

AGENDA ITEM 5(b) – LDF CORE STRATEGY

Comments raised at Local Development Cabinet Working Group

In respect of the above Agenda Item, also considered at the Local Development Framework Cabinet Working Group on Monday 17 January 2011, Members wished the following comments and observations to be taken forward to Cabinet on the 18 January 2011:-

- (a) That the Working Group did not recommend specific options, however individual members had preferred strategic site options (A and B) and various issues on these options were widely discussed.
- (b) The benefits of Option B (Burscough Site) to residents in Burscough, in particular the creation of a new school and park and the transport improvements
- (c) That there were significant transport issues in Ormskirk, particularly around the Town Centre. It was acknowledged that the transport solutions would require significant funding as even the strategic sites may not be able to resolve all the local problems as it was unlikely that the Ormskirk Bypass would be built in the medium to long term.
- (d) That there may be issues around air quality in Ormskirk.
- (e) That the Thornton-Switch Island link, which now had funding, could take some traffic away from Ormskirk.
- (f) The possibility of the link road across the park was raised and that Lancashire County Council would be producing a study on Ormskirk traffic problems soon which would look at various solutions, although it was acknowledged that there was no easy solution.
- (g) That it was Important to note that the report dealt with 'dwellings' as opposed to 'houses' and that issues relating to elderly persons accommodation, affordable housing and the mix of house types (based on housing needs) would be considered in the full Preferred Options document.
- (h) That the University expansion was included in each option and it was clarified that the land to be used for University playing fields up to Scarth Hill Lane would remain in the Green Belt.
- (i) That significant infrastructure issues exist in the Borough and that talks were continuing with United Utilities regarding sewer issues. Development could not happen in Ormskirk and Burscough until the waste water issues had been resolved and in order to aid regeneration it was important to phase development first in Skelmersdale as there were no infrastructure constraints.
- (j) That in respect of densities – that 30 dwellings per hectare was a good benchmark, however this could vary across the Borough depending on the nature and location of the site.

- (k) That certain areas around the Borough had been considered but disregarded as potential sites, particularly areas of land adjacent to the Sefton boundary which were generally felt not to be appropriate.
- (l) That the Open Space Strategy and the Rural Economy Study were considered as part of the development of the options.
- (m) That the development of the Sports Village could include pitches for junior football if this was thought to be appropriate as proposals to date were based on discussions with sports clubs and would provide replacement facilities for the rugby, tennis and bowls clubs, however land may still be required at Green Lane for junior rugby but there could also be scope for junior football there. More consultation would be needed if this option was taken forward.
- (n) That the Green Belt is particularly important to stop the joining together of settlements and to stop the spread of the conurbation into West Lancs
- (o) That rural areas needed some development and that rural employment was considered to be important which should be considered in the Preferred Options document. It was noted that an allowance for employment land in rural areas was being made.