking may be appropriate (even necessary in terms of provision of disabled car parking spaces). It is agreed to include the words 'where possible' to the end of paragraph 7.19. | Change |
| skemspd193 | St. Modwen Properties PLC | Object | 8.8 | The final sentence of paragraph 8.8, which refers to 'replacement Council housing', should be deleted as this is not a planning matter for discussion in the SPD. (F) | It is considered that the provision of replacement affordable housing is a planning matter that is appropriately included within the SPD. This paragraph provides clear guidance to developers as to what will be required if Firbeck/Findon is demolished. | No Change |
| skemspd194 | St. Modwen Properties PLC | Object | 8.10 | Suggested that para 8.10 be altered so as to allow an appropriate level of flexibility in the way that affordable housing is included within the development. (S) | It is acknowledged that affordable housing providers often prefer to 'cluster' their houses, but in order to provide a balanced mixed community the preference is for an even distribution of housing and the Council will expect the developer to explore suitable ways of delivering this with RSLs. If this cannot be delivered then suitable justification will have to be given for departing from the SPD. | No Change |

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| skemspd195 | St. Modwen Properties PLC | Object | 8.12 | Paragraph 8.12 lists a number of 'housing opportunity sites'. Under the existing bullet-points the following statement should be added: 'In addition, there is a general policy support for the provision of new housing across the whole of the project area covered by this SPD as an integral part of the town centre's comprehensive regeneration. The development of residential sites in the wider Skelmersdale area may also be delivered as part of a complementary strategy, increasing the town's population and supporting the new town centre uses.' (F) | The following text should be added to the last sentence of Paragraph 8.11 'and there is general support for the provision of new housing across the whole of the project area covered by this SPD as an integral part of the town centre's comprehensive regeneration.' Housing outside the project area will need to be dealt with through the Council's normal Local Plan and future LDF policies. | Change |
| skemspd196 | St. Modwen Properties PLC | Object | 8.13 | Paragraph 8.13 should be reworded with the alternative wording suggested. (F) | Para 8.13 should be amended as follows 'adhere to the accompanying Design Code (outside the central core) and provide excellent links to the town centre core.' | Change. |
| skemspd197 | St. Modwen Properties PLC | Object | 8.14 | Paragraph 8.14 should be reworded so that it states that "Figure 8.2 is a plan of the housing opportunity sites within the project area. Further sites may also come forward for residential development, both within the project area and in the wider Skelmersdale area. Their development will be supported by the Council as part of the comprehensive regeneration strategy." (F) | The first sentence of para 8.14 should refer to 'Skelmersdale Town Centre' not 'Skelmersdale'. Whilst the Council will consider housing development elsewhere in Skelmersdale to be acceptable in principle, every site may not be supported. To make such general statements about housing elsewhere in Skelmersdale goes beyond the scope of the SPD. | Change |
| skemspd198 | St. Modwen Properties PLC | Object | 8.2 | Confusion over the labelling and clarity of Figures 8.2, 8.6 & 8.9. (S) | It is agreed to clarify Fig 8.2, 8.6 & 8.9 | Change |
| skemspd199 | St. Modwen Properties PLC | Object | 8.23 | Paragraph 8.23 should be clarified by adding the phrase 'from this position' to the end of the final sentence. (F) | Agreed to amend para 8.23 as suggested. | Change |

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| skemspd200 | St. Modwen Properties PLC | Object | 8.26 | The last sentence of paragraph 8.26 should be deleted and replaced with an alternative suggested statement. (S) | Agreed to amend para 8.26 to include the suggested wording. | Change |
| skemspd201 | St. Modwen Properties PLC | Object | 8.27 | The last sentence of paragraph 8.27 clearly contradicts the proceeding sentence, and should therefore be amended as suggested. (S) | Delete 'Although housing will not overlook the valley' from second sentence of para 8.27. | Change |
| skemspd202 | St. Modwen Properties PLC | Object | 8.28 | Disagree with para 8.28 in terms of densities and the provision of green corridors. The paragraph should be deleted and replaced with alternative suggested wording. (S) | <p>In terms of densities, the SPD sets out the District Council's position that it would prefer to see consideration given to a range of housing densities in this area, particularly along the frontages to the Tawd where lower density development will assist in protecting the landscape setting of the Tawd Valley. Any future planning application will have to be judged on the PPS3 and the framework set within this SPD and accompanying Design Code.</p> <p>The District Council would also seek to encourage the appropriate integration of corridors in the development, giving views from Yewdale towards the Tawd Valley, the District Council could potential accept that these may not be 'green' but does not accept that the alternative wording put forward would satisfy the Council's position on this matter.</p> | No Change. |
| skemspd203 | St. Modwen Properties PLC | Object | 8.32 | Paragraph 8.32 should be deleted. It is too detailed and prescriptive. (F) | The District Council is keen to stress the importance of creating a green buffer zone between the Tawd Valley and land to the West. Any development proposed adjacent to the Tawd Valley needs to respect the character and | No Change |

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| | | | | | <p>setting that it is located in.</p> <p>Para 8.32 sets out this issue, to delete it would strip the SPD of guidance relating to this issue which is not acceptable. The SPD is not seeking to encourage residential development to the detriment of the key environmental features of the area.</p> | |
| skemspd204 | St. Modwen Properties PLC | Object | 8.35 | An additional statement should be inserted after the first sentence of paragraph 8.35, so that it reads as follows: 'Figure 8.2 identifies a number of smaller potential housing sites to the south of the Town Centre area. In addition, other residential sites in the wider Skelmersdale area may also come forward for development in order to support the town centre regeneration' (F) | To make such general statements about housing elsewhere in Skelmersdale goes beyond the scope of the SPD. | No Change |
| skemspd205 | St. Modwen Properties PLC | Object | 9.4 | Paragraph 9.4 must be qualified, as it is currently incorrect. The Design Code is only to be applied to housing areas outside of the town centre core. (S) | Agreed to clarify para 9.4 to set out that the Design Code refers only to the residential areas outside the town centre core. | Change |
| skemspd206 | St. Modwen Properties PLC | Object | 9.10 | Paragraph 9.10 to 9.14 set out various requirements in respect of the Code for Sustainable Homes. In terms of incorporating an appropriate level of flexibility at this early stage in the masterplanning process, any such issues should be set out only as aspirational objectives rather than prescriptive requirements. (S) | Throughout the SPD one of the key requirements for development within Skelmersdale should be the high quality of design and construction. In order to achieve this realistic benchmarks must be set, as set out in Chapter 9 of the document. | No Change |
| skemspd207 | St. Modwen Properties PLC | Object | Figure 9.1 | Figure 9.1 does not depict urban town centre housing. It should be replaced by a more appropriate photograph. (F) | Agree to replace the photograph with a more suitable picture. | Change |
| skemspd208 | St. Modwen Properties PLC | Object | 10.3 | Paragraph 10.3 refers to the management of surface water run-off. This should state that the receptor for additional surface water drainage | Add following to start of paragraph 10.3: | Change as set out |

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| | | | | would be the River Tawd. In addition, the final sentence in this paragraph is worded in such a way that it could be interpreted to imply that pollution should not be allowed to get downstream but that a certain amount of pollution of the River Tawd and cloughs would be acceptable. St Modwen considers that the provision of carefully managed attenuation ponds can create additional enhancement to the public open space areas. (F) | <p>"Ultimately surface water will drain into the River Tawd."</p> <p>Add following to end of first sentence:</p> <p>"The provision of carefully managed attenuation ponds will also create additional enhancement to the public open space areas."</p> <p>Amend last sentence to read:</p> <p>".....to ensure that any pollution cannot get into the local watercourses and then further downstream....."</p> | |
| skemspd209 | St. Modwen Properties PLC | Object | 10.4 | <p>Paragraph 10.4 refers to the culverting of watercourses, and in particular encourages the opening up of existing culverts to use as a feature within the development. As discussed above under paragraph 6.12, this objective needs to be caveated in order to be both 'practical and viable'.</p> <p>In addition, more detailed work may reveal that some additional small culverting is required within the development, in order to create the best solutions for new public realm at the interfaces with the river. (S)</p> | <p>The District Council acknowledge the comments and agree that the culverts should only be opened up only when practical and viable, the District Council consider the existing wording to allow for this.</p> <p>It is also acknowledged that there may be occasions where culverting may be required, but this would be in exceptional circumstances and would need prior discussion with the Environment Agency.</p> <p>It is agreed to amend the first sentence of para 10.4 to allow for culverting of watercourses "only in exceptional circumstances".</p> | Change |
| skemspd210 | St. Modwen Properties PLC | Object | 11.5 | Paragraph 11.5 should be deleted in its entirety. Phasing is a detailed development control issue, and does not need to be discussed in the SPD. (S) | The SPD gives broad guidance on what should be included with a planning application and that a mix of | No Change |

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| | | | | | uses should be included with any phase. Such matters of phasing and delivery are appropriately included. | |
| skemspd211 | St. Modwen Properties PLC | Object | 11.6 | Paragraphs 11.6 and 11.7 should likewise be deleted. Mechanisms for management will be discussed at the planning application stage and through the developer agreement. (S) | These paragraphs include appropriate guidance on future management and what should be included with any planning application. | No Change |
| skemspd212 | St. Modwen Properties PLC | Observations | | The list of relevant national planning policy should additionally include PPS23, Planning and Pollution Control. (F) | Agreed to include reference to PPS23 within the Technical Appendix. | Change |
| skemspd214 | Lancashire County Council - Strategic Planning Authority | Observations | 1.3 | Concern over the implications on the environment from promoting recreational activity within the Tawd Valley. (S) | An environmental impact assessment will be required with the planning application which will assess such impacts. The recreational use of the Tawd valley is important for the future town centre. | No Change |
| skemspd215 | Lancashire County Council - Strategic Planning Authority | Object | Chapter 4 | Whilst chapter 4 makes many of the right noises, concern is raised over the SPD's compatibility with draft RSS Policies EM1 & EM3 and PPS9. (S) | See suggested changes in relation to the comments made on Chapter 6 (Skemspd216) to reflect the draft RSS policies and PPS9. | Change - amended wording to be added to Chapter 6 to reflect the draft RSS policies and PPS9. |
| skemspd216 | Lancashire County Council - Strategic Planning Authority | Object | Chapter 6 | Further ecological assessment needed to examine important habitats and inform development. Requirements of PPS9 and RSS policies need to be taken account of. (S) | A new section will be added to Chapter 6 headed "Biodiversity". This will examine all biodiversity issues and the requirements upon the developer in relation to such matters. Wording will be discussed with Lancashire County Council ecologist. | Change - exact wording to be agreed. |
| skemspd217 | Lancashire County Council - Strategic Planning | Observations | 6.16 | In discussion over management paragraph 6.16 seeks to see open space managed to a high standard. It should be recognised that implicitly within this is high quality management for | It is agreed that the management of open space across the town centre should include the management of the biodiversity in these areas. | Comments Noted |

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| | Authority | | | biodiversity. (F) | | |
| skemspd218 | Lancashire County Council - Strategic Planning Authority | Object | 6.1 | The loss of open spaces for housing development could result in landscape character impacts of major significance. (S) | It is acknowledged that there will be an impact upon the landscape character. However, this has to be weighed in the balance with the good planning reasons for such housing and the need to deliver a fit-for-purpose town centre for the people of Skelmersdale. | No Change |
| skemspd219 | Lancashire County Council - Strategic Planning Authority | Object | Chapter 6 | The SPD considers the existing open space within Skelmersdale in an overly negative way, overlooking the opportunity it offers. (S) | <p>As stated in Para 6.1 the open space found within Skelmersdale is a major asset to the town. However the sheer quantity of open space in the town centre location plays a major role in ensuring that the town centre feels isolated from the town it serves.</p> <p>Given the lack of brownfield land within the town centre the only option is to use open land within the town centre for development. Without the use of open land the town centre cannot be regenerated in a comprehensive manner.</p> <p>With the loss of green space within the town centre it is therefore highly important that the remaining open spaces are retained and improved in terms of both their environmental and recreational value.</p> | No Change. |
| skemspd220 | Lancashire County Council - Strategic Planning Authority | Object | Chapter 6 | The draft Master Plan does not contain any proposals for the creation of buffer zones between these woodlands and the adjacent new development. (S) | Chapter 8 repeatedly makes reference for the need for new development ' to respect and enhance the natural features of the area'. | Change |

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| | | | | | It is agreed that that in terms of Chapter 8 a general statement is made about buffer zones between development and the wooded valleys possibly being required. | |
| skemspd221 | Lancashire County Council - Strategic Planning Authority | Object | 6.3 | Concern that the creation of the town centre will result in the development of another homogenous town centre and erode Skelmersdale's strong sense of place. (S) | <p>The District Council would entirely disagree with this view. Skelmersdale Town Centre current lacks any sense of place and feels completely isolated from the town it serves.</p> <p>The SPD does recognise the open space asset that Skelmersdale has and aims to build on this in terms of creating a town centre that is functions as more than just a centre for shopping and leisure, but also uses the natural environment to enhance its unique character.</p> | No Change. |
| skemspd222 | Lancashire County Council - Strategic Planning Authority | Object | | The "open space" that would be retained within the draft Master Plan would not be truly 'open' since the bulk of it would be the existing woodlands which are essentially 'enclosed' not open landscapes. (S) | <p>It is acknowledged that the bulk of the natural open space within the proposed town centre would consist of woodland areas.</p> <p>It is therefore highly important that the SPD provides guidance on the need for the remaining areas of open space to be of a high value, either in terms of its environmental value or recreational value or both, and to promote the enhancement or creation of new areas of open space.</p> <p>It is agreed that Chapter 6 will explicitly promote these principles stated above to ensure that developers are in no</p> | Change |

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| | | | | | doubt of their responsibilities. | |
| skemspd223 | Lancashire County Council - Strategic Planning Authority | Object | 6.10 | The draft Master Plan does not seek to connect wooded Cloughs together, the creation of new town centre development would sever any links between woodland units. (S) | <p>The current landscape within Skelmersdale Town Centre does not link Cloughs together, if links ever did exist these have been lost by infill through the creation of the New Town.</p> <p>The ability for the Masterplan to ever 'reconnect' these Cloughs in terms of recreating wooded Cloughs is not realistic.</p> <p>However, the Masterplan does propose that green corridors between these features are promoted, para 6.13 of the SPD encourages the creation of new linkages.</p> | No Change |
| skemspd224 | Lancashire County Council - Strategic Planning Authority | Object | Chapter 6 | The proposals in the draft Master Plan would result in the loss of open spaces and their replacement with predominantly housing development, this could result in likely landscape amenity impacts of a major significance. (S) | It is acknowledged that there will be an impact upon the landscape character. However, this has to be weighed in the balance with the good planning reasons for such housing and the need to deliver a fit-for-purpose town centre for the people of Skelmersdale. | No Change |
| skemspd225 | Lancashire County Council - Strategic Planning Authority | Object | Chapter 6 | Increased development will result in an increase of night time noise levels. (S) | <p>It is acknowledged that the development on open land will increase its useage and therefore noise.</p> <p>Consideration needs to be given at a planning application stage on how such impacts can be managed in order to restrict the level of impact on the surrounding environment.</p> | No Change |
| skemspd226 | Lancashire County Council - | Object | | The plans would result in a loss of key landscape features that are components of the town's | It is acknowledged that there will be an impact upon the landscape character, | No Change |

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| | Strategic Planning Authority | | | landscape character. Less intensive development is preferred. (S) | although key features such as the wooded cloughs will be appropriately included with the design of the town centre. However, this has to be weighed in the balance with the good planning reasons for such housing and the need to deliver a fit-for-purpose town centre for the people of Skelmersdale. The Council will be adopting a design code that will guide housing development in the project area. | |
| skemspd227 | Cllr. Paul Cotterill | Observations | | The broad idea of a north - south route between the Concourse and Asda seems to make sense. Has consideration been given to a high street moving from east - west utilising panoramic views of the Tawd? (S) | Consideration of the position of the High Street was considered at the issues and options stage. Consideration was given to a variety of different options, including a high street stretching east - west. However it was considered that the most beneficial route, linking the two existing anchor points in the town (the Concourse and Asda), was that proposed in the draft Masterplan. | No Change |
| skemspd228 | Cllr. Paul Cotterill | Observations | Figure 7.2 | My view is that the 'paradigm' of the North-South high street was set much too early in the process, and has not allowed non-town planners to conceptualise different layouts. (S) | The concept of the North - South High Street was initially set out within the Issues / Options paper in 2007 where comments were invited on this principle. | No Change. |
| skemspd229 | Cllr. Paul Cotterill | Observations | | The town centre needs to provide for a variety of different functions, not just for shopping and needs to provide for public space and civic amenity. (S) | The role of the town centre is to provide a range of different functions and it is agreed that public spaces and access to civic amenity are important aspects of the new town centre. | Comments noted. |
| skemspd230 | Labour Group for | Object | Figure | Concerns are raised over the inclusion of a North / | The North / South route in the town | Change paragraph |

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| | West Lancashire | | 7.2 | <p>South road link. The following issues are raised:</p> <p>It is unclear what the road link is for.</p> <p>There is a potential negative unintended consequence to the creation of a new link road. If traffic is allowed to move along the new road rather than to the East of the Concourse then the land around the Concourse will start to be depopulated and have an increasingly deserted feel.</p> <p>The new link road has the potential to create a physical and psychological barrier to the new ecumenical centre and library.</p> <p>The construction of a new link road will effectively impede any plans to have the southern end of the high street connect with the Tawd Vale green space. (S)</p> | <p>centre, if managed correctly, could provide a positive opportunity to provide access into the town centre for public transport, disabled access and a modest throughput of vehicular traffic. Discussions are presently ongoing with the County Council highways department to ensure the management of the road is done in such a way as to not prejudice the key principles of the town centre. New wording is to be added in respect of ensuring easy pedestrian movement across this new road (see response to Representation skemspd185)</p> | 7.6 as set out in proposed response to representation skemspd185. |
| skemspd231 | Labour Group for West Lancashire | Object | 7.19 | <p>There is a general sense from the consultations that the quantity and location of parking may not have been sufficiently thought through. (S)</p> | <p>It is acknowledged that further work is required to understand the quantum level of car parking spaces required for these proposals, these figures will be closely tied to the County Council's parking standards.</p> <p>The SPD sets out the broad principles of where car parking will be sited, however, the quantum number of parking spaces required is a matter for the detailed planning application.</p> | No Change |
| skemspd232 | Labour Group for West Lancashire | Object | 7.15 | <p>There is some support for retention of the bus station at a higher level, as this arrangement of separating out bus flow within the station from other traffic management is considered safer. (S)</p> | <p>Comments noted, in terms of accessibility the retention of the bus station above ground level is not considered appropriate. In terms of visual amenity to the western flank of</p> | No Change |

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| | | | | | <p>the Concourse the retention of the bus ramp and apron is undesirable and degrades the visual quality in the vicinity.</p> <p>It is acknowledged that it may well tie in with the current retail arrangements in the town centre but needs to be better integrated into the new town centre proposals.</p> | |
| skemspd233 | Labour Group for West Lancashire | Object | Chapter 7 | There is no mention of rail transport connecting into Skelmersdale. The SPD should take consideration of this. (S) | <p>Although not mentioned the District Council is still keen promote the potential for passenger rail facilities in Skelmersdale, and is still an objective set out within the Replacement Local Plan.</p> <p>However the financial implications of producing a rail link into the town centre as part of this Masterplanning process would render the whole scheme financially unviable.</p> <p>Para 7.16 refers to the need for consideration of bus links to neighbouring rail stations.</p> | No Change |
| skemspd234 | Labour Group for West Lancashire | Object | | Concern that the SPD does not recognise the importance of dynamic public spaces and civic facilities. (S) | <p>Para 5.21 states that civic space is 'considered to be an essential component in creating an attractive place for the residents of Skelmersdale'.</p> <p>It is agreed that the creation of high quality public / civic space within the town centre will be highly important in the success of the new town centre.</p> | Change |

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| | | | | | Extra wording should be added to paragraph 5.21 to make this clear | |
| skemspd235 | Labour Group for West Lancashire | Observations | 5.20 | There needs to be a greater commitment to public facilities and to public realm works, including to the design of the space at the southern end of the high street for which plans are currently vague, this area should not be lost within the final plans. (S) | <p>The area to the south of the High Street, is proposed to be the focal point for civic space within the town centre, the creation of a new town square for Skelmersdale. The District Council would strongly resist the loss of such a feature at the southern end of the High Street.</p> <p>The SPD sets out a framework for planning issues and at this stage should not include detail on what such a civic space will include. This should be a matter for the planning application stage.</p> | No Change |
| skemspd236 | Labour Group for West Lancashire | Object | Chapter 5 | There needs to be a reconsideration of the location of library and ecumenical centre, as well as other public facilities more into the heart of the town centre. That will ensure that they are of sufficient size and in the appropriate location. (S) | There will be ongoing discussions with the County Council (in terms of the Library) and the Ecumenical Centre to ensure that both the size of building and location of building is to their satisfaction. | No change |
| skemspd237 | Labour Group for West Lancashire | Observations | 5.3 | The Concourse is, in general, set out in negative terms in the SPD, whilst there are certainly issues with the Concourse, the 'esteem' in which it is held by a significant number of Skelmersdale residents should not be underestimated. (S) | It is acknowledged that the Concourse Centre plays an important role in future town centre for Skelmersdale, and will be the eastern anchor point for the central core of the town centre. There are regeneration plans for the centre which will be brought forward by the owners of the centre which will aim to regenerate the centre and resolve many of the problems that the Concourse currently faces. | Comments noted. |
| skemspd238 | Labour Group for | | 5.16 | The colleae should intearate with the town centre | The District Council and all relevant | Comments noted |

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| | West Lancashire | Observations | | better than shown on the current draft Masterplan. (S) | stakeholders will continue to engage with representatives of the college to ensure that the new facility integrates with the new town centre and new high street. | |
| skemspd239 | Labour Group for West Lancashire | Observations | 5.17 | Although the new sports facility is welcomed, there is also some desire to see the sports facility integrated with Glenburn, to create a 'centre of excellence' and to see this as an alternative to the current location. (F) | It is agreed that it would be advantageous for the proposed sports centre to have links with the nearby Glenburn Sports College. It is agreed that ongoing dialogue with all stakeholders should ensure that these facilities should provide level of integration. | Comments noted. |
| skemspd240 | Labour Group for West Lancashire | Observations | 5.4 | While the type of shops available in the new high street is not strictly an SPD matter, it is worth noting views from young people that affordable shops (especially clothing) need to be a feature. (S) | Retailers will be attracted to the town to meet the market that is available for the goods. | Comments noted. |
| skemspd241 | Labour Group for West Lancashire | Observations | 8.17 | The District Council must at least be clear and unambiguous that no single resident of Firbeck will be disadvantaged and if they wish communities will remain together. (S) | It is agreed that ongoing consultation and dialogue is required with all Firbeck residents to ensure that no individual is disadvantaged from this proposal. | Comments Noted |
| skemspd242 | Labour Group for West Lancashire | Object | 8.24 | Concern at the loss of green space for high quality housing and that what green space will be left will not be accessible. (S) | The concern at the loss of green space is recognised. However, there is a need to provide modern housing to meet the needs of all sections of the community and to get more people living within the town centre. All green space within the housing areas will be accessible. | No Change |
| skemspd243 | Labour Group for West Lancashire | Object | 6.16 | Concern over the capacity of the Council to develop and implement green space management plans, of the type referred to in the SPD, is questioned. (S) | The District Council will work in partnership with all relevant stakeholders, both internally and externally to ensure that the adopted | No change |

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| | | | | | management plans are fully implemented. | |
| skemspd244 | Labour Group for West Lancashire | Object | | Whilst the SPD seems primarily concerned about the low quality of open space in Skelmersdale, it underestimates the store that the people set on this unique feature. (S) | <p>It is acknowledged that some of the residents in Skelmersdale value the open space in the town, however, it should also be acknowledged the value that people of Skelmersdale place in a functioning town centre.</p> <p>The SPD sets out that both issues are important and that although there will be an overall net loss in open space in and around the Town Centre the remaining open space is of a high quality, both for environmental and recreational purposes.</p> | Comments noted |
| skemspd245 | Labour Group for West Lancashire | Observations | Chapter 8 | <p>The proposals for town centre residential accommodation are also broadly welcomed, as long as they remain properly affordable.</p> <p>There has been a lack of consultation with younger people in Skelmersdale.</p> <p>Future trends in the housing markets may mean that the way housing is delivered could change. (S)</p> | <p>Comments noted. It is acknowledged that future trends in the housing markets may result in looking at different ways of providing housing.</p> <p>Extensive consultation has taken place on the preparation of this Masterplan and the District Council have sought to engage a wide cross-section of the public, including workshop sessions with secondary and primary school pupils.</p> | Comments noted |
| skemspd246 | Mr R.G. Robinson | Object | Chapter 7 | Rail links to Wigan and Kirkby should be considered within the town centre proposals. (S) | Although it is acknowledged that the creation of a rail link into Skelmersdale would be a great benefit to the town. It is at this stage not financially viable for the scheme to build a new rail link and station. However, it remains a long term goal of the District Council to see | No Change |

| Comment Reference | Consultee | Nature Of Comment: | Number | Consultee Comment | Council Response | Officers' Recommendation |
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| | | | | | rail links reinstated within the town. Para 7.16 indicates that bus links to neighbouring rail stations should be enhanced. | |
| skemspd248 | West Lancashire Civic Trust | Observations | 5.7 | The new High Street should be pedestrian only with proper access for rear servicing / deliveries. If cars and buses were allowed, this road could become a short cut through the town. (F) | Para 5.9 of the SPD expresses the need for the High Street to be essentially for pedestrian movement only. If any other forms of vehicle is to be allowed onto the High Street careful consideration would have to be given on the impact this would have on the pedestrian environment. Para 5.19 recommends that access for servicing should be made to the rear of properties. | Comments noted |
| skemspd249 | West Lancashire Civic Trust | Object | 5.16 | Skelmersdale College should be sited out of the town centre. (F) | It is felt that a very important aspect of the town centre proposals is to have the college located centrally. The college will provide key facilities within the new town and should have good links with the commercial premises and public transport within the town centre core. | No Change |
| skemspd250 | West Lancashire Civic Trust | Observations | 5.15 | Is land freely available for the development of the new sports centre? (F) | The land on which the sports centre is proposed would be available for such development. | Comments noted |
| skemspd251 | West Lancashire Civic Trust | Object | 7.18 | More emphasis should be placed on the use of public transport to avoid pollution and the generation of additional private vehicle useage. (F) | The District Council acknowledges the important role that public transport will play in the creation of a sustainable town centre. Para 7.16 of the SPD supports the creation of new bus links as part of this proposal. | No change |
| skemspd252 | West Lancashire | Object | 7.15 | The proposed site for the bus station is | The inclusion of a North / South route | No Change |

| Comment Reference | Consultee | Nature Of Comment: | Number | Consultee Comment | Council Response | Officers' Recommendation |
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| | Civic Trust | | | inconvenient for the main shopping area. (F) | within the Masterplan proposal will provide the opportunity to create bus stops within the core of the town centre and provide easy access to the town centre for public transport. The bus station at the eastern side of the Concourse will provide a bus terminus at ground level and will provide the opportunity for people to visit the Concourse en route to the bus station. | |
| skemspd253 | West Lancashire Civic Trust | Object | 5.11 | It is questionable as to whether a large additional foodstore is required. (F) | As stated in para 5.11, the District Council have recently undertaken a retail study for West Lancashire, which looked at the potential for a further foodstore within Skelmersdale. The study concluded that there was sufficient capacity for a further foodstore and therefore the District Council would support any proposals that includes a new foodstore in the town centre. | No Change |
| skemspd254 | West Lancashire Civic Trust | Observations | 6.5 | The status of the Tawd Valley is unclear, is it intended to be totally for recreational use or are efforts to improve the wildlife habitats to be made? (F) | Paras 6.5 - 6.9 refer to the Tawd Valley. The Tawd is seen as a significant asset to the town centre both for its environmental value but also its recreational value. Careful management will be required to improve its recreational value whilst protecting its environmental value. | No Change |
| skemspd255 | West Lancashire Civic Trust | Observations | Chapter 8 | Some of the new areas of proposed housing are detached from the town centre, it is unclear whether this is deliberate policy. (F) | All the proposed housing is considered within the 'town centre' area of Skelmersdale although this is segregated to some degree by the topology of the area. | No Change |
| skemspd256 | West Lancashire | Observations | 5.6 | Is the development of new office space considered | The inclusion of office space is | No Change |

| Comment Reference | Consultee | Nature Of Comment: | Number | Consultee Comment | Council Response | Officers' Recommendation |
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| | Civic Trust | | | suitable to the mix of town centre development proposals? (F) | considered to be highly suitable for a town centre location, providing the opportunity for uses such as financial / legal services to become established within the town centre. | |
| skemspd257 | West Lancashire Civic Trust | Observations | Chapter 9 | All new building (including housing) should be of the very highest standards and material applicable to the 21st Century. (F) | New modern and innovative designs will be welcomed. | Comments noted |
| skemspd258 | West Lancashire Civic Trust | Object | Chapter 9 | The District Council should not be recommending Stage 3 of the Code for Sustainable Homes as being acceptable. The expected level should be level 6. (S) | The SPD recommends stage 3 of the Code for Sustainable Homes as a minimum for new development within the town centre. Careful management is required to ensure that housing is built to high sustainability levels yet remain truly affordable. | No change |