

## Addendum to draft Local Plan Publication document (Appendix 1 to Item 4(b) – Cabinet 18 July 2012)

The following amendments are proposed to the draft Local Plan Publication document (Appendix 1 of Item 4(b), Cabinet, 18 July 2012):

**Page 10, para 1.20** – insert the following paragraph after 1.20

*The Habitat Regulations Assessment (HRA) has indicated that the scale and distribution of growth and development that the Local Plan is seeking to achieve in the Borough is likely to have a number of negative effects on protected habitat sites both within and outside the Borough. These effects include disturbance to certain bird species and loss of supporting habitat either directly or as a result of excessive recreational pressures. A number of policies in the Local Plan have been amended in light of these findings to avoid negative impacts on protected habitat sites, and the Council will, where appropriate, work in partnership with other local authorities and relevant bodies to avoid and manage cumulative and in combination impacts of development on these sites.*

**Page 21, para 2.21** – remove reference to vulnerable agricultural sector

*The manufacturing industry in West Lancashire has been in decline and this is coupled with a vulnerable agricultural sector in the rural areas and a stronger concentration of service sectors in Ormskirk.*

**Page 31, Objective 7** – amend wording

*To ensure that development is designed to a high quality, and is appropriate for its locality, maximising efficiency in the and makes efficient use of land and resources, avoiding areas of significant constraint and minimising pollution.*

**Page 48, part 2 of Policy SP2** – amend wording and move criterion (ix) to (ii) and renumber remaining criteria accordingly

*i. Development linking To enhance the Town Centre offer and to ensure the long term vitality and viability of the Town Centre, including the Concourse Centre, new development is required to link the Concourse and Asda / West Lancashire College to and must include a range and mix of uses including retailing (food and non-food), leisure, entertainment (including a cinema), office space, residential and green space. Any scheme should not harm the viability and vitality of the Concourse Centre and must provide sufficient linkage to the Concourse.*

*ix. ii. To ensure maximum practical integration, an improved western entrance into the Concourse Centre to link with the new town centre development and a relocated or renovated bus station, and re-use of the top floor of the Concourse Centre to provide office, leisure or retail uses. Enhancements to the existing Concourse Centre to improve the retail offer and attractiveness of the Centre will also be encouraged.*

*ii. iii. A new supermarket either close to or integrated with the Concourse Centre or, alternatively, close to the new developments in 2(i) above. Should the supermarket be adjacent to the developments in 2(i) above an active retail frontage should be maintained. Any supermarket proposal should form part of an integrated regeneration scheme that should form part of the wider regeneration of the town centre, ensuring an active retail frontage is created and facilitating the delivery of an improved retail and leisure offer for the town centre, linking*

*the Concourse and the Asda / College. Alternatively, it should be directly integrated with the Concourse Centre to support the ongoing economic viability of the Centre and encourage trade.*

**Page 128, para 8.33** – insert the following paragraph after 8.33

*The Council is carrying out further study work with its partners Lancashire County Council and Merseytravel to understand the best route for any rail link to Skelmersdale off the Kirkby-Wigan line and where a new station could be most realistically achieved and delivered. At the present time it is thought most likely that any new station will be located in the area adjacent to the Pimbo Industrial Estate or White Moss Business Park, given the difficulties that may be associated with getting a new line under the M58 motorway and into the built up area of Skelmersdale, with strong linkages made between the station and the town centre. However, it is recognised that it would be desirable to locate any new station as close as possible to the town centre.*

**Page 142, part (a) of Policy EN2** – amend the final paragraph of part (a)

*Where there is reason to suspect that there may be protected species on or close to a proposed development site, planning applications should be accompanied by a survey assessing the presence of such species and, where appropriate, making provision for their needs. In particular, the HRA of the Local Plan identifies a series of sites (in Appendix 8 of that document) where the potential of the site to support important habitat for birds associated with Martin Mere SPA cannot be ruled out at this stage. For those sites (and any others which may support suitable habitat) the applicant should submit an Ornithology Report containing sufficient information to demonstrate that consideration has been given to the potential for effects on SPA birds and, if necessary, that suitable mitigation measures will be implemented to address this to the satisfaction of the Council and ensure no adverse effect on site integrity. The report could, depending on the site, be a confirmation that no suitable habitat is in fact present and therefore no loss of supporting habitat would result. This will allow the Council to screen the project against the Habitats Regulations (or current equivalent legislation) and relevant national and local policy.*

**Page 144, part (e) of Policy EN2** – amend final paragraph of part (e)

*Development in Marine areas as defined by the Marine Management Organisation (MMO) must be in line with the Marine Policy Statements and, when produced, Marine Management Plans. In the absence of a Marine Plan, the Marine Policy Statement should be consulted.*

**Add Appendix G** – Minor Amendments to the Green Belt boundary

This would involve the inclusion of the table provided in Appendix 7 of the Publication Local Plan Report (Item 10)

**Add Appendix H** – Saved Policies in the West Lancashire Replacement Local Plan to be replaced by the West Lancashire Local Plan 2012-2027 DPD

This would involve a list of all the saved policies in the current Local Plan which are being replaced by the new Local Plan. It is required that this list is provided in the new Local Plan.