

Proposed Minor Modifications to policies SP1-SP3, GN1-GN2, EC1-EC4, RS1-RS2, RS4 (5 June 2013)

Reference number	Representation No.	Representor	Comment made	Modification proposed
Min10	N/A	WLBC	Correction of typographical error	This modification has been superseded by MM51
Min11	N/A	WLBC	Correction	Amend second sentence of paragraph 4.6 to read: <i>“... without substantial efforts to mitigate against the impacts of climate change ...”</i>
Min12	N/A	WLBC	Clarification	Amend Justification of Policy SP2 (paragraphs 4.33 to 4.39) to read: <i>“4.33 The Strategic Development Site set out as the preferred option is larger than that previously outlined within both the West Lancashire Replacement Local Plan and the SPD / Masterplan. This is to allow for more housing to increase the ability of the scheme to deliver the public facilities and the high quality open spaces and public realm that are required. The housing is also being delivered in a sustainable location close to the Town Centre and helps meet the Council's housing target. In addition the provision of new housing improves the confidence of investors, such as new retailers.</i> <u>4.34 In terms of the Firbeck Estate, this will need to be regenerated through environmental initiatives and by improving the housing stock, either through redevelopment or through remodelling if widespread demolition is shown not to be viable. Appropriate links will need to be made with the</u>

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				<p><u>adjacent Findon site to ensure that the sites are integrated.</u></p> <p>4.34 4.35 The differences between the Replacement Local Plan town centre boundary (Policy DE11) and the SPD 'Project Area' boundary will be have been rectified so that the Strategic Development Site will accords with the SPD boundary in all respects, other than the extension of inclusion of additional housing sites in the Tawd Valley area. This means that the site of St John's RC School will be removed from the Town Centre area and that certain areas of the Tawd Valley, land at Delf Clough and land at Westheads Clough will be included within the Strategic Development Site. The Firbeck Estate will need to be regenerated through environmental initiatives and improving the housing stock either through redevelopment, or remodelling if widespread demolition is shown to not be viable. Appropriate links will need to be made with the adjacent Findon site to ensure that the sites are integrated.</p> <p>4.35 4.36 In terms of the actual proposals for the Town Centre core, these have also been amended since the production of the SPD / Masterplan. The key reasons for this are:</p> <ul style="list-style-type: none"> • To improve the deliverability and viability of the scheme – there is a need to link the new College building and Asda to the Concourse through new development and a new supermarket in this area could be the key to delivering this.; • The new College building has had to be been moved slightly from its previously anticipated position. This necessitates a review of the land uses in this area of the

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				<p><i>Town Centre-;</i></p> <ul style="list-style-type: none"> <i>To facilitate the relocation of the Co-operative Bank within new office accommodation within the Town Centre should they wish to relocate from Delf House-; and</i> <i>The need to introduce additional housing land in, and close to, the Town Centre to enhance the viability and deliverability of the scheme.</i> <p><i>4.36 4.37 As a consequence the following amendments are put forward to the Strategic Development Site proposes the following which are different to that proposed by the SPD / Masterplan:</i></p> <ul style="list-style-type: none"> <i>The Asda overflow car park is shown as the preferred location for the wet and dry leisure centre, with a relocation of car parking spaces nearer to the Asda building. Development on this site should provide easy pedestrian links between the College and the Town Centre, and should improve the vehicular access to the College site-;</i> <i>A site is identified for either major office or retail uses-;</i> <i>Proposals are included for the Delf House and Whelmar House area should development opportunities arise-;</i> <i>There is more flexibility given in terms of the site for a new supermarket-;</i> <i>The housing areas to the north west of the Town Centre, adjacent to the Tawd Valley, are extended to allow for the delivery of more housing units-; and</i>

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				<ul style="list-style-type: none"> The remodelling or redevelopment of the Firbeck estate including the development of new housing where appropriate and viable. <p>4.37 4.38 The SPD is still considered up-to-date in most respects, and will continue to be used for considering applications on an interim basis, but it will be updated to bring it in line with the new Strategic Development Site within Policy Area SP2 once the Local Plan has been adopted.</p> <p>4.38 4.39 Proposals for new retail <u>in the town centre</u> are to be in accordance with the most up to date retail evidence relating to retail capacity within the Borough and to take account of the impact of the scheme on the retail centres within the sub-region <u>neighbouring authority areas and in particular, in relation to Skelmersdale, the impact on both Kirby and Wigan town centres should be considered.</u></p> <p>4.39. The West Lancashire Retail Study Update (December 2011) suggests that the Council should work towards a requirement for up to 7,500 sq.m of additional comparison sales area floorspace in the 2011 to 2021 period rising to 11,000 sq.m in the period up to 2027. In terms of convenience goods, the study suggests that there is a requirement for up to 2,800 sq.m of convenience sales area floorspace in the period 2011 to 2021, in addition to the commitment for a new Booths store in Burscough. In the longer term period to 2027, there is scope for between approximately 2,700 sq.m of additional convenience sales area floorspace under the rising retention scenario, and 3,300 sq.m when an allowance for over trading is also taken into account. These figures are Borough wide and all retail should be focused on the main towns</p>

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				<i>within the Borough, to ensure their future vitality and viability.</i>
Min13	N/A	WLBC	Clarification	Superseded by MM76
Min14	119 / 579 / ch1 / S	Natural England	Concern that Policy SP3 does not include reference to conserving and enhancing biodiversity, landscape, recreation opportunities and access to green spaces.	Superseded by MM77
Min15	N/A	WLBC	Correction	Amend Paragraphs 5.1 and 5.3 to read: <i>“5.1 Strategic Policy SP1 provides an overarching strategy for development, setting out the general levels and types of development that will be permitted in the different settlements in West Lancashire. However, it does not specify the precise extent of these settlements. The most recent settlement boundaries were set in the West Lancashire Replacement Local Plan 2006 (WLRLP). It is likely that these boundaries will, in In the majority of cases, these boundaries continue to be the most appropriate for the Borough’s settlements. However, where Green Belt sites are proposed to be allocated for development or safeguarded for possible longer-term development, the settlement boundaries will</i> ”

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				<p>require alteration <u>have been altered.</u></p> <p>...</p> <p>“5.3 Whilst the majority of Open Land should remain outside settlement boundaries, there are a few sites that it would be more appropriate to consider as being within settlements. Open Land that is incorporated within settlements will be <u>has been</u> safeguarded under Policy GN2: Safeguarded Land. Open Land that remains outside settlement boundaries is marked on the Proposals Map as 'Protected Land', and will be subject to similar constraints to WLRLP Policy DS4, as set out in Policy GN1 below.”</p>
Min18	N/A	WLBC	Correction	Policy EC2 – remove numbering from fourth, fifth and sixth paragraphs
Min19	N/A	WLBC	Clarification	Superseded by MM78
Min20	N/A	WLBC	Clarification	<p>Amend 3rd paragraph of Policy RS1, part e) to read:</p> <p>“New <u>All new</u> homes will be expected to meet the Lifetime Homes Standard, ...”</p> <p>Amend paragraph 7.17 to read:</p> <p>“In addition, the Council will expect <u>all</u> new residential units to be designed to Lifetime Homes Standard ...”</p>
Min39	N/A	WLBC	Correction	Amend Appendix B, Objective 8 to read:

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				<p><i>"To mitigate against and adapt to climate change ..."</i></p> <p>Amend Appendix E, Policy EN3, Contingencies for the Risks, fourth sentence to read:</p> <p><i>"In order to mitigate against the effects of additional pressure ..."</i></p>
Min46	120 / 307 / EC1 / S	Lancashire County Council	Reference to Mineral Safeguarding Areas should be made in relation to relevant sites allocated in Policy EC1, part 2 (a) and (b).	<p>Insert * against sites (a)(ii), (a)(iv), (a)(vi), (b)(iii) and (b)(xii) in Policy EC1 and insert associated footnote at end of Policy EC1 which states:</p> <p><u>"sites marked with a * in Policy EC1(a) and (b) are affected by Mineral Safeguarding Areas under Policy M2 of the Lancashire Minerals and Waste Local Plan and regard should be had to Policy M2 by applicants and in the decision-making process."</u></p>
Min47	120 / 309 / RS1 / S	Lancashire County Council	Reference to Mineral Safeguarding Areas should be made in relation to relevant sites allocated in Policy RS1(a).	<p>Insert * against sites (ii), (iv), (v) and (vi) in Policy RS1(a) and insert associated footnote at end of Policy RS1 which states:</p> <p><u>"sites marked with a * in Policy RS1(a) are affected by Mineral Safeguarding Areas under Policy M2 of the Lancashire Minerals and Waste Local Plan and regard should be had to Policy M2 by applicants and in the decision-making process."</u></p>
Min48	N/A	WLBC	Clarification of Paragraph 7.6 of justification to Policy RS1	<p>Amend Justification of Policy RS1, paragraphs 7.6 and 7.7 to read:</p> <p><i>"The phasing of sites in Skelmersdale needs to be planned in order to facilitate the regeneration of Skelmersdale Town Centre and the wider town and to ensure delivery of the benefits associated with the Strategic Development Site, and also to take</i></p>

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				account of infrastructure constraints. As set out in Policy SP1, Skelmersdale will be promoted for development during the first half of the Local Plan period because of the priority for regeneration, and infrastructure constraints elsewhere in the Borough. In certain cases, housing will function as enabling development, with some of the profits from residential development used, for example, to procure major benefits for the local area and / or to help deliver important elements of the Local Plan as a whole, for example. This is particularly the case for the regeneration of Skelmersdale Town Centre.
Min67	N/A	WLBC	Clarification of Paragraph 6.41 of justification to Policy EC4	Amend first sentence of paragraph 6.41 to read: <i>“Policy EC4 seeks to address this issue by allowing for growth the expansion of the campus into 10 ha of land released from the Green Belt during the Local Plan period, where necessary, whilst ensuring that existing and potential future problems are addressed.”</i>
Min68	N/A	WLBC	Clarification of Paragraph 7.32 of justification to Policy RS2	Amend Justification of Policy RS2, paragraph 7.32 to read: <i>“Exceptionally, and where it is deemed appropriate robustly justified, off-site provision of affordable housing ...”</i>
Min72-76	N/A	WLBC	Correction	Superseded by MM65
Min101	N/A	WLBC	Clarification	Amend sixth paragraph of Policy SP1 to read: <i>“Development in rural settlements will be focused on the Key and Rural Sustainable Villages. <u>Development in the Small Rural</u></i>

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				<i>Villages will only be permitted where it involves a like-for-like redevelopment of an existing property, the appropriate re-use of an existing building or infill development <u>(in line with Policy RS1).</u></i>
Modifications added in response to Inspector's letter of 15 May 2013				
Min107	N/A	Inspector	Clarification – Retail targets to be moved from SP2 justification to SP1 alongside other targets.	<p>SP1 Justification – amend the title to the sub-section after paragraph 4.19 to read: <i>“Residential, and Employment Land <u>and Retail</u> Targets”</i></p> <p>Insert the following two paragraphs after paragraph 4.23: <u>“4.24 The West Lancashire Retail Study Update (December 2011) suggests that the Council should work towards a requirement for up to 7,500 sq.m of additional comparison sales area floorspace in the 2011 to 2021 period rising to 11,000 sq.m in the period up to 2027. In terms of convenience goods, the study suggests that there is a requirement for up to 2,800 sq.m of convenience sales area floorspace in the period 2011 to 2021, in addition to the commitment for a new Booths store in Burscough. In the longer term period to 2027, there is scope for between approximately 2,700 sq.m of additional convenience sales area floorspace under the rising retention scenario, and 3,300 sq.m when an allowance for over-trading is also taken into account.</u></p> <u>4.25 These figures are Borough wide and all retail should be</u>

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				<u>focused on the Borough's Regional Town and Key Service Centres to ensure their future vitality and viability. However, the study identifies Skelmersdale as the priority for retail development given the existing under-provision of both comparison and convenience retail floorspace. Policy SP2 aims to address this shortfall through specific regeneration plans, focused on delivering a mixed use town centre scheme.</u>
Min108	N/A	Inspector	Update Appendices A, C, D and E	Update Appendices A, C, D and E to reflect modifications proposed to policies in the Local Plan and to reflect any changes necessary to update the Local Plan preparation position and the context of the Planning Policy background.
Min109	N/A	WLBC	Update references in key supporting documents to Policy SP1	Amend sixth, seventh and ninth bullet points after paragraph 4.29 as follows: <ul style="list-style-type: none"> ● <i>"Strategic Housing Land Availability Assessment 2011 2012 update</i> ● <i>Housing Land Supply in West Lancashire 2011 2012</i> ● ... ● <i>Employment Land Monitor (2011 2012)"</i>
Min110	N/A	WLBC	Update references in key supporting documents to Policy RS1	Update and reformat paragraph 7.22 to read: <i>"Other Local Planning Policy and supporting documents</i> 7.22 <i>The following locally-produced documents are of particular relevance to this policy:</i>

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				<ul style="list-style-type: none"> • <i>Strategic Housing Market Assessment (2009)</i> • <i>Strategic Housing Land Availability Assessment 2011 2012 update</i> • <i>Housing Land Supply in West Lancashire 2011 2012</i>
Min111	N/A	WLBC	Update Justification to reflect Main Modifications within Policy SP1	Amend second sentence of paragraph 4.15 to read: <i>“Policy SP1 does this and, in particular, focuses over almost half of all new development in the Borough’s only Regional Town, Skelmersdale with Up Holland.”</i>
Min112	N/A	WLBC	Update Justification to reflect Main Modifications within Policy SP1	Amend Table 4.2 to update anticipated development on brownfield sites consistent with other modifications to the Local Plan.
Min113	N/A	WLBC	Update Justification to reflect Main Modifications within Policy SP1	Amend third sentence of paragraph 4.27 to read: <i>“Much of this land will also be covered by the “Plan B” (see Chapter 10 Policy RS6) and must be released from the Green Belt in case there is a need to trigger the “Plan B”.</i> ”
Min114	N/A	WLBC	Update Justification to reflect Main Modifications within Policy SP1	Amend paragraph 4.28 to read: <i>“4.28 Approximately 60ha 70ha of Green Belt will be required for release to meet development and associated infrastructure needs for 2012-2027. This is only 0.17% 0.20% of the 34,630ha of Green Belt in the Borough. Taking into account the other land to be removed from the Green Belt and safeguarded, a further 75ha 67ha of Green Belt will also be released, bringing the total Green</i>

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				<i>Belt release to approximately 135ha 137ha, which represents 0.39% 0.40% of the existing Green Belt."</i>
Min115	N/A	WLBC	Update Justification to Policy SP3 to reflect Main Modifications within Policy SP1	Amend paragraph 4.43 to read: <i>"4.43 It is clear from data on development land supply and deliverability that the development of 4,650 4,860 dwellings and 75ha of employment land as required by Policy SP1 cannot be met within the existing settlement boundaries alone. Based on SHLAA data, knowledge of existing employment areas and knowledge of major pending applications, it is estimated that 3,900 dwellings and 65ha of the majority of the required residential and employment land could be provided on sites within the existing settlements of the Borough. This therefore leaves 750 dwellings and 10ha of However, a small proportion of the required residential and employment land that cannot be provided within existing settlements and so must be provided in the Green Belt or on land previously designated as open land on the urban fringe in the Replacement Local Plan (2006)."</i>
Min116			Update Justification to reflect Main Modifications within Policy EC4	Delete paragraph 6.42: <i>6.42 The Council will work with the University to seek the delivery of a suitable strategy and masterplan for all parties.</i>