

The background of the entire page is a white canvas covered with numerous overlapping, hand-drawn style brushstrokes. These strokes are primarily in two colors: a vibrant green and a light blue. The strokes vary in thickness and orientation, creating a dynamic, organic, and textured effect that suggests movement and growth. Some strokes are straight and diagonal, while others are curved or spiral-like.

Skelmersdale Town Centre Regeneration Plan

The New Skelmersdale - Masterplan Framework

January 2025

A vision for The New Skelmersdale



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1.

A MASTERPLAN FRAMEWORK FOR SKELMERSDALE

INTRODUCTION

Tetra Tech have been commissioned by West Lancashire Borough Council (WLBC) and Lancashire County Council (LCC) to provide urban design and masterplanning services in relation to developing a new vision for the future regeneration of Skelmersdale Town Centre. This vision will focus activity and investment on an ambitious and deliverable plan to upgrade and enhance the town centre over the next 10-15 years. The plan will utilise publicly owned land in and around the town centre and will respond to the key challenges and opportunities, providing a programme of approximately £150M of public and private sector investment.

The masterplan is underpinned by a range of technical baseline assessments, which provide the basis for developing the projects and proposals. This work includes assessment of flood risk and drainage, geo-environmental study, ecological appraisal, utilities appraisal, transport and parking analysis. Further technical due diligence work was undertaken for the Glenburn site which looked at abnormal costs to support analysis of viability. Extensive technical stakeholder engagement has taken place over the development of the masterplan and further public consultation and engagement was undertaken for the Masterplan in Autumn 2024, and the masterplan reflects comments made. A separate summary of the consultation is provided in the form of a Statement of Community Involvement.

Lambert Smith Hampton (LSH) have been commissioned as part of the Tetra Tech consultant team to provide property and planning expertise to support the development of the masterplan. LSH's work is set out in a companion document 'Property and Planning Delivery Report' (August 2024). This report includes commercial viability assessment of the masterplan and the key projects. The Masterplan Framework should be read alongside the Planning and Delivery report. The Masterplan Framework focuses on the town centre, the Tawd Valley and former Glenburn College site, dealing with these areas in an integrated way to maximize placemaking and regeneration opportunities. The work has been undertaken over a three-year period and has been created in collaboration with WLBC, LCC and recently Tawd Valley Developments (TVD), WLBC's wholly owned development company. The masterplan has also reflected ongoing discussions with London and Cambridge Properties (LCP) owners of the Concourse Shopping Centre, to make sure that new development supports, complements and does not compete against the existing and future offer of the shopping centre.

At the core of the masterplan are three key themes:

- Creating one of UK's 'greenest' masterplans – Based on Landscape and sustainability including high quality new buildings, parks and green spaces. The regeneration plan involves the creation of a significantly enhanced Town Park, in the heart of the New Skelmersdale Town Centre (referred to hereafter as the New Town Park).
- A masterplan to re-balance health inequalities and improve people's health within the town centre particularly for young people to secure generational improvements. A healthy masterplan with people and their activity at its core.
- Raising economic activity and linking education to jobs and equipping local people with the tools they need to become and remain economically active. Addressing unemployment in deprived and hard to reach communities, in collaboration with Council stakeholders. The masterplan will support investment, job creation, and provide local people with business, cultural, educational and business opportunities.

Delivering a Green, Healthy Masterplan that enables growth and economic activity will change lives and improve opportunities within the Skelmersdale. Delivering change is vital for local communities and seeing positive change on the ground in the town centre and key sites is vital. Local people are keen to see delivery and improvements to their town centre.

WHY A MASTERPLAN AND WHY NOW?

Responding to the challenges and opportunities within Skelmersdale Town Centre, a bold visionary and deliverable masterplan has been created to support growth and investment in the town. The plan is necessarily ambitious and transformational to tackle the scale of the challenge in Skelmersdale Town Centre.

It is also deliverable as is described in outline in this document and in much greater detail in the LSH report. Investment will be from both public and private sources and with the vast majority of the regeneration land in public ownership, WLBC and LCC are well-placed to drive regeneration forward. LCC own The Glenburn site and WLBC own all the principal town centre development sites.

There will be a need for grant funding, to unlock the full potential for regeneration, but the scale of the public enabling investment and 'forward funding' is reflective of recent UK Government investment initiatives for town regeneration, such as Town Deal, Levelling up and Future High Streets. Where Skelmersdale, missed-out on funding via these recent investment programmes, with a new UK government and equipped with this masterplan and the portfolio of projects the time is now right to regenerate Skelmersdale Town Centre.

It is important to consider the purpose that is envisaged for the Skelmersdale Town Centre masterplan:

- It is not a rigid detailed blueprint or an architectural vision. It defines clear and well related projects, each addressing key strategic priorities for the town centre and delivering much needed outputs.
- The masterplan is important but the detail will come later, when the portfolio of projects is developed through the RIBA workstages and when funding and investment is secured.
- The masterplan sets the overall direction and focus for change. This document will align and focus investment decisions and provide a basis for funding bids. It will be critical to retain the focus on the plan and retain the integrity of the projects through delivery.
- It is both a development plan and also an economic prospectus/investment plan. Reflecting both of these purposes, the plan requires planning weight on future planning decisions and to this end the masterplan will be recognised and endorsed by WLBC planners as the agreed vision and plan for Skelmersdale town centre. The emerging West Lancashire Local Plan will follow the wider vision and ambitions of the masterplan. This will provide confidence for all as the Local Plan process moves forward.
- Following public consultation the masterplan is broadly supported by the local community and town centre stakeholders, with the vast majority of respondents keen to see progress and development on the ground taking place soon, with an emphasis on delivery.

WHY A MASTERPLAN AND WHY NOW?

- The masterplan defines clear actions and responsibilities and includes a delivery plan, which explains how the scheme will be funded and implemented.
- It presents the key projects and project information that can then be developed into planning applications and funding bids and also market engagement with potential developers, investors and funders.
- The masterplan and more in-depth LSH report highlights delivery options available to WLBC and also describes a potentially innovative locally-led approach to the master developer role, drawing on the capacity of Tawd Valley Developments (TVD).

The LSH report describes in detail the key challenges and opportunities in terms of the performance of the town centre and opportunities for change as follows and this has provided a comprehensive baseline for the masterplan to respond to:

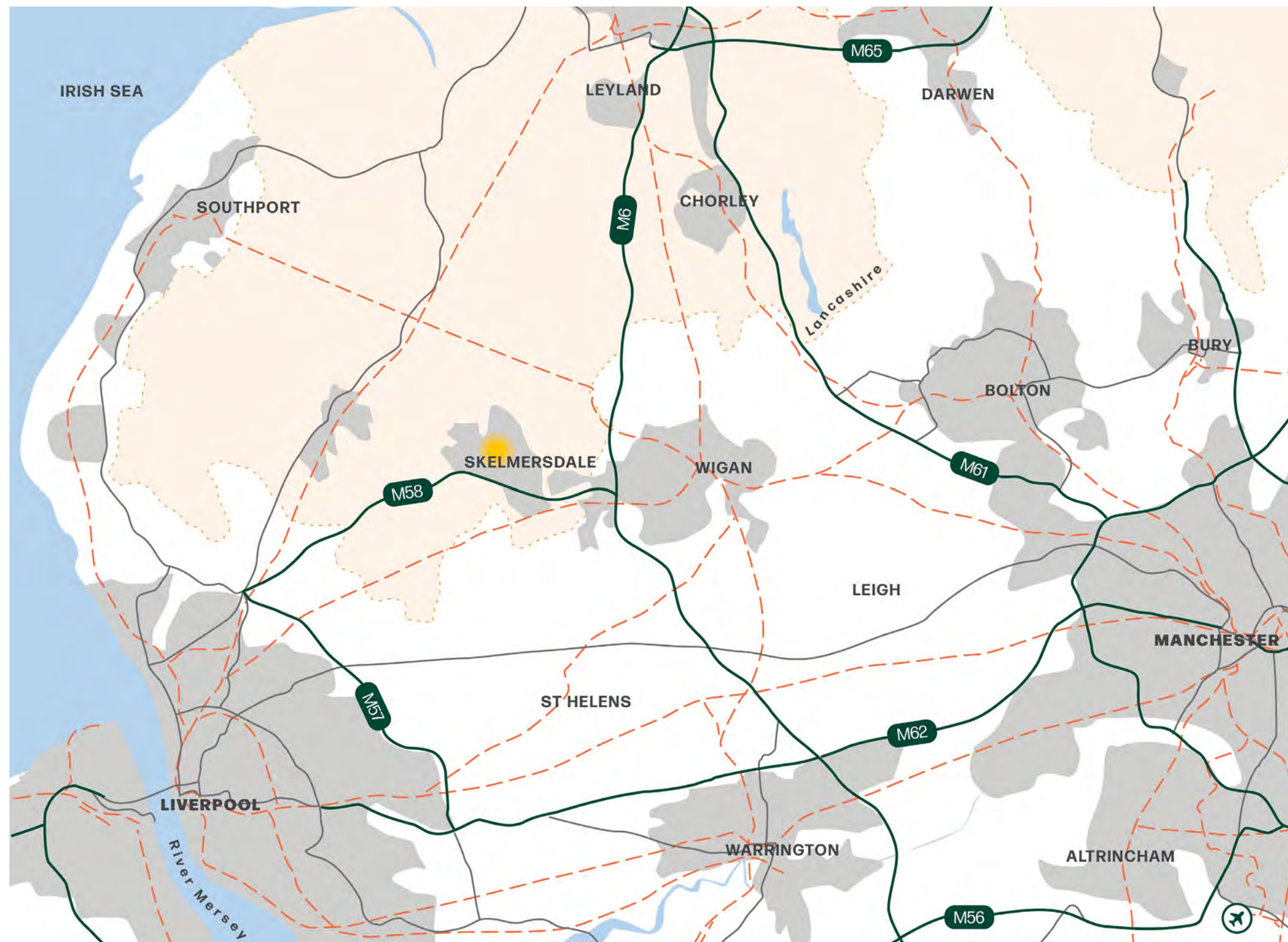
- Section 2 considers the performance of Skelmersdale town centre from a retail and leisure functionality against known performance indicators;
- Section 3 reviews the composition of the local population and its socio-economic context and likely growth levels;
- Section 4 considers the local level of retail and leisure spend that is retained locally and the options for change;
- Section 5 considers the key challenges faced by Skelmersdale town centre;
- Section 7 provides the Local (property) Market Analysis ;
- Section 8 sets out viability of the whole masterplan with and without grant award;
- Section 9 sets out the planning strategy to deliver the masterplan;
- Section 10 sets out possible funding streams to deliver the masterplan; and
- Section 11 sets out next steps of the masterplan to be delivered and implemented.

Placemaking analysis was also undertaken as part of the masterplanning process and findings from this work stage are summarised later in this document.

MASTERPLAN AREA



REGIONAL CONTEXT



KEY

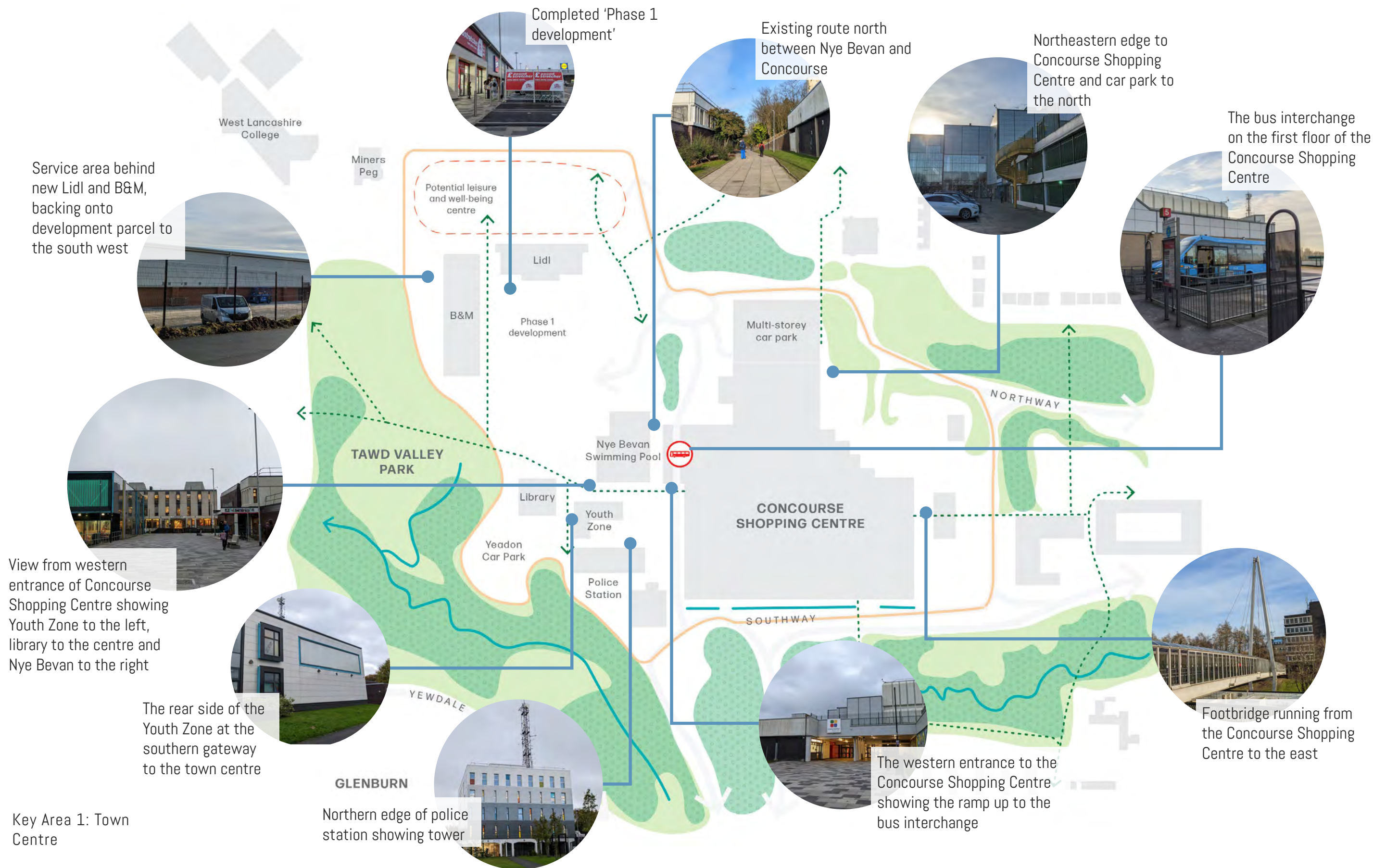
- Skelmersdale Town Centre
- Lancashire county boundary
- Urban grain
- Waterbody / watercourse
- Motorway
- 'A' roads
- - - Railway line

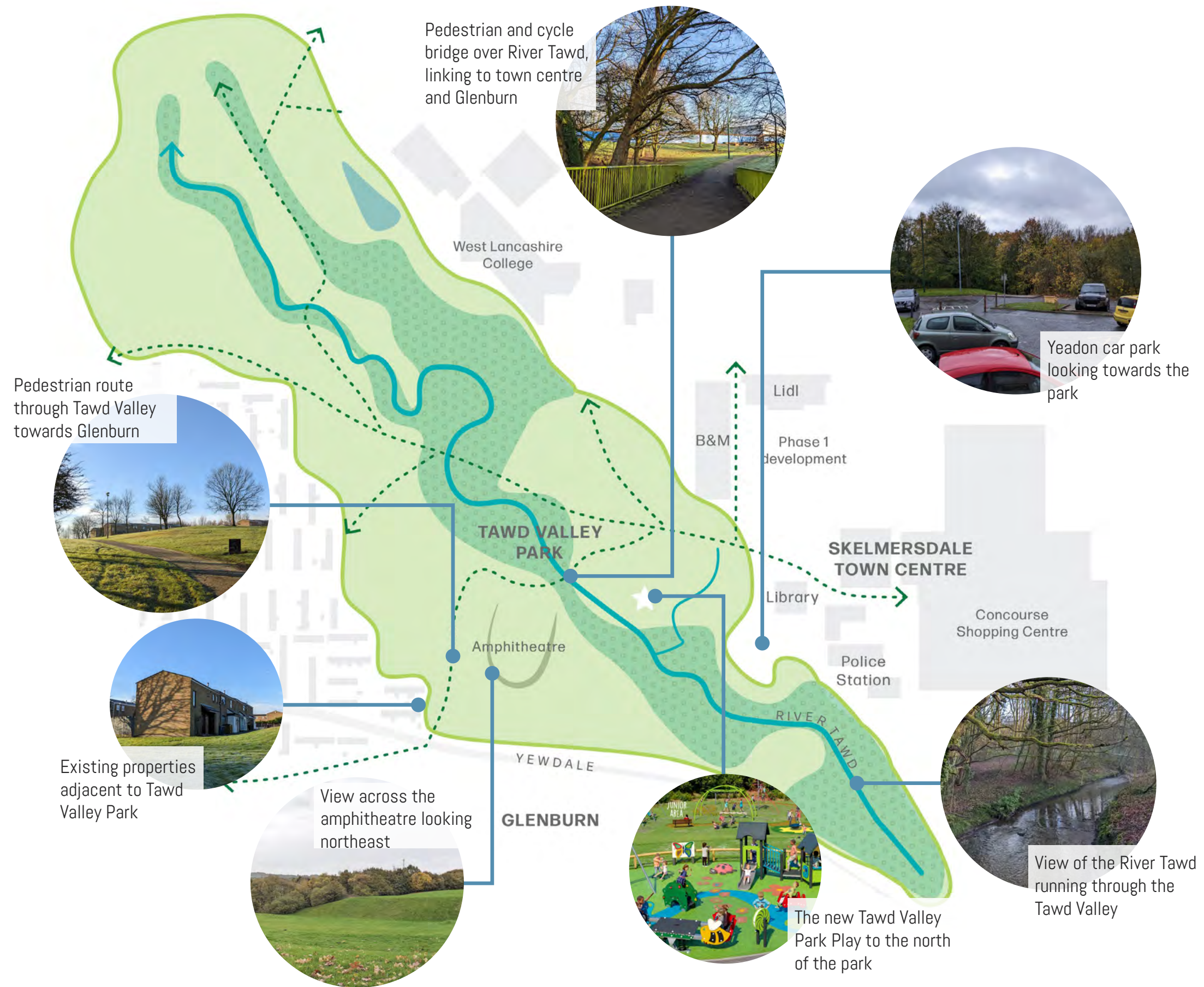
Skelmersdale is a town in Lancashire, approximately 14km west of Wigan and 22km southeast of Southport. In the wider context, the cities of Liverpool and Manchester are accessible via the road and rail networks. These are approximately 25km and 48km from Skelmersdale respectively.

The town is well connected to major road networks such as the M62, connecting the town to Liverpool and Hull via Bradford, Leeds and Wakefield. The town centre is not served by rail station presently, with the nearest station located at Upholland, 4.3km to the south.

KEY AREAS OF CHANGE







Key Area 2: Existing Tawd Valley Park



Key Area 3: Former Glenburn College Site

KEY AREAS OF CHANGE

Town Centre

Originally developed as a New Town in the 1960s, the town features substantial road infrastructure which in turn has separated the town centre from its surroundings. The town centre provides opportunities for local retail, leisure and educational uses. The significant highway infrastructure reduces connectivity for pedestrians and cyclists with 'A' and 'B' roads acting as barriers.

The Concourse Shopping Centre offers retail and food provision but creates a barrier to the town centre due its large building footprint and current opening times of 8am-6pm Monday-Saturday and 10am-4pm on Sundays. The Capitol Cinema is inside the western entrance, offering a two-screen venue at reduced times. There is currently a limited evening economy in the town centre.

The western edge of the Concourse has poor frontage and is inward looking, with no active ground floor activity or modernised gateway / entrance.

The bus interchange is currently located on the first floor of the Concourse. This has created a number of challenges:

- The location of the interchange directs passengers into the Concourse, rather than the town centre.
- The Concourse currently closes in the evenings, creating access issues to the interchange, leading pedestrians to use the bus ramp as a means of access to bus services.

Gillibrands Industrial Estate to the south of Glenburn is a major employment zone and is located adjacent to the strategic road network. The areas to the west, north and east of the town centre are predominantly residential.

Tawd Valley Park

Tawd Valley Park is a large natural valley of open grassland and established woodland which runs through the heart of Skelmersdale.

The park is approximately 65 hectares and runs from Yewdale Road up to Cobbs Clough Brow with the River Tawd at the centre of the valley as it heads northwards to join the River Douglas.

Currently the Tawd Valley Park has limited natural surveillance, with the existing trees around the River Tawd and homes to the west of the amphitheatre predominantly backing on to the open space, providing little frontage and no real sense of enclosure to the park.

Through the centre of the Tawd Valley Park is a vast network of cycle and pedestrian routes which can be accessed through the town centre and Glenburn, providing a key network for the community of Skelmersdale.

The existing recreational provisions are underutilised, including the amphitheatre that has held 'Skem Fest' in previous years but otherwise is rarely used. The amphitheatre has a northern facing orientation and creates a barrier to the town centre due to its large footprint.

'Tawd Valley Park Play' is a new play space to the north, offering play facilities for children of all ages to enjoy.

Glenburn

Formerly known as the Glenburn Sports College, a secondary school for 11-16 year olds was established in 1967 and formed part of the Glenburn Education Trust. The college was closed in 2016 and was demolished in 2018, following the relocation to the West Lancashire College, north of the town centre.

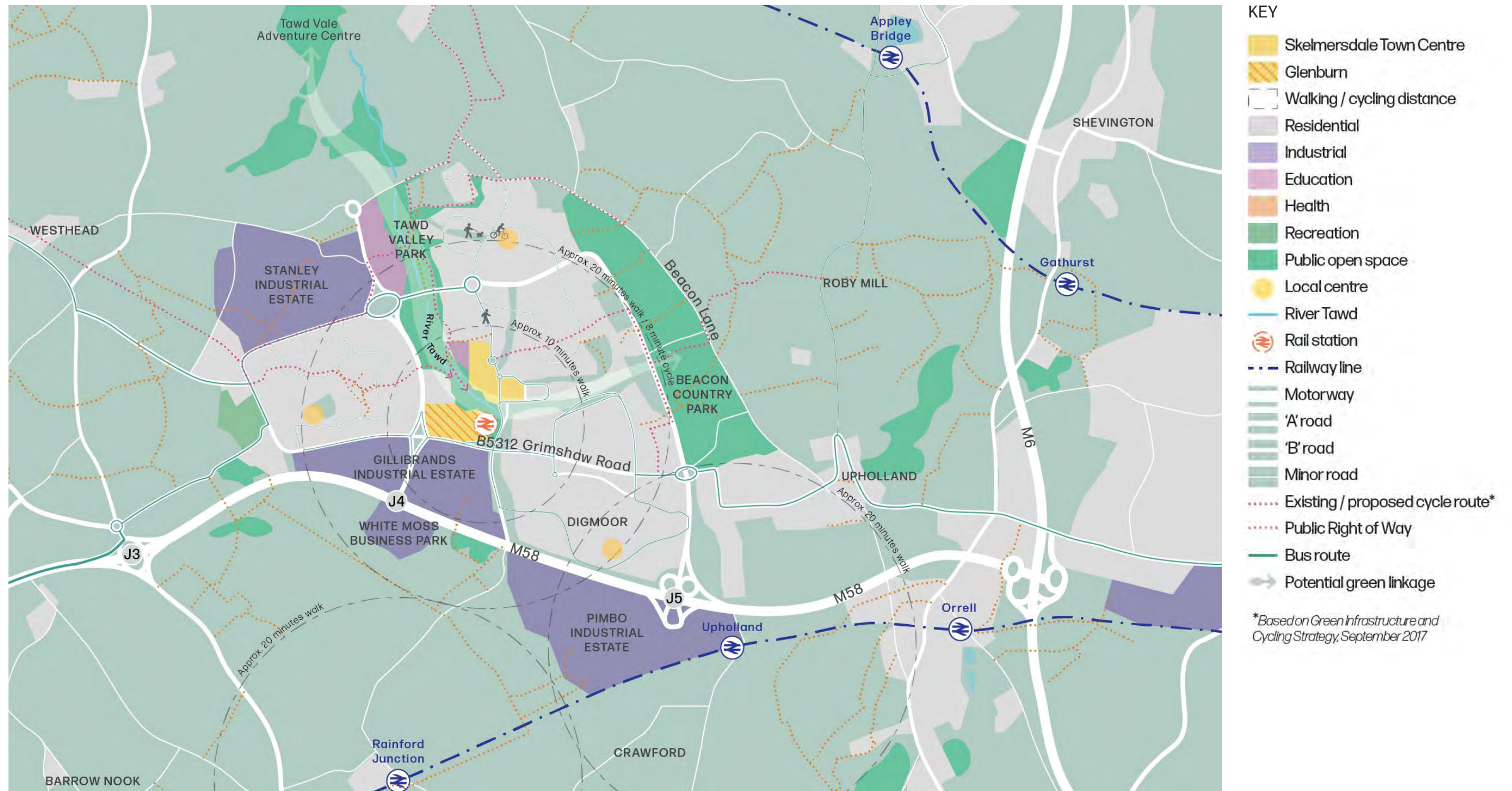
The land at Glenburn has been identified as a development opportunity appropriate for housing, with the potential to provide a new rail station on the far eastern edge of the site, to serve the town and wider community, offering sustainable transport links.

The site is bounded by Yewdale to the north and the B5312 to the south. The existing vehicular access to Glenburn can be accessed via Yewdale.

There are no Public Rights of Way within the vicinity of the site, but there are several informal pedestrian access points accessed via the northwest of the site, the southwest linking to Gillibrands Industrial Estate and a footbridge crossing Southway towards the east of the town.

There is existing vegetation around the perimeter of the site, providing a buffer to the B5312. There is a significant change in levels to the eastern edge of the site as it drops down towards Southway.

LOCAL CONTEXT



TECHNICAL CONSTRAINTS

As part of this commission the following technical assessments were undertaken, to establish the site constraints and de-risk development. These include:

- Preliminary Utilities Appraisal
- Noise
- Flood Risk and Drainage Assessment
- Geo-Environmental Desk Study
- Coal Mining Risk Assessment
- Phase 1 Ecological Appraisal

The outcomes of these reports is summarised as follows:

Utilities

A preliminary appraisal report has been produced to inform viability, impact and services availability for the proposed development, and details future studies that may be required. Utility asset records identified a number of utilities on the sites, these include:

- Mains power gas main (with 6m easement) running through the potential new high street
- Foul sewer (with 6m easement) running across Yewdale, Tawd Valley and towards the Phase 1 development
- Substations adjacent to the Concourse and Phase 1 development
- Combined sewer running across the north west edge of the Glenburn and south west of the town centre

Provision of several new service connections together with impact mitigation measures would be required to serve the development, as outlined in the report.

Noise

The results of the monitoring survey show that the dominant source of noise across Glenburn is generated by vehicles travelling on B5312 Grimshaw Road, A5068 Glenburn Road and Southway.

The orientation of buildings within Glenburn will need to be carefully considered to ensure that sensitive rooms and amenity spaces face away from the noise sources producing the highest noise levels. In addition to this, specified glazing with alternate ventilation should be provided where appropriate.

The assessment demonstrates that noise across the site is generally considered to represent a low risk with respect to residential development.

Flood risk and drainage

A flood risk and drainage assessment (FRDA) has been produced looking at the following areas:

Town Centre

Some areas of the town centre are considered at high risk of surface water flooding and a surface water management strategy should be implemented. The area falls within Flood Zone 1 and is at low risk of flooding and at medium risk of ground water flooding.

Glenburn

Glenburn is at high risk from surface water flooding in some areas and is at low risk of flooding from all other sources. Surface water runoff from the site will be discharged to local watercourse or via surface water sewers using sustainable urban drainage (SuDS) features. Attenuation up to the 1 in 100-year event + 40% climate change allowance will be provided through the combination of SuDS implemented at the site.

Geo-environment

Following the geo-environmental desk study and coal mining risk assessment that was previously produced, the site has been subject to potentially underground coal workings, and as a result further site investigations are recommended.

There is the potential requirement of stabilisation of possible coal mine workings by drilling and grouting in the southern section where site investigation has previously been carried out. Approximate locations of a number of mineshafts have been located within the town centre and Tawd Valley. Surveys to find the exact locations of the mineshafts in close proximity to development proposals is recommended.

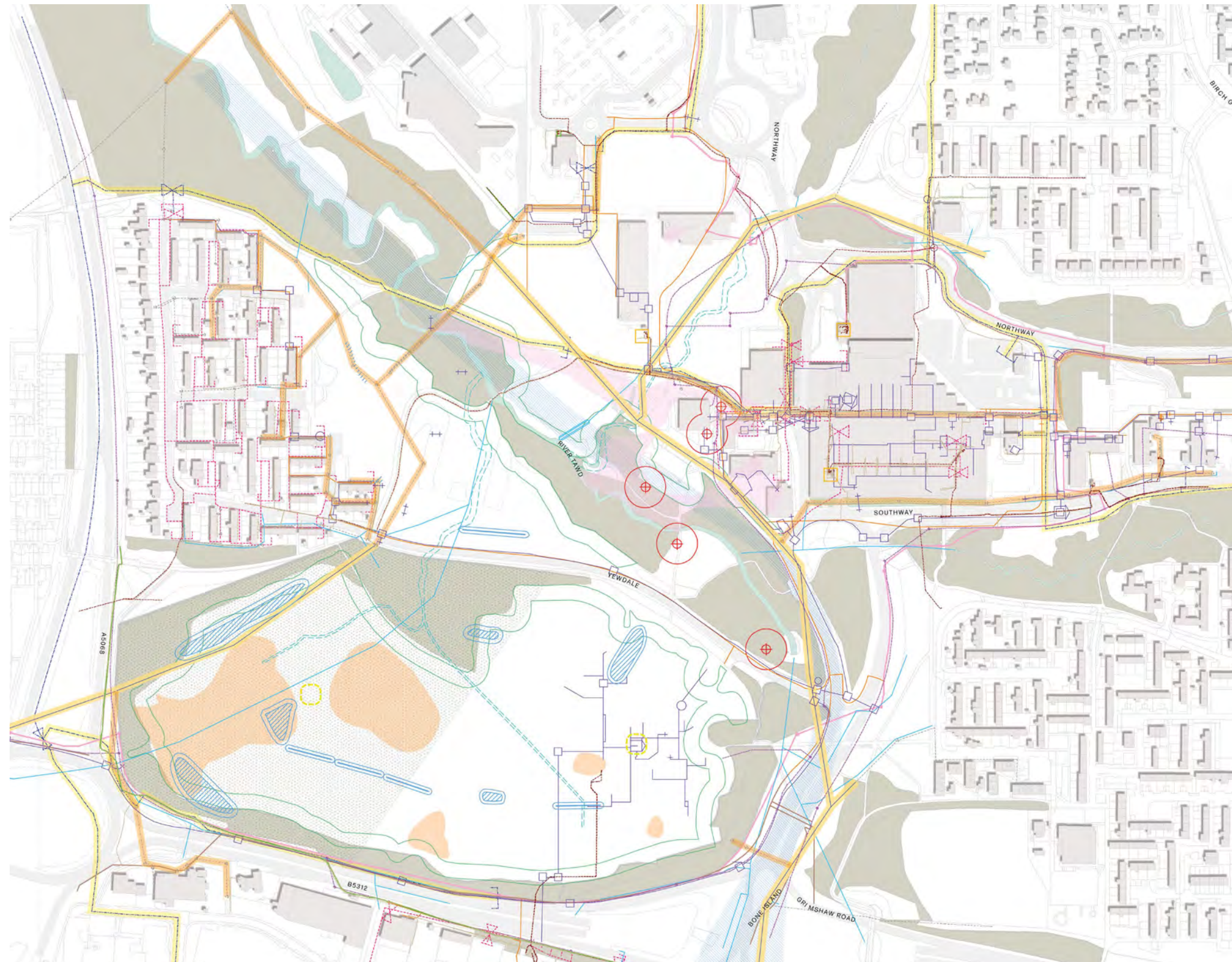
Ecology

The appraisal assessed Glenburn for its suitability to support notable flora and fauna, and the potential impacts to nearby designated sites.

The site comprised a range of habitats including woodland, scrub and grassland. These are shown in more detail on the adjacent plan. The following ecological constraints were identified on the site:

- Suitability for commuting, foraging and roosting bats in trees.
- No badger setts were identified. However, the site is suitable for badgers.
- The vegetation provided suitable habitat for nesting birds, reptiles and hedgehogs.
- The site may support a range of notable and common invertebrates.

TECHNICAL CONSTRAINTS



KEY

- Existing built form
- Mains power gas (with 6m easement)
- Low power gas
- Virgin media line
- Main water pipe
- Surface water pipe
- Main water trunk
- Foul sewer (with 6m easement)
- Combined sewer (with 7m easement)
- Openreach - BT
- Vodafone line
- Electric line 33kv
- Electric line 11kv
- Electric line LV
- Substation
- Potential made ground
- Potential in-filled ground
- Approximate tree root areas
- Approximate location of mineshafts
- Historical location of watercourse*
- Flood zone 2
- Indicative location of SuDS ponds

*Assumed to be culverted within surface water pipe

LAND USE



KEY

- Site boundary
- Retail / commercial / office
- Food and beverage / fast food restaurant
- Residential
- Industrial
- Community facilities / education
- Potential development
- Existing parking
- Underutilised greenspace
- Greenspace
- Existing vegetation / trees

The town has a deficiency in leisure and evening economy uses which limit the longevity of trading locally. As well as this, the relatively low retention rate for spending at pubs and bars is indicative of a lack of appropriate provision of such facilities.

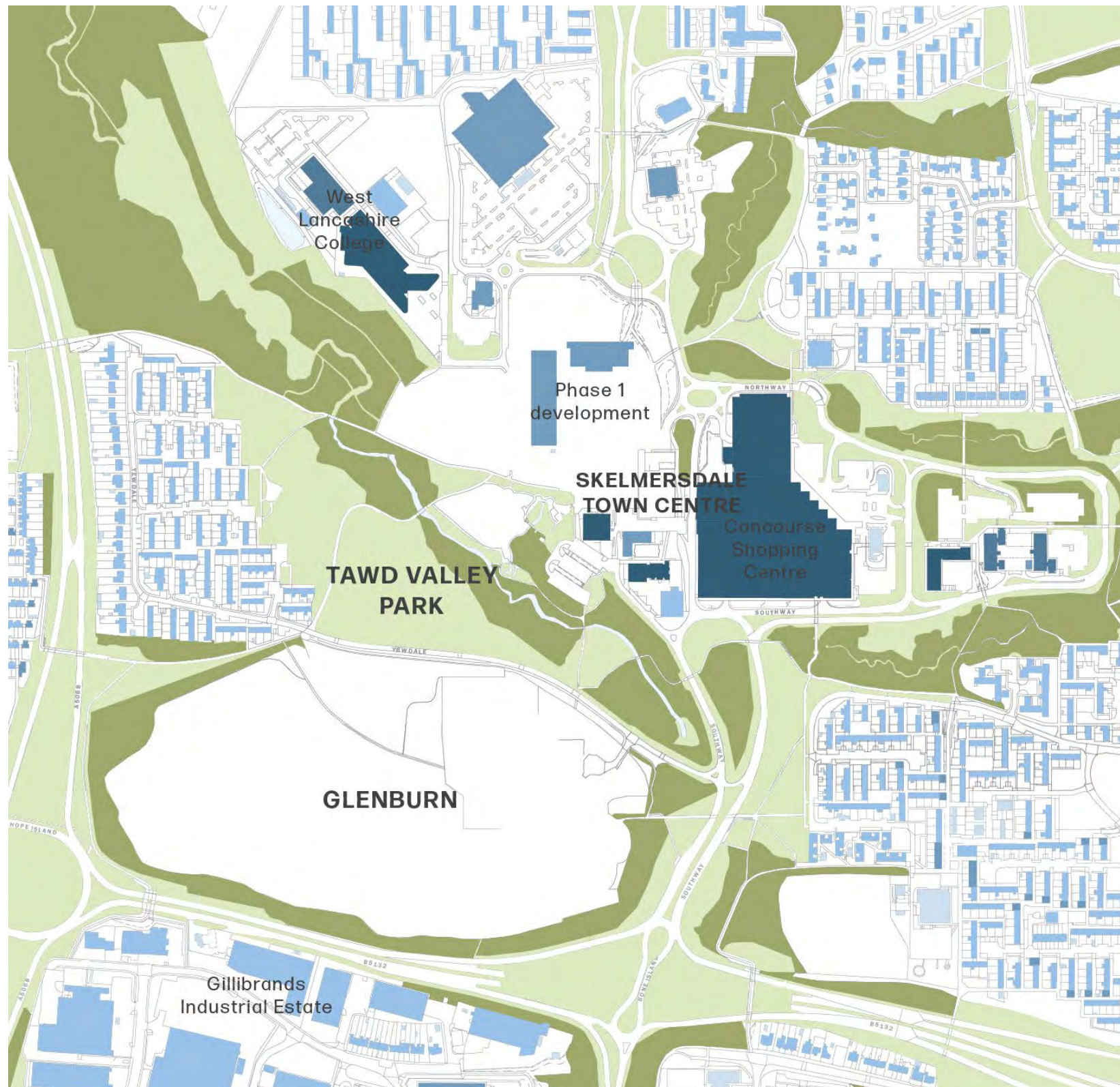
Underutilised car parks and greenspace provide opportunities for development, recreation and activity in the town centre.

Glenburn is a key site for development and will increase footfall and therefore activity in the town centre. A significant proportion of the site was previously developed as part of Glenburn Sports College.

It is important to understand the existing land uses in the area to assess what proposed uses could be appropriate for Skelmersdale.

Residential development surrounds the town, particularly to the west and east. Some educational/community facilities are within the town centre itself. Gillibrands industrial Estate is located to the south of Glenburn. Retail use in the town centre has historically been concentrated around the Concourse until more recently with Lidl and B&M Bargains stores, as part of the Phase 1 development.

SCALE, MASSING AND GRAIN



KEY

- 1 storey
- 2 storeys
- 3 storeys
- 4 storeys
- 5+ storeys

SCALE AND MASSING

The most prominent buildings in the town are the police station and the Concourse, both of which dominate the townscape. Other existing buildings in the town centre are four storeys tall on average with a mix of built form.

Despite the large massing of the Concourse and its architectural character, the town has limited landmarks; these are key to defining Skelmersdale as a town centre and will assist with navigation and orientation.

Surrounding the town centre, residential development is lower density, fine grain and typically comprises two storey houses.

West Lancashire College is of a larger scale, creating a key building within the town.

The Gillibrands Industrial Estate to the south of Glenburn presents a coarse grain with the majority of buildings being one to two storey, large warehouses.

URBAN GRAIN

The analysis identified that residential areas are of a finer grain with small blocks of development and narrow frontages, enabling opportunities for connectivity.

The town centre is of a coarser grain, with large scale buildings and can therefore isolate pedestrians; in particular the Shopping Centre is of large scale and although it has internal routes, these are limited to its opening times.

The majority of buildings are aligned north to south or east to west. There are opportunities to promote a variation of urban grain and orientations to create a vibrant and well-connected town.

HISTORICAL CONTEXT

The timeline below identifies historic events in Skelmersdale from the 1800s.
Skelmersdale was recorded as far back as the 11th century in the Domesday Book as 'Skjalmar's Dale'.



The rail station closed to passenger services in 1956 with freight traffic continuing until 1963.



In 1962 Skelmersdale was selected as the first new town in Lancashire.



In 1973, the Concourse shopping centre opened to the public
In 1974, Skelmersdale became part of the newly created West Lancashire district

1800

1900

1970



In 1874, Skelmersdale rail station which was originally called 'Blague Gate' was renamed to Skelmersdale.



The location of the rail station in the 1850s offered services from Ormskirk to St. Helens.

The population of Skelmersdale in 1851 according to the census was 760.

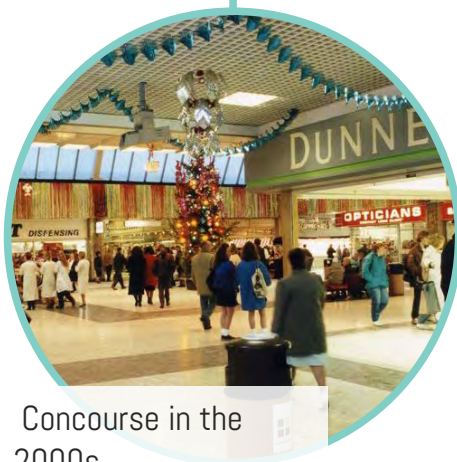


Gillibrands Industrial Estate Skelmersdale in 1966



Skelmersdale in 1970s

2000



Concourse in the 2000s



West Lancashire College 2011



Glenburn Sports College closes in 2016



Skelmersdale's bus station in 2014



Phase 1 retail units opened

2022



New public realm within town centre

VISION

The vision for Skelmersdale Town Centre which has driven the masterplanning process is based on the following:

- Greening the town centre and recolonising the Tawd Valley by creating a usable Town Park to create one of the UK's greenest masterplans through high quality landscaping and strong sustainability credentials.
- Growing the offer and creating a new diverse residential property market in the town centre and at Glenburn. Also, bringing new visitors, businesses and workers into the town centre and attracting private investment.
- Expanding the range of uses and hours of activity to attract more people to the town centre across the day and evening. This will provide more to do for longer and enrich people's experience of the town centre, creating a better sense of safety and deterring antisocial behaviour.
- Living - Creating places and spaces in and around the town centre and at Glenburn which people can call home, delivering a significant number of new dwellings. Proposals will also support healthy lifestyles and wellbeing to rebalance inequalities and support long term improvements in resident health.
- Defining - Maximising the benefit of an extensive green setting adjacent to the centre, reimagining this area as a proper Town Park. This space will be redefined and redesigned as a place for people to use and enjoy as part of a new town centre green experience.
- Exciting - Creating exciting, contemporary and fresh buildings, spaces and places that raise ambition and provide hope in a better future, realising standards of design to inspire. The masterplan will support investment, job creation and provide opportunities for business, culture and education.
- Connecting - The Town Centre will deliver new levels of connectivity for walking, cycling and active travel and bus access will be reintegrated within the heart of the town. This in turn will promote healthy living across Skelmersdale. The plan for Skelmersdale Town Centre Railway Station is also included within the plan.

VISION



MASTERPLAN CONCEPT

Describing the Masterplan Concept

Bringing this vision to reality requires some big moves and bold action. The masterplan concept helps to describe that approach spatially illustrating the key moves. These comprise:

- The three key areas of change all delivered to the maximum regenerative benefit, and these are, the core town centre, The new Town Park and Glenburn. Individually these can have significant impact, but linked together they can bring about transformational change. This approach can link strongly with the existing town centre to add value, including the relationship with the Concourse Shopping Centre.
- The Core Town Centre becoming a living environment and not just a retail setting through the day and evening. Creating a new mixed-use development with substantial new homes above new food and beverage uses will change both the environment and the 'look and feel' of the town centre, making it a place of choice and enjoyment for longer. This will support existing facilities including the Concourse Shopping Centre. This enhanced range of commercial uses will extend and diversify people's experience and enjoyment of the town centre.
- The Core Town Centre project will involve new and improved public facilities, including health, education and culture, including a refurbished and extended library and a new Healthy Living Centre, replacing the existing Nye Bevan facility. These new public and civic facilities can link with existing facilities such as West Lancashire College. The proposed business incubator development will support economic activity, employment, jobs and help nurture local businesses and start-ups. The link to the College will be especially important. The masterplan would seek improve the west facade of the Concourse Shopping Centre to integrate with the wider regeneration area.
- Glenburn as a new town centre residential community. Linking with targeted housing development at Yewdale this new community at Glenburn will strengthen the housing market and diversify and extend local housing supply, including affordable homes, shared equity and aspirational private market housing. All residential development will be designed to high standards of design and sustainability. The integrated masterplan for Glenburn also allows for the delivery of a new railway station within the Town Centre.
- Improved connectivity through the town centre will knit the area together and link existing and planned facilities, including the Concourse, College and the future Wellbeing and Leisure Hub. Proposals will create well-designed and high-quality streets and pedestrian circuits and cycle routes. This will include landmark spaces and bridges, which will provide safe, direct and accessible links for all and support wayfinding.
- Gateways and arrival points will be well developed, including a new Bus Hub 'drop-off and pick-up facility' at street level operating through the day and evening. The masterplan also makes provision for and design-in a potential new town centre railway station at Glenburn. Wayfinding and legibility will be improved from these public transport hubs and the principal car parks. The routes and spaces forming these links will be overlooked by new development to support safety and natural surveillance.
- As well as routes and gateways, a series of key nodal or focal points will be defined which will enhance the user experience of the town centre new developments and public realm spaces will provide distinctive and memorable places where activity can be supported through the day and into the evening. The combination of new diverse uses, set within attractive, safe and welcoming public spaces will be the catalyst for increased footfall and economic activity within the town centre.
- The New Town Park will be edged and overlooked by residential development, and it will include a new visitor centre to add activity and animation through the day and evening with a program of events and activities. This park will be created by the transformation of the existing Tawd Valley amenity and green spaces adjacent to the town centre. Importantly, the new / reimagined park will be a centrepiece for the town centre and designed to form its heart, rather than forming its edge. Proposals at Yewdale and Glenburn help to deliver this vision. Nature and people will be well-balanced to create a high-quality new park, which can enhance the identity and experience of Skelmersdale Town Centre.

MASTERPLAN CONCEPT



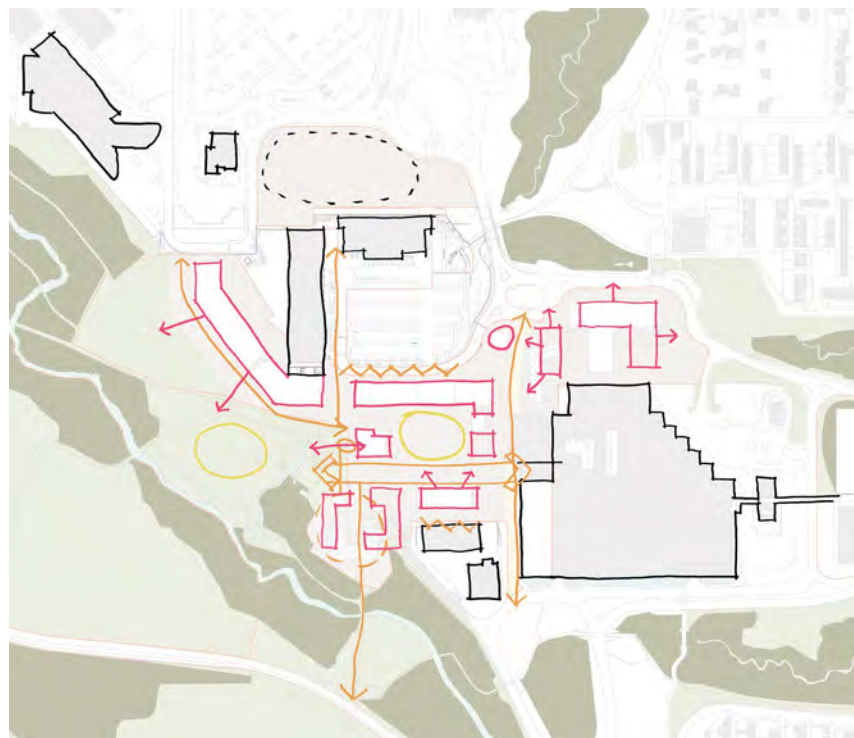
- KEY**
- Opportunity areas
 - Potential leisure & well-being centre
 - Existing woodland / trees
 - Potential to open up views to Tawd Valley
 - Existing open space
 - Nature conservation site
 - Existing watercourse
 - Potential noise issue
 - Existing built form
 - Potential to replace building
 - Low natural surveillance
 - Opportunity for development
 - Potential gateway
 - ★ Opportunity for focal point
 - Open space / feature
 - High street connectivity
 - Green link to integrate Glenburn and town centre
 - ↔ Potential vehicle access
 - ↔ Existing pedestrian / cycle access
 - Existing cycleway
 - Existing footbridge
 - Potential footbridge
 - Existing bus stop
 - Potential train station
 - ← Key view
 - / Steep embankment



2. MASTERPLAN PROPOSALS

MASTERPLAN EVOLUTION

- Technical Due Diligence on all sites (multi-disciplinary assessment) in 2022 including; flood risk and drainage, geo-environmental study, ecological appraisal, utilities appraisal, transport and parking analysis and further technical due diligence work at Glenburn.
- Property market engagement (LSH) 'Local Market Report' 2022.
- Engagement with a variety of key local stakeholders, from 2022 onwards including WLBC officers / LCC Highways and assets / Concourse Shopping Centre / public transport providers. Public consultation Autumn 2024.
- Masterplan development through 2022/2023 with, first draft masterplan presented to WLBC and LCC in May 2023.
- Substantial Revisions and Finalization to masterplan throughout 2023/4 and presentation to WLBC / LCC officers in March 2024.
- Draft Masterplan presented to client executive and political leadership teams for approval to go out to public consultation in summer 2024.
- Public Consultation undertaken in Autumn 2024 further modifications and finalisation in early 2025.
- Endorsed Masterplan Framework and Masterplan Property and Planning Delivery Report endorsed by WLBC and LCC, becoming an approved masterplan to support the planning and delivery process February 2025.



Left: Images of sketches and overlays during the design process

MASTERPLAN PROPOSALS

A portfolio of linked projects comprising the Masterplan Framework, the value of each part adding value to the other.

- Core Town Centre Regeneration project on WLBC land including land at Nye Bevan Pool, made available for regeneration by the provision of a new Wellbeing and Leisure Hub. This will introduce new uses into the core town centre that are presently absent, to extend the choice and quality of facilities and amenities, providing an improved local destination and user experience. This scheme will attract significant private investment through town centre regeneration with new residential and commercial opportunities. Proposals include of 2,600sqm of non-retail commercial space (mainly cafes and food and beverage to address an absent evening economy) and also c.200 new dwellings. Linked to this, will be associated projects to strengthen the function of the core area for education, culture and business including the refurbishment and extension of Skelmersdale Library and the development of an exciting new business incubator. The incubator will help increase economic activity, linking education to jobs and equipping local people with tools needed to become and remain economically active. The masterplan will include a project to improve the west facade of the Concourse Shopping Centre to integrate with the wider regeneration area, rationalising internal space, reproviding the bus station and creating a more attractive edge.
- Major redevelopment of the Glenburn site for a new residential community comprising up to 425 new homes and a proposed new railway station to serve the town centre for the first time. New homes will create diverse opportunities for housing delivery with the mix including affordable homes, shared equity and a range of private market homes. This quantum of new housing adjacent to the town centre will add vitality and viability to the town centre. Housing on this site will complement higher density living in the town centre itself. The potential to also incorporate an urban-format railway station on this site adds to the value that can be created by the regeneration of this strategically important site. Whilst station and rail line will be subject to separate funding, the ability to accommodate the station near to the town centre and as an integral part of the town centre masterplan is an important step in maximising the benefits of a potential new station to the town.
- Linked with Glenburn and providing connectivity into the town centre, and overlooking a new Town Park are proposals at Yewdale. Here a small and carefully design residential development will bring affordable shared equity homes to the existing neighbourhood, helping to meet housing needs locally. Though its modest in scale and quantum, new homes in this area can help to bring the new Town Park to life by adding new frontages and natural surveillance along its edge. This will effectively re-elevate the existing Yewdale estate as it faces onto the park.
- The Town Park itself is an essential part of the regeneration plan, and this project will create a major new asset and destination in the town centre. The Tawd Valley and river presents a unique opportunity as it meanders right through the heart of the town centre and the proposal aims to work with nature and create a formal Town Park, which is safe vibrant and welcoming to all. The park is created from the existing green spaces and play spaces along the Tawd, but the creation of a well-defined and formal Town Park, will create a much more distinctive and planned parkland area. As part of the park design, high quality, safe and accessible walking and cycling links will be provided across the Tawd Valley to link Yewdale and GLENburn with the town centre.
- Within the park will be located a new Tawd Valley Visitor Centre for the Tawd Valley and this will link with improvements to the Amphitheatre to create a unique indoor and outdoor venue and visitor destination. The facility will act as an education facility and also, with the provision of a café and other facilities, this new building can be a beacon and destination within the park close to the waters edge. It will include a bike hire facility and ranger station, promoting outdoor activity and use of the Valley beyond the town centre.

Cutting across all these masterplan projects are the themes which link and bind the proposals into a coherent and coordinated regeneration plan including:

- Promoting environmental sustainability.
- Investing in green Infrastructure
- Supporting play and outdoor activity
- Creating a pavement café and evening economy
- Creating a new housing market and housing opportunities
- Growing economic activity
- Repopulating the town from the core outwards, creating a new community based on over 600 new homes
- Rebalancing inequalities and improving people's health
- Improved connections across the Tawd Valley
- Remaking the image to create an inspiring and positive sense of place



Illustrative Masterplan

MASTERPLAN PROPOSALS

The delivery of the masterplan has been a focus throughout and WLBC and LCC have targeted ambitious but also realistic and practical solutions. The proposal strikes this balance and will be impactful, but also fundable. The focus will be on securing the visions and:

- Delivering projects and showing what can be done
- Creating a confidence that this time the plan will be delivered
- Making sure all projects create benefit for local people and communities

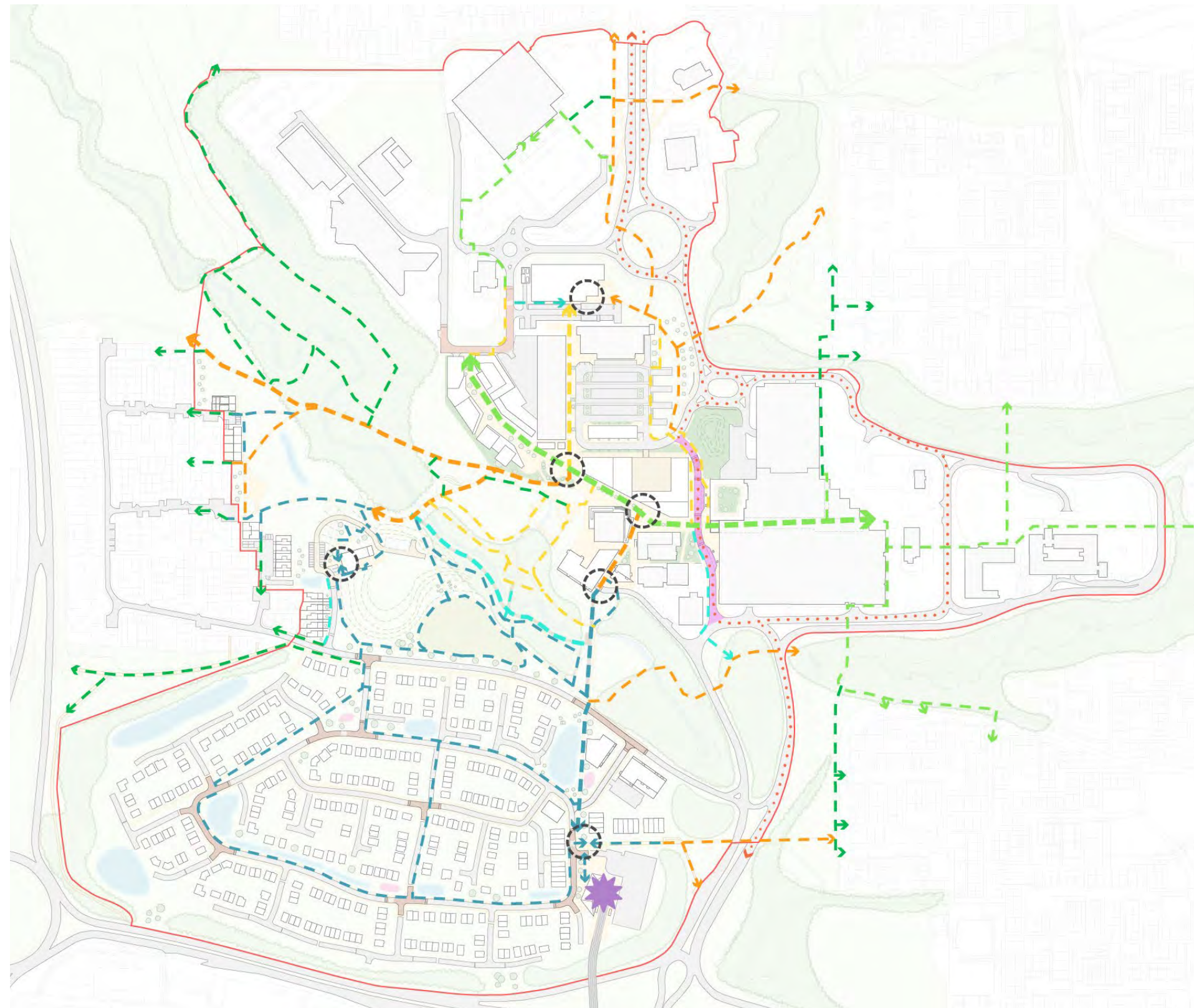
In addition to the above physically led redevelopment, the vision could focus on other economic and other well-being and health related initiatives that seek to improve the quality of life and access to jobs and prosperity, including.

- Job training;
- Work experience opportunities;
- A centre for new Small and Medium-sized Enterprises (SME's) to be created and supported;
- Access to the College;
- Improved healthy lifestyles classes and programmes;
- Community workshops and training programmes to provide skills and knowledge.

The vision provides a more holistic approach to the regeneration of the town centre and the town, and together this would significantly improve residents and businesses opportunities.

The regeneration plan has a gross development cost of approximately £150M and will bring about transformational change for Skelmersdale over the next 10-15 years, with investment from the public sector unlocking significant private investment in the town.

MASTERPLAN - CONNECTIVITY



KEY

- Study area
- Bus Route
- - - Existing walking route
- ↔ Existing walking & cycle route*
- - - Improved walking route
- ↔ Improved walking & cycle route*
- - - Proposed walking route
- ↔ Proposed walking & cycle route*
- ↗ Glenburn vehicular access junctions
- Key Nodes
- Northway highways improvements
- New bus only route (one-way) and interchange
- ★ New railway station

*Cycle routes have been obtained using Lancashire County Council's online mapping

- Connections between town centre and Glenburn introduced and improved to encourage active travel and increase activity
- Connections through Tawd Valley improved with boardwalk introduced along river
- Permeability of Yewdale improved through new and improved routes

MASTERPLAN - AREAS AND PROJECTS



KEY

- Masterplan area
- Town Centre
- Town Park
- Visitor Centre & Amphitheatre
- Yewdale
- Glenburn

- 1 - Approved Wellbeing and Leisure Hub
- 2 - Business Incubator
- 3 - New town centre residential with commercial ground floor
- 4 - Existing library refurbishment
- 5 - Improved Tawd Valley park
- 6 - Tawd Valley visitor centre and improved aphitheatre
- 7 - New housing at Yewdale
- 8 - Rail station with public realm and parking
- 9 - Glenburn residential development
- 10 - New town centre apartments

TOWN CENTRE CORE AREA MIXED USE REGENERATION

STRATEGIC CONTEXT

The core town centre regeneration proposals create an integrated development scheme on WLBC owned land, repurposing large areas of vacant and soon to be available land for new uses in Skelmersdale Town Centre for the following reasons:

- To establish a new dynamic and effective residential and commercial property market, within the town centre based on high quality accommodation, placemaking and public realm.
- To deliver a quantum of residential development, that can have a significant impact on town centre viability by attracting a variety of new households, with disposable income to live around and within the town centre, making use of town centre facilities second nature.
- To diversify the use experience of the town centre and provide uses which are presently missing from the town centre. These include food and drink businesses including national high street brands to give greater confidence in the experience through the day and into the evening.

The housing mix can bring a range of residential opportunities including family housing and significant new market housing to the town. Additionally, affordable housing may include shared ownership and first-time buyer accommodation. Aged living may also be an opportunity as part of a comprehensive long-term plan as community care requirements will only increase as the local population ages.

It is imperative that the scheme is delivered in combination with the upgrading of pedestrian connectivity into and across the Tawd Valley to make sure the new community at Glenburn is fully integrated with and linked to the improved town centre. These links are common themes across the town centre, Tawd Valley and Glenburn Scheme.

Proposals include a number of development areas, proposed buildings, new uses and new and refurbished infrastructure, which together can transform the form and function of Skelmersdale Town Centre. The key component parts of the town centre scheme are as follows:

- 2,600sqm of new commercial ground floor space, including café, restaurant, pub and similar food and beverage units. Proposed uses should complement and not compete with uses within the Concourse Shopping Centre. Dedicated retail units are not considered appropriate where they would compete with the existing centre.
- 201 apartments within several new dedicated buildings, some with ground floor commercial and upper floors of residential with other standalone residential buildings all of architectural quality.
- Demolition of the existing raised busway at the Concourse Shopping Centre and relocating the bus facility to a new purpose-built bus hub (drop off and pick up), at street level in the heart of the town centre, with a one-way southbound carriageway for buses only.
- Refurbishment of the existing bus station to create a drop off and pick up facility at street level adjacent to a redeveloped and rationalised west facade of the Concourse Shopping Centre.
- The enhancements to the West Façade of the shopping centre, in conjunction with the shopping centre owners will create a better link to the town centre regeneration area and maintain footfall circuits and connectivity from the ground floor mall to the first floor gallery, following the relocation of the bus station.
- A range of core public realm works, which will link these key projects together and connect to the public realm recently delivered in the town centre. This includes a new piazza area to the west of the Concourse shopping centre (see visualisation and masterplan) and an associated public realm avenue better linking the college.
- Following planning approval for a Wellbeing and Leisure Hub within the town centre on land to the north of the existing Tawd Retail Park, the masterplan makes provision for the delivery of such a facility subject to further detailed design and cost review.

TOWN CENTRE CORE AREA MIXED USE REGENERATION

STRATEGIC CONTEXT CONT.

These projects will be delivered on a comprehensive basis and sequenced to reflect key constraints and land availability. There will be different delivery models available for this scheme and these are described later in this summary. All will require close working with the private sector in one way or the other to invest in the scheme. The role of WLBC generally will be as enabler of the scheme, based upon their land ownership and selected delivery vehicle. They will also be the responsible body for delivery of any grant or gap funding that may be required to support private investment. On behalf of WLBC it is envisaged that TVD may act as master developer for the Core Town Centre project, and this is described more fully in the LSH report, alongside other potential other options.

The aspects of the scheme which involve the Concourse Shopping Centre will involve partnership working between WLBC and the shopping centre owners LCP. This will involve the proposals for removal of the raised busway, refurbishment of the first-floor bus station and enhancement to the Concourse West Façade. Investment from LCP will be desirable. There may be complimentary funding available for aspects of these projects where a comprehensive scheme of works can be programmed. The masterplan expressly excludes any further retail units so as to avoid retail competition with the shopping centre. The aim is to create a complementary relationship for the whole town centre. Further consultation with LCP will be undertaken to confirm the principles of the design of the west façade and the treatment of the land / space presently in use as the bus station. Furthermore, ongoing dialogue will be important to monitor opportunities for the regeneration masterplan to support footfall and active uses within the Concourse Centre.

In addition to the core proposals, several supporting projects could advance quickly subject to funding have been identified which can enrich the town centre and enhance the user experience and diversify the offer. These comprise:

- Visitor Centre and Amphitheatre proposals at the Tawd Valley.
- Town Park and enhanced connections across the Tawd Valley.
- Business Incubator, co-working space and pop-up business spaces.
- Library refurbishment and extension.

TOWN CENTRE CORE AREA MIXED USE REGENERATION

STAKEHOLDERS

- WLBC and TVD have a key role in the delivery of the core town centre works, with TVD potentially acting as master developer on behalf of WLBC.
- In addition, it is envisaged that LCC will play a positive role in respect of transportation and movement in particular. The changes to the bus station and bus access and circulation will require LCC approval and meetings have taken place to agree the broad principles of this proposal. Further liaison with bus operators will also be required.
- LCP will be a key stakeholder in delivering the works in and around the western façade of the Concourse Shopping Centre. Meetings have been ongoing throughout the masterplanning process with LCP who have been supportive of the vision. Further dialogue will be required to explore and confirm the proposals that will impact upon and enhance the shopping centre.
- Homes England could be a key stakeholder in the regeneration of the town centre through their Markets and Placemaking function, supporting regeneration and housing delivery to create high-quality homes and thriving places. Taking a key strategic supporting role in the core town centre will strengthen delivery and maximise opportunities for added value. This will link with Homes England role supporting affordable homes. Homes England support for the delivery of the town centre scheme will bring further benefit to the site at Glenburn where Homes England are presently working closely with LCC towards accelerated delivery of new housing.
- West Lancashire College are an important facility within the town centre. Links with the Business Incubator proposal should be fully developed to maximise opportunities for learning and helping students into employment and supporting business start-ups and incubation. The student experience in the town centre will also be much improved as a result of the regeneration of the town centre.

DELIVERY ISSUES

- Further technical due diligence and site investigation work will be required for certain phases. Provisions have been made for the costs associated with enabling demolitions and other works, but all of these will be subject to further assessment. It seems sensible for WLBC to de-risk the key sites through the endorsement of the masterplan which can then lead to securing planning certainty and through subsequent outline and full planning application(s). The development sites and platforms can then be defined and brought to market.
- In their delivery report LSH describe the following options open to WLBC for the delivery of the core works:
 1. The Council could deliver through a design and build process and manage the asset themselves. In this scenario WLBC would be the client and would fund and own the asset. Funding may be via national government or regional regeneration funding or borrowing. The assets could be sub-let or managed on behalf of the Council. WLBC will need to consider their longer-term role as an 'owner' in the town centre and the assets that they want to hold in the town centre and any associated risk.
 2. The Council could market the individual sites for disposal, subject to either a development agreement or robust planning framework to guide delivery of development. This would rely upon sites being de-risked first and brought to the market and such works would be undertaken at the cost of WLBC. The Council via TVD could act as master developer and would have responsibility for delivery of all required infrastructure and potentially some standalone projects.
 3. The Council could procure a development partner to deliver some, or all, of the core town centre projects. In this scenario the funding and investment blend will need careful consideration, with risk and reward apportioned between the Council and developer partner. It is considered that the quantum of development is adequate to realistically consider this approach, and as with other options, the Council will need to play an enabling role to make this approach work on a commercial basis.
 4. The Council could market the commercial/leisure related site subject to long lease arrangements but deliver the base infrastructure.

It is envisaged that Option 2 above presents the best opportunity for the full delivery of the core town centre scheme. It is recommended that a Delivery Plan be prepared and used as a live project tool to guide development of the masterplan.

TOWN CENTRE CORE AREA MIXED USE REGENERATION

DEVELOPMENT OPTIONS

- The vision for the core town centre has remained clear throughout. Key principles of avoiding competition and duplication of uses within the Concourse Shopping Centre and at the same time providing uses that are presently absent or poorly represented in the town centre remain guiding forces. As a result, we propose no additional retail. We have suggested limited new café and food and beverage uses to provide more for people to do and extend hours in the town centre in evening periods. The uses are also to create an animated street scene, which will frame a key piazza area that will seek to improve local natural surveillance and viability during evening periods. Residential provision has always been seen as important and this includes a range of possibilities which have been assessed as having market demand by LSH, including aged living, private rented sector, affordable homes and possibly student living. Achieving a critical mass of residential provision is a key issue and it is felt the masterplan, as drafted, achieves this.
- Initial masterplan iterations included a budget hotel within the core area. This was based on evidenced market demand earlier in the project. As time has elapsed this demand has withdrawn so the area designed for the hotel has been apportioned to residential use. A budget hotel located within the town centre could provide additional footfall and business and would certainly be preferable in planning and placemaking terms than locating a hotel at (say) a junction along the M58. Although a hotel would be aspirational at this time, residential use is seen as preferred. A hotel secured in a timely fashion would be of benefit; but it would be preferable to deliver housing rather than blight land and wait for a hotel that may never materialise or require such financial support as to render it not viable.
- There is evidence of market demand for aged-restricted accommodation. This could also be an appropriate use for the core town centre area, albeit the current proposals do not include such uses in order to develop a critical mass of high-quality general apartment accommodation. The mix and type of accommodation will need to be monitored and agreed with delivery partners. It may be appropriate that after initial 'market making' phases of development aged living or extra care could be delivered on a complementary basis by LCP on land in their control.
- One of the design challenges emerging through early consultations in relation to residential development, is the level of parking required for the town centre residential proposals. This masterplan and the quantum of residential accommodation proposed allow for all dwellings to be served with one car parking space dedicated to the unit. This way the residential dwellings proposed will not block car parking designed for town centre visitors. This provision will need to be assessed as part of the design brief for the core town centre scheme in the context of local planning policy.
- On a related topic, residential development is proposed on the existing Yeadon car park site. This site is presently a well-used public car park. A parking assessment as part of the baseline analysis evidenced the use of the car park recognising its proximity and convenience. Since this assessment the new Tawd Valley retail scheme car park has opened providing a better quality and more central parking area. The Yeadon site is of strategic importance as a development parcel, overlooking the Tawd Valley and providing a way-marker to link to the Glenburn site, closing the 'gap' between the town centre and Glenburn physically and perceptually. The conclusion of the masterplan is that this site should be developed, but in doing so a further car park user assessment may be useful to fully understand who is using this car park and why. Thereafter how the Council can make sure the loss of this car park is fully mitigated, perhaps by extending the capacity at the Tawd Valley retail scheme.
- As well as core residential proposals, outlined in the masterplan, earlier iterations of the scheme highlighted the existing decked car park owned by LCP as having potential for residential use as a last phase. There is ample car parking within the town centre at present, with the Tawd Valley Retail scheme adding additional space. The decked car park is understood to be in need of significant investment to make good its fabric, and before any decision on this facility is made it is suggested that further assessment of car parking is undertaken with a view to this site potentially adding to the residential sites. This would be a matter for LCP.

TOWN CENTRE CORE AREA MIXED USE REGENERATION

VIABILITY/FUNDING

Viability Assessment for Core Town Centre Works

- The project includes all of the elements described above including the mixed use commercial and residential developments, the public realm and the town park. The decked car park at Tawd Retail Park is excluded at present as this may not be required (but is estimated at around £500,000). The assumptions behind the appraisal are contained within the LSH report. In order to develop a comprehensive scheme a high level appraisal for this project was consolidated, combining the core town centre with Glenburn and Yewdale to assess the overall requirements for delivering the comprehensive scheme.

Costs for Core Town Centre Works

- The cost plan for this project indicates an overall development cost of approximately £35M. This comprises £5.1M provision for abnormal costs. A further provision of £2M is made for town centre public realm and just over £1M for works to the West Façade of the Concourse Centre related to the relocation of the bus station. The cost plan will need to be kept under review as the project develops and the level of detail is refined. The cost plan is available separately and assumptions can be reviewed.

Funding for Core Town Centre Works

- The master developer will forward fund infrastructure and site de-risking, clearance and preparation. It is envisaged that once sites are enabled private investment will fund many of the commercial and residential development components, but the public sector may invest directly also to create assets. The way the master developer role will be taken forward and the role of the private sector, investment capital, public investment and the funding model will be developed as the project matures.

BENEFITS SUMMARY

The proposed development in the town centre as set out in the masterplan would provide the following benefits:

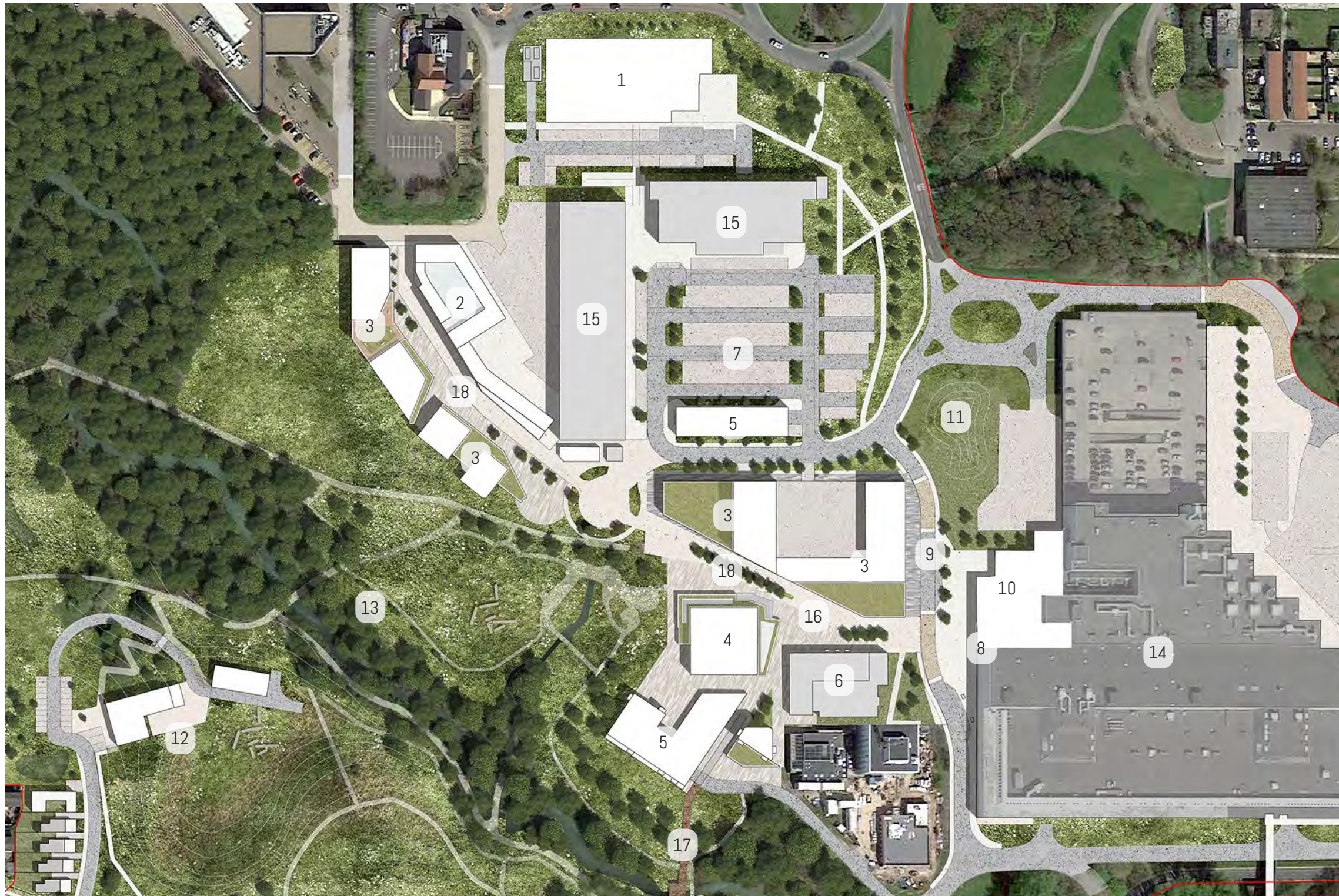
- Establish a new housing market in the town centre as part of a mixed-use scheme. This essentially starts the process of re-colonising the town centre and creating a 'city living' environment in a sustainable location that can complement and diversify the wider and existing commercial offer in the town centre .
- Make effective use of a vacant site for regeneration purposes, breathing new economic life into the land and creating new development opportunities for leisure, food and beverage uses and new homes.
- The whole masterplan will bring 33% increase in local comparison (non-food) goods spend and 42% growth in food and beverage spend to the town centre, as a result of increased housing growth, that will lead to increased local retained expenditure for businesses.
- Create future Council tax revenues to the WLBC and possible New Homes Bonus receipts that can be redeployed in the Borough.
- Create a new focal point scheme linking existing facilities and enriching the town centre experience for local residents.

TOWN CENTRE CORE AREA MIXED USE REGENERATION

KEY ACTIONS

- Agree the vision for the site in regeneration, placemaking and planning terms between the three key stakeholders/Council sign-off of the masterplan and vision.
- Public engagement undertaken in Autumn 2024.
- Establish the most desirable delivery approach, which may involve confirming TVD as master developer on behalf of WLBC.
- Undertake soft market testing of the masterplan and obtain development and investment interest.
- Explore the role of Homes England.
- Develop a strategic business case for grant support.
- Review funding availability and mechanisms and advance cash flow modelling and 'land trader' model.
- Define a clear planning strategy following Council sign-off and soft market testing.
- Develop the project delivery plan and programme, defining activation and responsibilities.

TOWN CENTRE CORE AREA MIXED USE REGENERATION



- 1 - Wellbeing and Leisure Hub
- 2 - Business Incubator
- 3 - New town centre residential with commercial ground floor
- 4 - Existing library refurbishment
- 5 - New town centre apartments
- 6 - Retained Youth Zone
- 7 - Potential decked car park
- 8 - New entrance to Concourse Shopping Centre
- 9 - New bus interchange
- 10 - Replacement of bus station with amenity space for shopping centre
- 11 - New landmark gateway landscape scheme with branding
- 12 - Amphitheatre and visitors centre
- 13 - New town park
- 14 - Concourse Shopping Centre
- 15 - Tawd Valley Retail
- 16 - New piazza
- 17 - Landmark bridge
- 18 - Enhanced east-west pedestrian avenue

TOWN CENTRE CORE AREA (NEW USES AND PIAZZA)



BUSINESS INCUBATOR & CO-WORKING DEVELOPMENT



TOWN CENTRE CORE AREA (CONCOURSE WEST FACADE)



TOWN CENTRE CORE AREA (PUBLIC REALM)



EXISTING



PROPOSED

TOWN CENTRE CORE AREA (WAYFINDING)



LIBRARY REFURBISHMENT AND EXTENSION

STRATEGIC CONTEXT

- Skelmersdale Library is an existing community facility within Skelmersdale town centre. It provides a range of local services anchored around the library service. The building also provides a hub for several other important civic uses.
- The ambition for this project is to continue to provide the essential services presently delivered from the library building and, in addition, refurbish and enhance the facility to create a new cultural hub for the town centre linked with education and literacy. This project is about investing in the cultural capital of Skelmersdale Town Centre and raising aspirations, particularly in young people.
- We want to re-imagine the library as a multi-purpose venue for a variety of cultural and educational activities that can make a tangible impact on the lives of young people in the town. This project is primarily about capital investment in the building and its places and space, but in practice the 'new Skelmersdale Library' will require increased revenue funding to curate and manage content. This may involve LCC or third sector partners. This needs to be explored as a next step.
- Whilst the new facility should be welcoming and accommodate all ages, we feel the two key themes of the new library building should be children (and young people) and culture.
- Limited feasibility work has been undertaken as part of the masterplan to date. Meetings with asset management from LCC have helped develop a baseline of information about the building, its present uses and condition. This work needs to be developed substantially as a next step to ascertain the full potential of the library as part of the town centres regeneration.

There are a number of themes that need to be explored as part of a RIBA1 briefing process. These include:

- Mapping all existing uses and services located in the building and establishing long-term aspirations for those uses within the building and town centre.
- Understanding present condition of the building in terms of structure and watertightness, as concerns have been raised about aspects of the building such as its roof and basement and the ingress of water.
- Reviewing sustainability in terms of Mechanical, Electrical and Plumbing (MEP) facilities and any required improvements and renewables.
- Environmental performance, including thermal baseline looking at fabric, windows and doors.
- Accessibility across the public and private parts of the building.
- Visual appearance and presentation to the town centre.
- The future public uses of the library – what does LCC presently deliver in terms of space and duration of activities?
- What would LCC and stakeholder aspire to do? In addition how can LCC or other stakeholders develop the cultural and educational programme? What spaces and places are required?
- Understanding how Skelmersdale Library could become a new cultural and educational space, to lift literacy and encourage culture and arts in the town centre – looking at exemplar projects such as Norwich Millennium Library.
- Assessment of potential revenue streams into the building, e.g. café, bookable rooms for community and cultural purposes (avoiding competition with business centre/leisure centre).

LIBRARY REFURBISHMENT AND EXTENSION

STAKEHOLDERS

- LCC are a key stakeholder and project delivery lead as owners of the building and curator of the library facility. The concept of an enhanced library and cultural centre will need to be embedded with LCC, but we are aware that the library does not feature at present in any capital programmes. WLBC and LCC can review the potential funding of an enhanced facility as a next step for the masterplan.
- Other stakeholders could become involved based on the project's arts and cultural content, particularly Arts Council England. Arts Council England's mission states "The Capital Investment Programme improves the cultural infrastructure of places across the country, in turn supporting the production of high-quality creative work and unleashing creative potential." Raising aspiration in Skelmersdale with regard to culture is vital and investing in cultural infrastructure should be a key driver of regeneration. Linking culture to education and aspiration-raising is a fundamental objective of the town centre masterplan to support local people and communities. Arts Council funding is both capital and potentially revenue based and as such they will be a key stakeholder and partner.
- Third sector organisations may also become involved. In Rotherham, where Tetra Tech prepared a town centre masterplan in 2017, local charity Grimm and Co. support children and young people with aspiration building and literacy. Grimm & Co is a registered charity and their core purpose is to change lives one story at a time. They support under-resourced children and young people aged 0 to 18 with confidence and skills around creativity and writing. Whilst organisations such as Grimm and Co. may not provide funding, they could have an important role to play in accessing funding and delivering content.

DESIGN ISSUES

- Access is a key design issue, and the building has a lower-ground and upper-ground floor with access and egress for each from the public realm on the northern and eastern elevations respectively. There is a service access to the south at the lower-ground level. Access to the building is via ramps and steps. This creates barriers to movement and a very inefficient approach to the library and cluttered arrival. Internally we understand that the building does not meet contemporary access standards in terms of people with impaired mobility.
- Sustainability is another key issue for the future of the building. Given the age of the building it is anticipated that enhancements to fabric and energy performance will be needed. At present limited information exists on the building's performance and running costs. This will need to be fully assessed as part of this project to reduce carbon and operational costs.
- Architecturally the building is striking and relevant. Any redevelopment should enhance the character of the original building and add on new spaces and facilities in an architecturally dynamic and interesting way. The CGI shows an illustration of how a glass and steel extension could transform the lower and upper ground floor plains and create a new sense of place.
- The internal spaces need a complete review. From experience, such library facilities will rarely provide the flexibility required.

LIBRARY REFURBISHMENT AND EXTENSION

DELIVERY ISSUES

- This is a complex project, a building over multiple levels with a range of uses and services. The project includes extension as well as refurbishment. The condition of the building's services and fabric are not known at this stage but given the building's age and visible condition remedial works to create a building to meet modern standards will be extremely challenging and potentially expensive. A detailed assessment will be required, in terms of condition, structure and Mechanical, Electrical and Plumbing (MEP). In earlier versions of the masterplan the extent of works led to the proposal to demolish and redevelop a new facility. This has since been set aside in favour of the proposal to extend and refurbish. Costs and the extent of works need to be carefully considered, alongside the building's present and future use and fitness for purpose, to ensure this is the right approach and to review this against an option to redevelop the site. We see LCC as the key delivery partner for this important project.
- If delivery costs are found to be too expensive then a more sustainable route may be to relocate the library into the Concourse Shopping Centre, and review the sites as an extra redevelopment parcel in the future.

COSTS/FUNDING

- The high-level cost plan states the project funding to be £3M subject to detailed design, approach to the MEP, the roof and extent of new fit-out areas. As a new project there is no funding presently allocated for this scheme either via WLBC or LCC. We would suggest LCC works closely with WLBC to review the potential for capital and revenue funding to be able to re-imagine this facility as described and create a mechanism to draw down other funding opportunities.
- The project could meet a range of important objectives and should be well placed to be able to draw down funding from a range of sources. This building already provides several important town centre civic uses which should help the case for funding. Some of the new uses could support revenue generation and the capital investment in the upgrade could significantly reduce running costs based on proposals for the sustainability upgrade of the buildings' fabric and power. The biggest advantage in terms of the case for funding will be the potentially transformative effect of a new facility on children and young people in the town.
- As described, if the cultural content can be reimagined, then Arts Council England Funding could be available for consideration as part of their Capital Investment Programme.

BENEFITS SUMMARY

- Major investment in cultural capital of the town centre.
- Potential to raise aspirations and ambition in children and young people.
- Enhanced civic and cultural hub in the town centre.
- Learning and educational facility linked with culture.
- A modern and dynamic library facility.

LIBRARY REFURBISHMENT AND EXTENSION

KEY ACTIONS

- Endorsement of project by LCC/WLBC and other partners, as part of masterplan 'sign-off'.
- Existing condition assessment to understand stresses, defects and requirements for redevelopment.
- Consider wider stakeholders including third sector delivery partners.
- RIBA0/1 Briefing/stakeholder mapping – define what the building needs to do.
- Review of existing and future potential uses as part of RIBA Stage 1.
- Establish project team/governance.
- Funding review and mapping.
- Design development RIBA Stages 2/3 (design and technical).
- Full business case.
- Define a clear programme as a project that could advance quickly subject to funding.

LIBRARY REFURBISHMENT AND EXTENSION



BUSINESS INCUBATOR & CO-WORKING DEVELOPMENT

STRATEGIC CONTEXT

Skelmersdale Town Centre does not presently provide any space for business start-ups or commercial and commercial activity, aside from the retail and associated uses in and around the Concourse Shopping Centre. Despite the location of West Lancashire College within the town centre, there are no opportunities for young people and college leavers to make the transition into work and to set up their own businesses in the town centre. This is a significant missed opportunity. The commercial activity, vitality and footfall a business centre could bring would substantially boost the town centre, helping to diversify uses. WLBC have a strong track-record managing business centres. Building upon this the new facility in the town centre will provide something new that does not exist in the Borough at the moment. It will be much more than a business centre and at its core it will deliver the following points of difference.

- Fully flexible with very easy in and out terms to encourage business start-ups.
- Be inexpensive and remove barriers of cost to entrepreneurs and start-ups.
- Support collaboration by design of the facility. The building will be accessible, welcoming and enable collaboration and networking.
- Deliver a variety of spaces from public café seating to serviced office suites to cater for a wide range of businesses at different stages in their maturity.
- The building will include back of footway self-contained pods. These will be ideal for small businesses that make and sell or provide a service to people on site.
- Provide business and skills support and coaching, dedicated to new businesspeople and growing businesses
- Provide a home for local service provision in terms of tackling unemployment and associated programmes.

Feasibility work has been undertaken as part of the masterplan to help advance thinking around this facility. The initial design concept has sought to develop and advance the concept described above. The scheme is innovative, exciting, and distinctive. This feasibility study provides the initial concept, which now needs to be fully developed in terms of a worked-up brief and developed design in response to that brief.

The site for this facility/building is immediately available being in the ownership of WLBC. It already has street scene/presence and a ready-made service yard (shared with the adjacent Council owned retail scheme) which would allow this scheme to come forward as a quick win in terms of the masterplan delivery, subject to funding. It will be important to develop all aspects of this scheme, to create a quick win project, to allow funding to be explored and secure. Funding could be from a variety of sources and this design and project development process can bring alignment around the scheme and create a compelling business case.

The evidence of need is high and the potential benefits from this scheme are significant at a local level. Benefits will be fully explored and monetised in terms of the business case for the scheme. It is envisaged this project will deliver a very strong and compelling benefit cost ratio, based on experience of projects that include similar elements from elsewhere.

BUSINESS INCUBATOR & CO-WORKING DEVELOPMENT

STAKEHOLDERS

WLBC are a key stakeholder and project patron. It is envisaged that the Council will be the client for the projects development and will own and operate the facility. The nature of this will need to be explored and all experience from elsewhere in developing and running such facilities should be explored. There may be strategic partnerships, which support the facility, for example with West Lancashire College or Edge Hill University. There may be commercial partners, for example the café within the facility. As part of the next stage of work in RIBA1 a full, stakeholder mapping exercise will need to be undertaken.

DESIGN ISSUES

- The design of this facility is exciting and innovative. It would bring a small but distinctive new building to the town centre. As part of the feasibility work, this facility has been designed from the inside out, based around the core uses, co-locations, the arrival experience and the communal facilities and visibility of different uses. Extensive detailed design development is required as the project concept is confirmed through RIBA Stages 1/2/3. The architectural language for the building has not been advanced at all as yet.
- Other projects within the masterplan have benefited from concept designs in the form of computer-generated illustrations (CGI). All design work for this project has concentrated on form and function. The brief for this building as an architectural gem, which can evoke hope, aspiration, creativity and a sense of ambition will need to be defined as a next step. It is considered that this building will need to look and feel 'on trend', like the best 'young, fresh and cool' managed workspace. This need not be about highly expensive specification; it could be paired back and quite utilitarian in design. Chiefly, it is to be a place that is not municipal, a place and space people - especially younger people - want to be.

DELIVERY ISSUES

- As described already this could be a scheme that could advance quickly. Whilst there will be considerable detailed work to be undertaken, including complexity around several aspects of the scheme, this is by comparison to other larger and more challenging projects a relatively simple delivery pathway. There is little planning risk, being a use that would be readily encouraged in the town centre to support regeneration. Funding will be a key delivery issue, and this is now a project in search of investment. Whilst the scheme is highly impactful, the high-level cost plan highlights that overall costs are modest in town regeneration terms. The site is already available for development being in Council control and is accessible from the public realm and an existing Council-controlled service yard, signifying there is very little enabling investment required to deliver the scheme.

COSTS/FUNDING

- The high-level cost plan states the project funding to be in the range of £4.6M to deliver the desired outcomes, albeit this figure is subject to detailed brief development and design response. As a new project there is no funding presently allocated for this scheme. It is clear that the project could meet a range of important local objectives and should be well placed to be able to draw down funding from a range of sources. It is envisaged that this may include a blended approach to funding the project, based on the different elements of the scheme. Part of this blended approach could be capital investment from the Council. Revenue funding will also need to be fully addressed in the business case to manage and mitigate risk in terms of WLBC.

BUSINESS INCUBATOR & CO-WORKING DEVELOPMENT

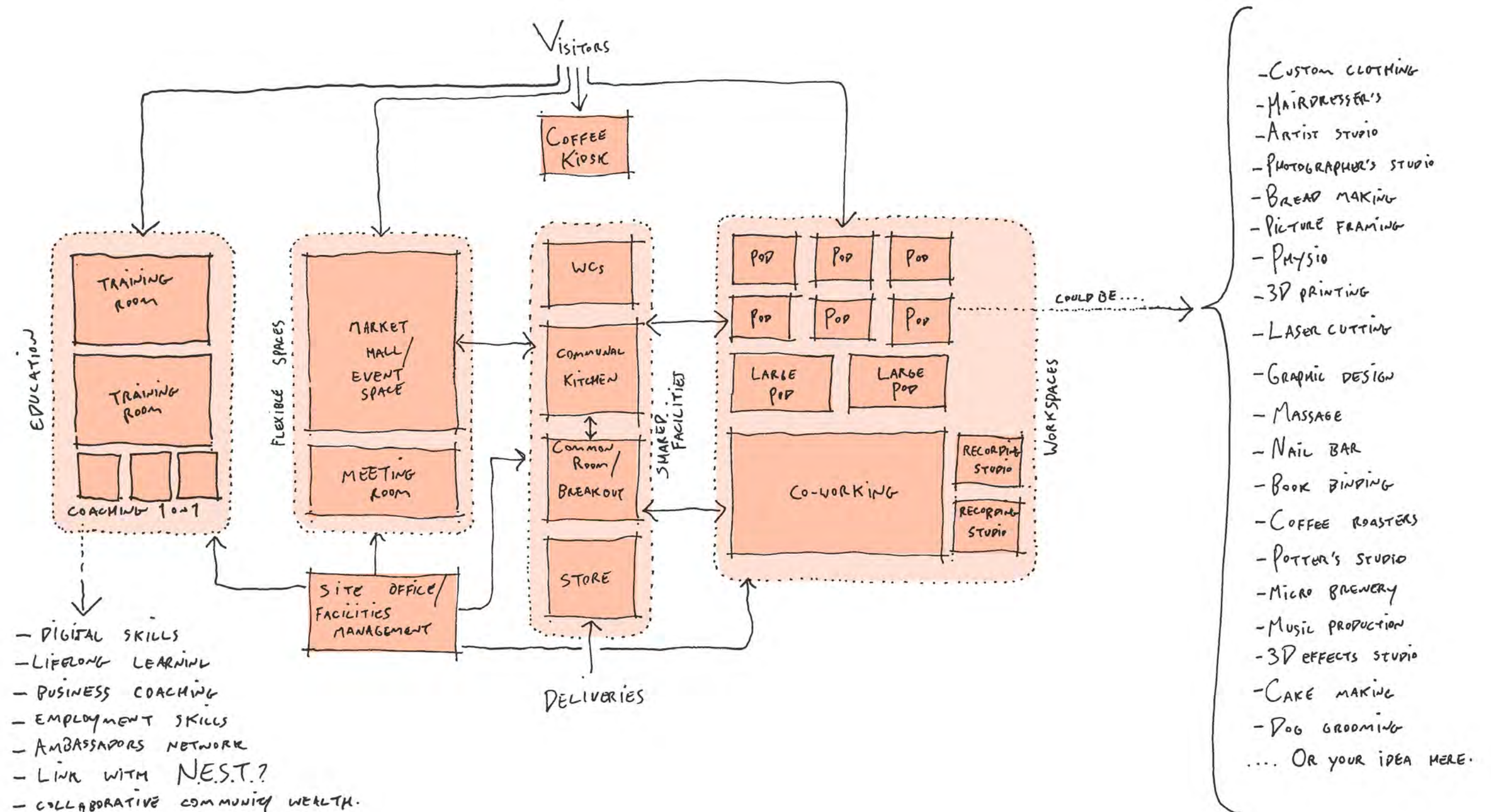
BENEFITS SUMMARY

- New co-working/managed workspace.
- Business support and coaching.
- New destination for business activity in the town centre.
- New focal point on the route between the college and the Concourse.
- New pods for makers and sellers/businesses and services.
- Conference facilities/new venue in heart of the town centre.
- New physical/visible focal point building for programmes to address access to employment and unemployment in Skelmersdale.

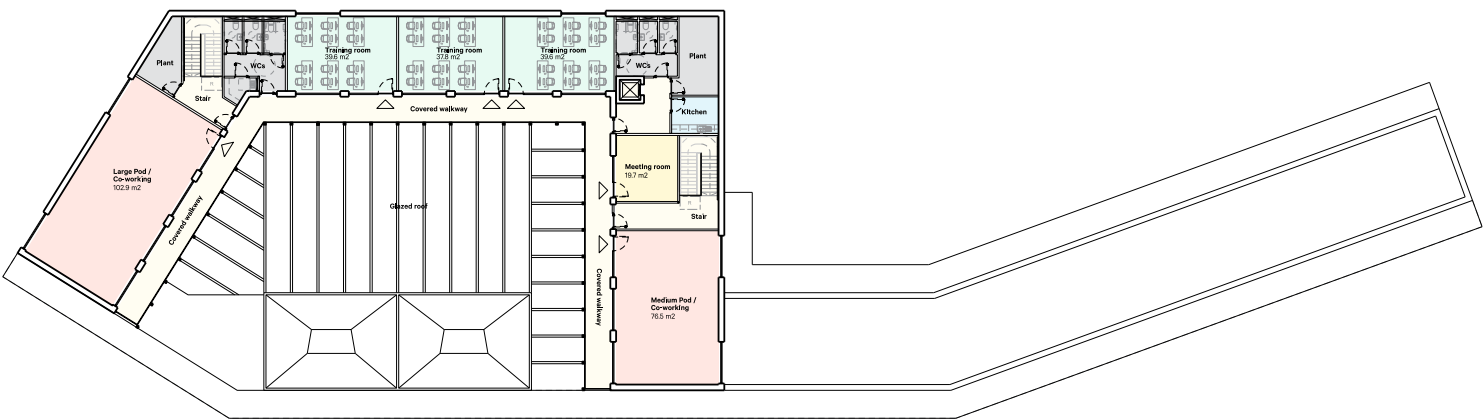
KEY ACTIONS

- Endorsement of project by Council as part of masterplan 'sign-off'.
- RIBA Stages 0/1 Briefing/stakeholder mapping – define what the building needs to do.
- Establish project team/governance.
- Funding review and mapping.
- Design development RIBA Stages 2/3 (design and technical).
- Full business case development (five case business case to demonstrate BCR and wider benefits) to make the case for investing.
- Define a clear programme as a project that could advance quickly subject to funding

BUSINESS INCUBATOR & CO-WORKING DEVELOPMENT

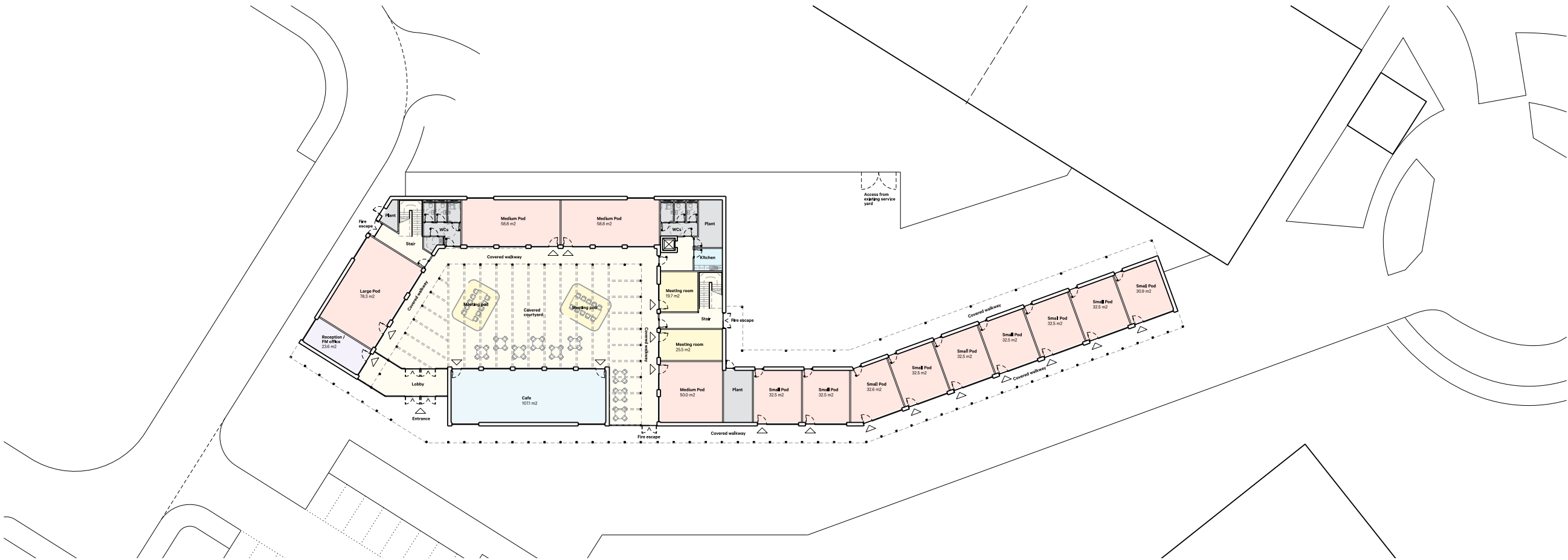


BUSINESS INCUBATOR & CO-WORKING DEVELOPMENT



01

Proposed first floor plan
1:250 (A1)



BUSINESS INCUBATOR & CO-WORKING DEVELOPMENT



TOWN CENTRE CORE AREA - PRECEDENTS



YEWDALE RESIDENTIAL DEVELOPMENT

STRATEGIC CONTEXT

The Yewdale Residential Development is an important project which can make a strong contribution to the regeneration of Skelmersdale and the enhancement of the Tawd Valley for the following reasons:

- It can help to complete and buffer the existing residential properties at Yewdale, creating a high-quality new frontage overlooking the Tawd Valley and bring natural surveillance to the routes and space within the Tawd Valley.
- The development can create new residential opportunities for local people to meet defined housing need in the affordable sector focusing on shared ownership options.
- This project can be an early win in terms of delivery, being a relatively small but impactful scheme and one which TVD can deliver directly (for WLBC Housing) once subsidy is secured.
- The scheme provides a mechanism to draw down further investment and subsidy from HE based on this being a 100% affordable scheme. For this, the Yewdale scheme must be delivered independently of other market housing schemes, but can seek to contribute to the 10% affordable housing parity across the masterplan.
- Following consultation this project will explore potential enhancements to the existing Yewdale estate in terms of parking, garage provision, safety and accessibility.

Proposals include approximately 17 affordable homes, the design and typology of which is to be defined as a next step. Though small in scale the project can be impactful and beneficial to the area and make an important contribution to social housing in the town centre. At this stage, there has been a focus on shared ownership and family housing but this will need to be explored in the next stages of delivery in coordination with WLBC Housing and TVD. The detailed design will protect intervisibility and amenity of existing and new dwellings in line with planning requirements.

STAKEHOLDERS

- The site is presently owned by WLBC and as such presents an opportunity for the Council through its wholly owned development company TVD to bring forward the site early in the masterplan delivery programme. Given the 100% affordable nature of the scheme subsidy via Homes England will be important in terms of funding the development.
- The brief for the type and mix of homes should be agreed with WLBC Housing to meet local demand. Existing engagement with the Council's planning team has helped to shape the scheme, which will reduce existing green space at the Tawd Valley. Feedback from the planning team established that a scheme, of this quantum (circa 17 units) brings maximum benefit in terms of townscape and does not over develop this edge of the green space.

DELIVERY ISSUES

- The site is amenity grassland and securing planning will be an important step in delivering the scheme. Through the development of the masterplan there has been close coordination with the WLBC planning team who are supportive of the project (other larger options would have posed greater planning challenges).
- Given the tenure of the scheme it is proposed that this scheme would require the application of subsidy funding.
- Engagement and consultation will be required with existing residents and the Yewdale estate community to make sure the scheme is sensitive to the existing area and presents potential opportunities for existing residents. This engagement can help inform the design of the scheme.
- The technical baseline for the development of this site has been established in part by the masterplan but further detailed work including assessment of ground conditions/geotechnical assessment will be required as a next step to advance delivery and to highlight any particular challenges the scheme must overcome.

YEWDALE RESIDENTIAL DEVELOPMENT

DEVELOPMENT OPTIONS

- In previous iterations of the masterplan this site was developed out to a much larger degree with over 40 dwellings proposed on the site. At this level a substantial amount of new infrastructure was required in terms of roads, sewers and other enabling works. It was suggested that a smaller scheme could work with and 'plug-into' the existing Yewdale estate much more sympathetically. The smaller scheme would also require less land take and less use of amenity grassland than a much larger scheme. From a planning perspective this would also have advantages in securing approval for the delivery of the scheme.
- In terms of tenure, a range of options have been considered and when the development proposal was larger the concept was a mix of private (for sale) and affordable dwellings, with affordable houses set to meet planning policy. As the scheme was consolidated back it was more logical that the scheme become 100% affordable with an ability also to access subsidy. The actual mix of accommodation is not fixed with the masterplan though the viability appraisal does include an indicative mix and size of dwellings.

COSTS/FUNDING

Costs for Yewdale

- Costs are estimated at approximately £4.2M

Funding for Yewdale

- The affordable scheme will be delivered through Homes England subsidy, which is provided for different tenures, typically shared ownership, Homes First or affordable rent.

BENEFITS SUMMARY

- New much needed affordable homes in the heart of the town;
- Create a first phase benchmarking scheme to pilot the wider regeneration of the town centre.
- Buffer the existing estate, create a new frontage to the Tawd Valley and create natural surveillance to help with community safety

KEY ACTIONS

- Agree the vision for the site confirming the mix and type of dwellings required.
- Confirm the route to subsidy and securing funding for the scheme.
- Public engagement was undertaken in 2024 in collaboration with WLBC Housing and masterplan updated following comments.
- Establish the new land use framework for this site and quality standards to be met through the planning process based on the 'endorsed' masterplan vision.
- Undertake initial technical assessments on site and preliminary design and layout work to confirm the parameters for the scheme all led by TVD.
- Engagement and consultation with existing residents of the Yewdale estate.

GLENBURN SITE REDEVELOPMENT

STRATEGIC CONTEXT

The Glenburn site is strategically important in the regeneration of Skelmersdale Town Centre for the following reasons:

- It can establish a new dynamic and effective property market immediately adjacent to the town centre and heart of the town.
- The site is of a scale that can have a significant impact on the town centre by delivering new households with disposable income close to and well connected with the town centre.
- The housing mix can bring a range of residential opportunities including family housing and significant new market housing.
- The masterplan includes a new central railway station as a later phase of the Glenburn sites' full development / delivery. Subject to separate funding the land will be retained as part of the comprehensive masterplan to allow for a station to be developed as and when funding becomes available.
- It is imperative that the scheme is delivered in combination with the upgrading of pedestrian connectivity into and across the Tawd Valley to make sure the new community at Glenburn is fully integrated with and linked to the improved town centre.
- Proposals include up to 425 new homes in a rich landscape setting including sustainable drainage and play space. Highway accesses is from Yewdale, where two new junctions are formed. An upgrade of the Southway/Yewdale junction is required to enable all-ways movement at this junction to replace the existing left-in/left-out arrangement at Southway/ Yewdale. The residential densities and mix will be market-facing but in assessing viability LSH and Tetra Tech have assumed a scheme with a density range of 35 dwellings per hectare (dph) composed of primarily 3 to 4- bedroom properties and affordable housing at 10%. There is also a proportion of town houses and apartments focusing on starter homes. An affordable balance across all sites reflects the substantial amount of existing affordable housing around the town centre. The affordable housing provision can seek to deliver new models that are being successfully delivered across Merseyside and Lancashire, namely Rent to Buy (R2B), shared ownership and First Homes. This level can be sensitivity checked for Glenburn to understand delivery and viability issues, especially given the intention to fund infrastructure through the development of housing at Glenburn.
- A development option exists to deliver a railway station for Skelmersdale Town centre and associated uses on land to the east of the site. This could deliver a turnback facility for rail services utilising the rail line between Manchester and Liverpool and would further reinforce the prioritisation of sustainable travel modes in Skelmersdale. It could also support employment opportunities for residents travelling beyond the town centre or those commuting into it. The station would be easily accessible from the town centre using the new bridge across the town park and use existing infrastructure for access from residential areas to the east.

STAKEHOLDERS

- The site is presently owned by LCC who have invested funds to remediate the site and clear the former (education) buildings and bring the land forward for redevelopment. As part of the masterplanning process further technical due diligence (TDD) has been undertaken to understand the delivery issues and abnormal costs associated with the development of the site. This has underpinned the masterplan framework and illustrative layout.
- Homes England are working with LCC to advance delivery of the site and are in discussion with planners at WLBC regarding the redevelopment of the site. Homes England have undertaken their own TDD work working with Tetra Tech and this work is available to LCC and WLBC.
- Given the ownership and strong collaboration between the three public sector organisations WLBC/LCC/HE, the delivery of this site is fully within public control. Property market analysis from LSH shows market interest in this site for family homes and with HE acting as master developer the prospects of regeneration in line with the masterplan are strong and would be deliverable (subject to grant).

GLENBURN SITE REDEVELOPMENT

DELIVERY ISSUES

- The technical due diligence work and baseline analysis undertaken did not find any major technical impediments to delivery. The highest 'abnormal' cost relates to drainage and there is a solution for this on site. Below ground constraints reduce development capacity very slightly albeit on-site green space can be accommodated to create an efficient design approach.
- The existing planning framework for the site is based on the previous use and the allocation of the site in the present Local Plan for education purposes. The masterplanning process has clearly identified this site as having the potential to regenerate the town where uses transition to primarily residential. Various options have been considered and dismissed in favour of housing-led development. The delivery report that sits alongside this Vision and Masterplan document considers in more detail the planning process to deliver the site, but in summary the key issues and actions are:
- A new land use framework needs to be established for the site, paving the way for the site to become residential.
- The new land use framework could be established either by the approval of an outline planning application or through the local plan process. In considering the two options the urgent need for regeneration and change should be borne in mind.
- Any future outline application would need to rely on this masterplan in terms of justifying appropriate new uses and to demonstrate how any such use could help to regenerate the town as a whole. The approval of the masterplan by WLBC will be important to underpin significance for the 'planning status' of the masterplan.
- The Local Plan route would take longer but could give the owner/promoter more assurance over investment in a planning application. If the masterplan could provide a platform for the application and case-making then that would be the more expedient route to delivery, especially with the three public sector stakeholders collaborating on the site.
- The loss of the original sports pitches needs to be addressed in planning terms. (This was not part of the masterplan commission and is being actioned by LCC). This could be addressed as part of the Local Plan and or an outline application. WLBC/LCC/HE would need to work towards a shared vision and strategy to make sure requirements are met within the town and Borough.
- As a residential site Glenburn has been demonstrated to deliver a positive land value through the viability assessment process. Given its former recreation use and its proximity to the town centre, with which it needs to be better connected, it will be appropriate to capture some of this value through the planning process. This investment should be targeted on the following and the level of any contribution needs to be tested and agreed:
- Enhancement to safe pedestrian connectivity across the Tawd Valley, including new bridges, thinning of vegetation and new lighting of principal routes.
- Outdoor recreation and open spaces in the town centre and Tawd Valley. This can include public realm as well as green spaces.
- Provision of sports pitches in the town/borough the form and quantum of which will need to be determined (if demonstrated as necessary).
- Housing need has also been fully considered in the masterplan, though at this time the specific planning requirements have not emerged through the Local Plan. LSH are working closely with WLBC planners in this regard; the site with the town centre components could provide a 2- to 3- year supply of housing for the wider Borough (inc. proposed town centre provision). The Glenburn site has the capacity to meet a significant proportion of the town's housing requirements and would significantly reduce the Council's need to review Green Belt release elsewhere in the borough and instead focus on urban regeneration priorities. This will be phased and sequenced to reflect market conditions and demand.

GLENBURN SITE REDEVELOPMENT

DEVELOPMENT OPTIONS

From an early stage in the masterplanning process and following initial analysis of the site, town centre and property market, it was concluded that the most appropriate future use for the site was residential. A number of other ideas were considered and dismissed as below:

- Employment site: There is limited demand and also other land available for employment purposes. The type of employment that would be deliverable on this site would have no direct benefit to the regeneration of the town centre and employment density would be low.
- Half residential, half open space: There is plentiful open space adjacent to the site at Tawd Valley and it was considered a better strategy to enhance and make the Tawd Valley safer, rather than providing additional green space on site, which would serve little purpose.
- Residential and Leisure Centre: The site was assessed in terms of a leisure facility, but such a facility is considered better located in the town centre.
- Parkway-style Railway station, with large areas of surface car parking extending around the station itself. This option is incredibly land hungry and would require as much as one third to half of the site. Given the proximity to the town centre and the development potential of the land, this parkway option was judged as both wasteful and inefficient in terms of the use of such an important site. Given the potential timescale to deliver the station, this approach would have also blighted much of the site for many years and would have limited property market interest in the residual land.
- In masterplanning for the station and its access, parking and rail-side infrastructure, the masterplan has adopted an 'urban' contextual approach. This is important to enable proposals to deliver to an optimal level of housing in regeneration terms. This may require a small decked car park, which would be below the existing tree canopy and which could be accommodated readily on the site. The station should be of good architectural design and act as a gateway for people arriving and departing. The station should be located on an attractive piazza space around which, higher density residential accommodation and perhaps some mixed-use commercial space could be developed.
- The primary use for the Glenburn site is residential development to regenerate the site and town centre. The station will typically help people to commute out of the town centre, rather than travel by train to visit the town centre. Therefore, to regenerate the town the focus must be on a balanced option, which treats land as valuable and designs for a station and parking solution in a very efficient format. The starting point for the station design brief is therefore an urban context rather than suburban or settlement edge context (parkway). Adopting this approach in the masterplan helps LCC and Homes England define the land take for the station and this will underpin any future acquisition approach.
- Connectivity to the station is very important and walking links from the town centre across the new Town Park will be exceptional including the new landmark bridge link. This will connect the new bus drop-off and pick up facility to the station for walking and cycling. Bus drop-off and pick up will also be designed into the station and its forecourt piazza,
- The masterplan illustrates an efficient station design with the railway station being an integral part of the Glenburn site redevelopment. The phasing of site infrastructure and development will place the railway station land into a later development phase to allow as much time as possible to secure funding for the station project.

GLENBURN SITE REDEVELOPMENT

DEVELOPMENT APPRAISAL/COSTS/FUNDING

Costs for Glenburn

- The cost plan indicates an overall development cost of circa £75M including some £10M+ of abnormal costs.

Funding for Glenburn

- The proposals for the Glenburn site are commercially viable and there is evidenced market interest in the site from housebuilders. LCC have already invested significantly to clear the site of former buildings and remediate the site for alternative uses. LCC are in discussion with Homes England regarding a possible acquisition, allowing Homes England to secure control of the site and forward fund in a master developer role for key infrastructure (utilities, highways, public realm). Thereafter serviced plots would be delivered to the market and housebuilder would, it is envisaged, focus on the delivery of individual development plots.

BENEFITS SUMMARY

- Establishes a new housing market adjacent to the town centre and through careful design and cross funding strengthened connectivity from the new community to the existing and improving facilities in the town centre.
- Make effective use of a vacant site for regeneration purposes, breathing new economic life into the land and creating a new community with disposable income to invest in the town centre. Planning gain from redevelopment can enable investment in connectivity with the town centre.
- Create new residential opportunities including affordable homes which will be delivered in line with local planning policies.
- Further increase new comparison good and food and beverage spending in the town centre that will benefit local businesses and could help reduce vacancies in and around the centre.
- Provide improved Council tax receipts and New Homes Bonus from new housing created that the local authority which can then be reinvested into local services;
- Future commuted sums could be secured to deliver the Town Park ambitions and also for future management arrangements to be set up to provide long term maintenance solutions.

KEY ACTIONS

To enable the delivery of the masterplan at Glenburn, the following actions need to be taken:

- Agree the vision for the site in regeneration, placemaking and planning terms between the three key stakeholders/Adoption of the masterplan and vision.
- Public engagement undertaken in 2024.
- Establish the most effective planning approach to secure the delivery of the site in line with the masterplan and the critical path.
- Maximise the benefit of HE support and investment in the site and town centre as master developer and ensure the planning strategy supports their involvement.
- Review funding availability and mechanisms with HE and other partners, then the associated development model to deliver. This will require a new governance set up with the key stakeholders;
- Establish the mechanism for capturing a proportion of value created on the site for investment in the town/town centre, including the level of contribution.

GLENBURN SITE REDEVELOPMENT



A - Sustainable drainage ponds across the site
 B - Greenway with swales along central avenue
 C - Playspaces

D - Planted buffer
 E - High level bridge across Tawd Valley
 F - Site accesses
 G - Signalised junction at Southway

H - Connections to upgraded town park and amphitheatre
 I - Retained woodland on site edges
 J - Opportunities for BNG in open spaces

K - Higher density gateway area to/from town centre
 L - Segregated active travel routes around perimeter of site
 M - Rail Station

GLENBURN SITE REDEVELOPMENT - HOUSING MIX

Housetype	Type	Sqft	Sqm	Storeys (Floorspace already calculated)	No. Beds	No. Units	Total Sqft
2 Bed A	Semi / Terraced	872	81	2	2	42	36619
2 Bed B	Terraced	1001	93	3	2	23	23024
3 Bed A	Semi detached	1399	130	2.5	3	20	27986
3 Bed B	Detached	1421	132	2.5	3	3	4263
3 Bed C	Semi Detached	872	81	2	3	30	26156
3 Bed D	Detached	1066	99	2	3	10	10656
3 Bed E	Semi / Detached	980	91	2	3	60	58771
3 Bed F	Detached	1001	93	2	3	3	3003
3 Bed G	Semi Detached	883	82	2	3	89	78555
3 Bed H	Detached	980	91	2.5	3	2	1959
3 Bed I	Semi / Terraced	1001	93	2	3	10	10010
4 Bed A	Detached	1098	102	2	4	1	1098
4 Bed B	Detached	1399	130	2	4	4	5597
4 Bed C	Detached	1227	114	2	4	21	25769
4 Bed D	Detached	1442	134	2	4	1	1442
4 Bed E	Detached	1572	146	2	4	7	11001
4 Bed F	Detached	1367	127	2	4	7	9569
4 Bed G	Detached	1324	123	2	4	2	2648
Apartments West	Apartments	787	73	3	32	25	19666
Apartments East	Apartments	801	74	3	45	30	24025
Apartments South	Apartments	754	70	3	18	12	9042
						402	354241

- Mix of private, for sale and affordable housing
- Affordable housing at 10% (TBC)
- Affordable housing includes shared equity as well as social rent, balance to be confirmed.
- Creating new housing market adjacent to the town centre

GLENBURN SITE REDEVELOPMENT



PROPOSED RAILWAY STATION



GLENBURN SITE REDEVELOPMENT - PRECEDENTS



TOWN PARK PROPOSALS

STRATEGIC CONTEXT

Skelmersdale Town Centre is unique in many ways, but one distinct element is the way that the Tawd Valley extends right into the heart of the town centre creating a dense, rich and expansive green river valley context to the central area. This offers a huge opportunity for regeneration and placemaking. The masterplan proposes to harness this opportunity to create a new Town Park. The new Town Park will deliver a number of changes to enhance and celebrate the existing green area and make it a more usable and attractive Town Park. These changes include:

- Rebalancing nature and public areas: The new park will work with nature, but will be a more formal space of gardens and open areas. The wild and overgrown areas of the valley will be thinned and views revealed to allow for a safer and better maintained experience. This is befitting of a Town Park, as opposed to a nature reserve. This will be a place for people as well as for nature.
- Revealing the water: The River Tawd is a hidden asset in many places and there is very limited access to the waterside. The Town Park will enhance the water space and will allow people to experience the dappling and reflective patterns of the water space getting closer to the river and revealing better views. Tree crown thinning and vegetation thinning will allow in light. Pedestrian walkways will allow people and nature to interact. New and existing crossing points of the river will be opened up as focal points.
- Opening the canopy and the Valley floor: Building upon the theme established along the river itself, the wider landscape will be conserved and thinned to allow in daylight and to create a more diverse and manicured landscape. Biodiversity will be enhanced throughout wherever possible. The sense of openness and visibility is important to the feeling of safety and accessibility.
- New and enhanced connections: Key to the enhanced safety and greater use of the park will be to encourage much greater footfall and confidence in the use of the space. New and enhanced linkages across the park from the Glenburn site and from Yewdale will be required. This will include new bridge structures including a high-level bridge which permits level access across the valley (or where a gradient is unavoidable of not steeper gradient than 1 in 20). Routes shall be lit. Provision for bikes, pram pushing and running will be designed in. The existing cycleway will be fully integrated with new routes (and link with the visitor centre). The challenge is to make linkages obvious, convenient, safe and pleasant. Creating these conditions in advance of the residential population establishing at Glenburn will pave the way for far greater integration between the new community and the adjacent town centre.
- Lighting the way: After dark the existing Tawd Valley is unsafe and not welcoming. Proposals around the edges of the Town Park will bring new overlooking and natural surveillance. Around the edges and through the central areas of the park pedestrian routes and areas will be well lit to create safer spaces. Care will be taken to protect nature areas, but this will not be at the expense of pedestrian safety. Low level lighting and directional lighting may help to protect nature areas.
- New focal points: The Town Park will create several areas for different types of formal and informal activity, recreation, contemplation, nature and play. The existing play areas will be retained and enhanced to ensure family orientated space can be curated. The historical landscape tributary close to the library will be enhanced. Though discussed separately under the sister project to the Town Park, the reimagined and remodelled amphitheatre will be a key focal point within the Town Park and a meeting space for town events. The proposed improvements to this space and its links to the visitor centre are discussed in that project summary.
- Wayfinding, gateways and thresholds: At present, the Tawd Valley as it extends through the town centre lacks definition. Good town parks have well delineated edges and thresholds, strong gateways and arrival points and clearly delineated routes, obvious when entering the park and routes through the park. There can be a variety of different spaces, but wayfinding is clear with lines of sight helping lead people through the spaces. The design brief for the Town Park will help establish this sense of order and integrity.

The Town Park project links with its sister project at the amphitheatre where landscape works and a new Tawd Valley Visitor Centre are proposed. These two projects are complimentary and will reinforce a new identity and user patterns for this area of green space. The amphitheatre will be a distinct facility within the park; the visitor centre likewise. The delivery routes for these two projects are very different however and that is the reason that the two projects have been separated in terms of the masterplan summary.

TOWN PARK PROPOSALS

STAKEHOLDERS

WLBC are a key stakeholder and the parks and recreation team/leisure team will play a key role in the design and management of this project.

DESIGN ISSUES

The masterplan has explored and established the key principles for the Town Park. The aim is to create an accessible, safe and enjoyable focal point Town Park. One of the key design issues and opportunities in delivering this project will be ecology and biodiversity net gain (BNG) for the project and wider programme. The Tawd Valley has in parts become over wild to the detriment in places of ecology and nature. The design must enhance habitats whilst also creating a more accessible and formal park setting, especially close to and around the water space.

DELIVERY ISSUES

- The Town Park must be delivered early in the masterplan implementation programme. It should seek to invest in high quality placemaking and establish the landscape and linkages to the various development projects. As will be described later, there is a mechanism by which early funding can be accessed and drawn down, once the planning and delivery framework for the Glenburn site has been confirmed.
- Whilst this is a primarily a landscape and linkages project, the proposals are not without complexity given a number of site constraints including steep gradients across the river valley, dense planting, ecology and biodiversity net gain (BNG) and the designated main river itself. The design of the park will need to be advanced in an integrated way by a multi-disciplinary team.
- The bridge structures are also extremely important, and these must have an architectural rather than utilitarian design, brief and budget. The masterplan visualisation illustrates the desired impact and quality required and there is clear flexibility within that brief. It is proposed that the design and technical work be advanced immediately following the endorsement of the masterplan.
- The topic of BNG is very important in the Tawd Valley and new Town Park. The park design itself will enhance ecological value. In addition, it is envisaged that the Town Park and potentially wider areas to the east and west present opportunities for BNG gain to offset and provide mitigation for potential loss of green space and ecological areas at Glenburn. Whilst Glenburn itself has significant areas for landscape, planting, wet spaces and Sustainable Drainage Systems (SUDS), these may not be adequate to achieve the required BNG. Thus, the Town Park, and Tawd Valley, can become an even more important resource for integrated design and masterplanning. BNG baseline and issues need to be quantified and assessed on both these sites as part of further technical design.

DESIGN DEVELOPMENT/OPTIONS

The vision for the core Town Park has evolved significantly through the course of the masterplanning process. Initial options explored the potential for a very different landscape scheme with the formation of a new lake within the town centre. This option delivered a strong placemaking, recreation and ecological feature. However, delivery issues around complex water management and also risks associated with cost and delivery meant that this option was set aside in favour of a more conventional and deliverable Town Park concept. The final scheme will be impactful and will radically enhance the Tawd Valley in the heart of the town centre.

TOWN PARK PROPOSALS

COSTS/FUNDING

- The high-level cost plan states the project funding to be £5.17M based on the masterplan design approach. This includes £0.47M abnormal costs. Further work is required in respect of the landscape and placemaking scheme, but in broad terms the principles of the scheme are well-defined and the budget costs reflect the required works. This is a large area and some of the structures to enhance level connectivity across the valley are substantial. These works can be a visible sign of regeneration.
- Funding for a large proportion of these works will come from the planning gain from the Glenburn site. That project summary explained why it is essential to create safer and more direct and convenient active travel linkages into the town centre from Glenburn. These need to be in place early in the delivery of the whole scheme to start influencing behaviour and embed Glenburn as part of the town centre. As such, it is proposed that WLBC define and quantify in planning terms the revenues that can be collected from the full delivery of the scheme via S106 and borrow against this sum to enable forward funding the links and placemaking at the Town Park.
- Further, LSH proposes that a Management Plan is set up that provides a long-term funding and management to protect the upkeep of the Town Park and wider public open space, so that quality is not impeded over time and that the new local community have a say in its continued maintenance and evolution.

BENEFITS SUMMARY

The proposed development across the Town Park as set out in the masterplan would provide the following benefits:

- A new focal point for outdoor living, town life and healthier lifestyles including walking links into the town centre from the Glenburn site, which will deliver significant housing.
- New linkages across the Tawd Valley helping to knit the Glenburn site and its new residents into the town centre to promote active travel into the town centre, increased footfall and spend.
- Enhanced nature and ecological areas including uplifted BNG based upon habitat creation and enrichment.
- New Town Park could be a new BNG offsetting opportunity for the Council to provide funds from other developments in the Borough to be funnelled to the Park.
- New and improved play spaces.
- An enhanced riverside.

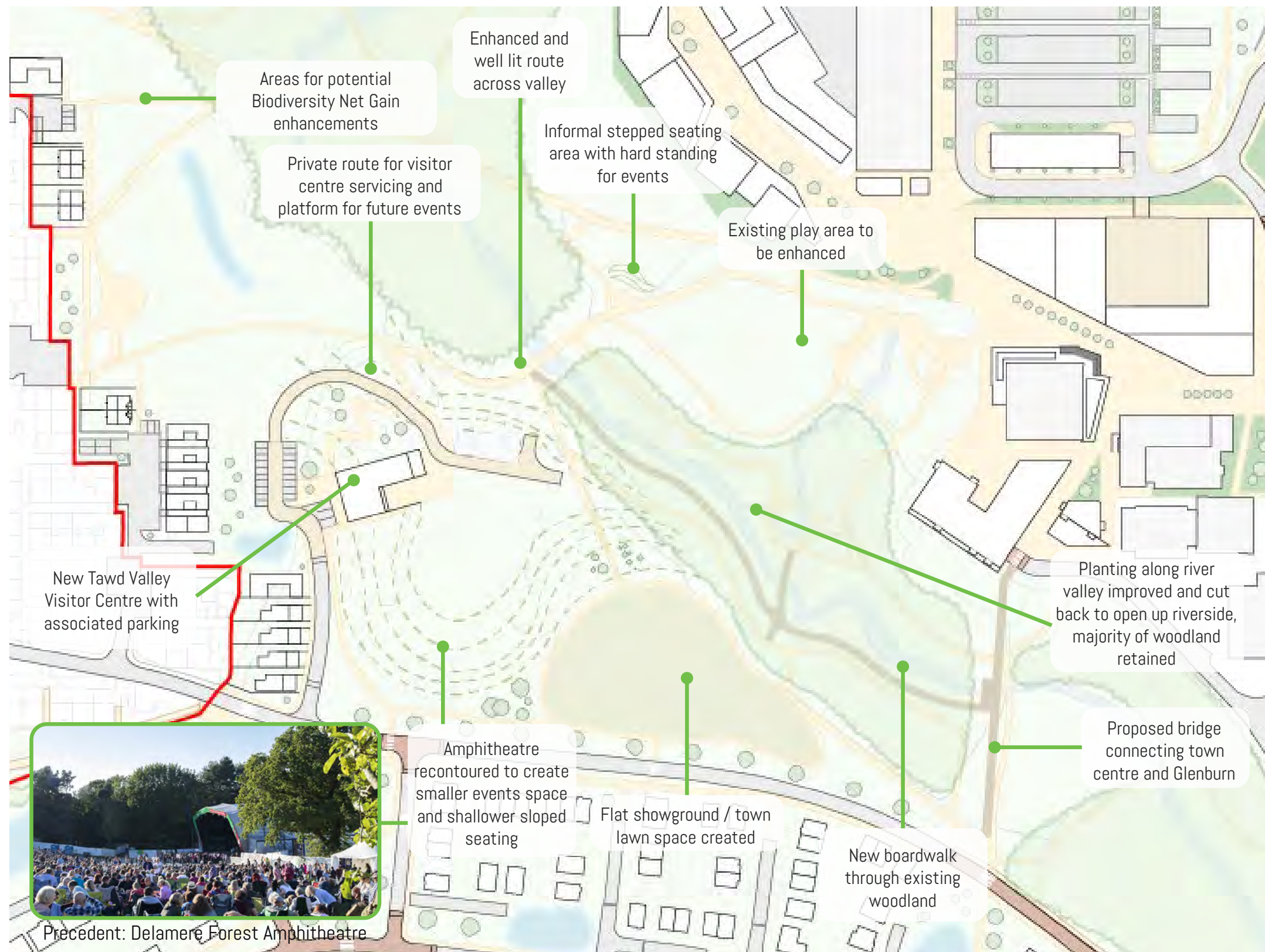
TOWN PARK PROPOSALS

KEY ACTIONS

To enable the delivery of the masterplan across the town park, the following actions need to be taken:

- Agree the vision for the site in regeneration, placemaking and planning terms between the three key stakeholders/Adoption of the masterplan and vision.
- Public engagement was undertaken in Autumn 2024.
- Masterplan endorsement.
- Confirm funding availability and mechanism linked with wider planning strategy at Glenburn.
- Technical assessment and RIBA1/2 Landscape and Engineering design (briefing and appointment of multi-disciplinary team (to include Landscape Architecture, Civil and Structural Engineering, Ecology and BNG, Architecture, Water Engineering)).
- Explore the baseline of BNG in coordination with Glenburn at the technical assessment and RIBA Stages 1/2.
- The Local Planning Authority (LPA) to explore the Section 106 mechanism to be delivered through new planning policies in the new local plan to help sustain contributions.
- Explore Management Plan strategy for Town Park linked to future residential growth.
- Explore Town Park as a receptor for BNG offsetting from other developments in the Borough..
- Establish the most desirable delivery approach/contractor selection etc.
- Define a clear programme as a project that could advance quickly.

TOWN PARK PROPOSALS



TOWN PARK PROPOSALS - POTENTIAL BNG MEASURES



TOWN PARK PROPOSALS - VIEW TO TOWN CENTRE



TAWD VALLEY VISITOR CENTRE AND AMPHITHEATRE

STRATEGIC CONTEXT

Skelmersdale is unique in that it was designed to include an extensive green corridor formed by the Tawd Valley flowing through the town centre. As a planned new town such a deliberate design decision was possible, whereas in most traditional town centres the density of urban form intensifies. Maximising the potential of the Tawd Valley as it meanders through the town centre is a central objective of this masterplan. The formation of a new Town Park is a distinct project, which aims to rebalance nature and open up the valley for public enjoyment. The new visitor centre and remodelled amphitheatre will form a very important new destination within this new park setting. This proposal will make a substantial difference to the town centre for the following reasons:

- Create a new destination in the heart of the Tawd Valley.
- Deliver on the aim of recolonising the Valley and provide natural surveillance. Whether walking to the centre, or just passing by, the route across the valley will be much safer as a result of this facility when it is in operation.
- Education offer, focusing on nature and including young people.
- Café to support local visitor economy.
- Bike hire to support healthy lifestyles.
- As part of the facility managed and safe town centre public toilets.
- The visitor centre can also herald a step change in curating and hosting events in a remodelled amphitheatre, providing important ancillary facilities.

Located both within the park and within the town. There has indeed been a long-held ambition to develop a Tawd Valley Visitor Centre, but this was proposed elsewhere outside the town centre. There are key benefits and synergies of a town centre location.

Feasibility work has been undertaken as part of the masterplan to help advance thinking around the visitor centre. The initial design concept has been developed into plans and elevations and a computer generated illustration seeks to bring the design concept to life.

STAKEHOLDERS

WLBC are a key stakeholder and project patron. It is envisaged that the Council will be the client for the project's development and will own and operate the facility. The nature of this will need to be explored and experience from elsewhere in developing and running such facilities should be explored.

TAWD VALLEY VISITOR CENTRE AND AMPHITHEATRE

DESIGN ISSUES

The design of this facility is exciting and distinctive. It would bring a small but striking new building to the town centre, located within the new Town Park and designed as an integral part of the remodelled amphitheatre stepping down the slope and providing a split-level building. The upper ground floor will host the café, with expansive views of the Valley, waterside and park. There will be education space, management suites and toilets at this level. At the lower ground floor, it is proposed to locate the bike hire facility and any plant rooms. These concepts require exploration and development as the brief for the building emerges. Issues will need to be tested: for example, will the café need to have a full catering kitchen, or will it be a café type pod? The education space will need to be flexible and, whilst the design concept shows demountable and moveable walls to create two teaching spaces or one conference style space, the dimensions and requirements are at this time not defined. The facilities for the ranger service also need to be confirmed, building on initial engagement with the rangers.

The design of the amphitheatre is also challenging and the potential to remodel this space is important in order to enable its optimum use. Challenges and limitations to address in the redesign include:

- Overcoming the scale of the existing arena, which is vast and does not allow for smaller gatherings easily. Whilst the remodelled amphitheatre will still need to be capable of hosting large gatherings (such as the annual Skem Fest), the redesign should also create spaces for more intimate outdoor performances and gatherings.
- Slackening the gradient of the steeply banked sides of the amphitheatre to enable comfortable seating on grassed areas. The present space is too steep to sit and enjoy a performance. Sight lines, distances and gradients should be fully considered.
- Linking top to bottom for pedestrians but also for HGVs to enable stages and other equipment for events within the space. A formal haul road is proposed, which would provide full vehicular access, with an area of hard standing formed at the stage end of the space. This route should allow for mobile or temporary food and drink provision.
- Power and water should be provided to the new space to enable its full and extended use. Electrical supply suitable for sound and lighting rigs should be designed in as should potable water.
- The issue of wastewater should be fully considered. For example, would food and drink vendors need to remove all waste liquids. Likewise, event toilets will need to be considered. The more flexible the provision, the more expensive the scheme and the design must balance the regularity of major events with the cost. Environmental factors should also be fully assessed.
- Improving the ground conditions to enable extended seasonal range for activities and overcoming boggy ground.
- Making appropriate provision for the constraints established by the existing drain beneath the amphitheatre.
- Linking to facilities within the visitor centre.
- Branding and wayfinding.
- Evening illumination.

As part of the feasibility work, this facility has been designed from the inside out, based around the core uses, the arrival experience and the communal facilities and intervisibility of different uses. Considerable detailed design development is required as the project concept is confirmed through RIBA Stages 1/2/3. The architectural language for the building has not been advanced at all as yet.

Other projects within the masterplan have benefited from concept designs in the form of computer generated illustrations. All design work for this project has concentrated on form and function. The brief for this building as an architectural gem, which can evoke hope, aspiration, creativity and a sense of ambition will need to be defined as a next step.

TAWD VALLEY VISITOR CENTRE AND AMPHITHEATRE

DELIVERY ISSUES

As described earlier, this could be a project that advances quickly subject to funding. Whilst there will be considerable detailed work to be undertaken, including complexity around a number of aspects of the scheme, this is by comparison to other larger and more challenging projects a relatively simple delivery pathway. There is little planning risk, being a use that would be readily encouraged in the town centre to support regeneration. Funding will be a key delivery issue, and this is now a project in search of investment. Whilst the scheme is highly impactful the high-level cost plan highlights that overall costs are modest in town regeneration terms. The site is readily available being in Council control and is accessible from the public realm and an existing Council- controlled service yard, signifying there is very little enabling investment required to deliver the scheme.

COSTS/FUNDING

The high-level cost plan states the project funding to be in the region of £4.5M, subject to design and specification of both the building and the amphitheatre. As a new project there is no funding presently allocated for this scheme. It is clear that the project could meet important objectives and should be well-placed to be able to draw down funding from a range of different sources. It is envisaged that this may include a blended approach to funding the project, based on the different elements of the scheme. Part of this blended approach could be capital investment from the Council. Revenue funding will also need to be fully addressed in the business case to manage and mitigate risk in terms of WLBC.

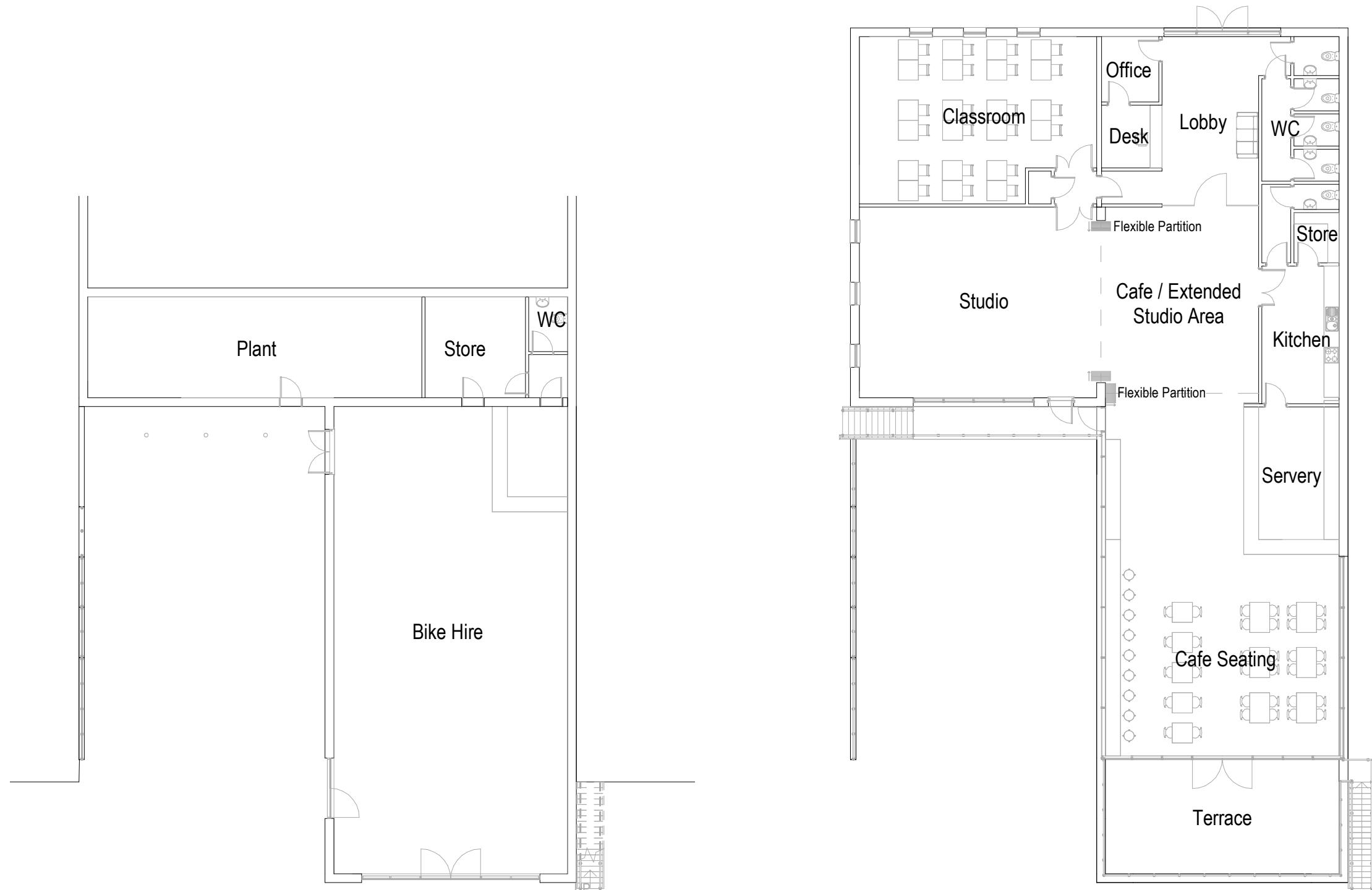
BENEFITS SUMMARY

- Remodelled amphitheatre to be more people friendly, usable and functional, including better access, circulation and servicing.
- New visitor facilities and services to support a more extensive programme of activities and events at the remodelled amphitheatre.
- New visitor destination with the core facilities described to support active lifestyles, getting outside, learning, education and recreation.
- New focal point within Tawd Valley to support greater safety and natural surveillance within the park making linkages safer and more attractive.

KEY ACTIONS

- Endorsement of project by Council as part of masterplan 'sign-off'.
- RIBA Stages 0/1 Briefing/stakeholder mapping – define what the building needs to do.
- Establish project team/governance .
- Funding review and mapping.
- Design development RIBA Stages 2/3 (Design and technical).
- Full business case.
- Define a clear programme as a project with the potential to progress quickly subject to funding.

TAWD VALLEY VISITOR CENTRE AND AMPHITHEATRE



TAWD VALLEY VISITOR CENTRE AND AMPHITHEATRE



Facilities include:
Cafe
Full accessibility toilets
Bike Hire
Studio and Education Space
Offices for Rangers
Hub space for amphitheatre events



3.

DEVELOPMENT APPRAISAL

DEVELOPMENT APPRAISAL

LSH have undertaken high level Development Appraisals to understand the viability of the overall masterplan.

- Viability work from LSH illustrates that the masterplan (residential and commercial elements) has a Gross Development Value (GDV) value of circa £136.1M.
- The appraisal allows for a profit level of 5% and draws on possible Public Works Loan Board (PWLB) funding to deliver the masterplan. The resultant appraisal creates a positive land value on the delivery of the masterplan and provides a £6.48M profit and a possible residual land value of £370,000.
- The schemes also allow for 10% affordable homes to be delivered which will ensure the masterplan is eligible for Homes England grant funding, with Yewdale offering a 100% affordable housing scheme.
- The viability provides for carbon costs to meet local climate change aspirations for new housing construction, and sets out possible commuted sum fees (£3.65M) that could be used reinvested to deliver key public infrastructure for the wider vision.
- The current draft appraisal assumes that around £22.65M of grant funding may be required to deliver the masterplan vision, with a further £4.68M potential investment (grant) from Homes England in Affordable housing. The funding in part will be used as a forward funding mechanism to deliver key placemaking aspirations required to encourage new housing investment to the town and deliver key infrastructure to support the house building industry.
- The above figures exclude the proposed Visitor Centre, Business Incubator and library as it has been assumed that these will be funded through specific funding applications.

The appraisal also includes the delivery of the town park and associated links and infrastructure as this is seen as a vital ingredient for regeneration , connectivity and placemaking. All abnormal costs identified with these projects have been included in the appraisal. These are described fully in Section 8 of the LSH report.

The Visitor Centre and amphitheatre, Library Refurbishment and Business Incubator are excluded from the appraisal. These are seen as important stand-alone projects to be championed and funded by the public sector. Including these within the appraisal would have undermined the market appetite for the comprehensive regeneration plan.

DEVELOPMENT APPRAISAL

Headline Information from the Appraisal:

- The overall masterplan programme as described above with the exclusions noted, is estimated to have a gross development value (net realization) of in the order of £136M+
- Gross development costs of the appraised scheme (overall costs of circa £150M including projects that were excluded from the appraisal - Business Incubator, Library, Visitor Centre and Amphitheatre).
- Viable Subject to (regeneration) Grant award.
- Assumes Grant of £22.65M (government regeneration grant) to be secured by Strategic Business Case.
- Assumes HE affordable Homes investment (grant) of £4.6M applied to the affordable home provision.
- Grant used to forward fund majority of the costs including de-risking sites, gap funding and forward funding.
- Grant award excludes business incubator, library, visitor centre which will be subject to separate funding.
- Scheme viable with Grant support, without grant the scheme is unviable.

Other Information:

- Land is not a risk as all land required is within public ownership.
- Grant Funding is a key risk, but the business case for the project / scheme is likely to be compelling.
- The scale of grant is commensurate with recent regeneration programmes.
- Prudential Borrowing could be utilised if no grant available.
- The funding model for the Health and Well Being Centre may need to be reflected in this programme of costs and the funding blend.
- Appraisal and cost plan to be kept under review and updated as necessary.

DEVELOPMENT APPRAISAL

Lambert
Smith
Hampton

SKELMERSDALE TOWN
CENTRE REGENERATION
PLAN

'The New Skelmersdale' –
Property and Planning,
Delivery Report (FINAL–
ISSUED)


Client: West Lancashire
Council & Lancashire
County Council

FINAL

AUGUST 2024

Ish.co.uk

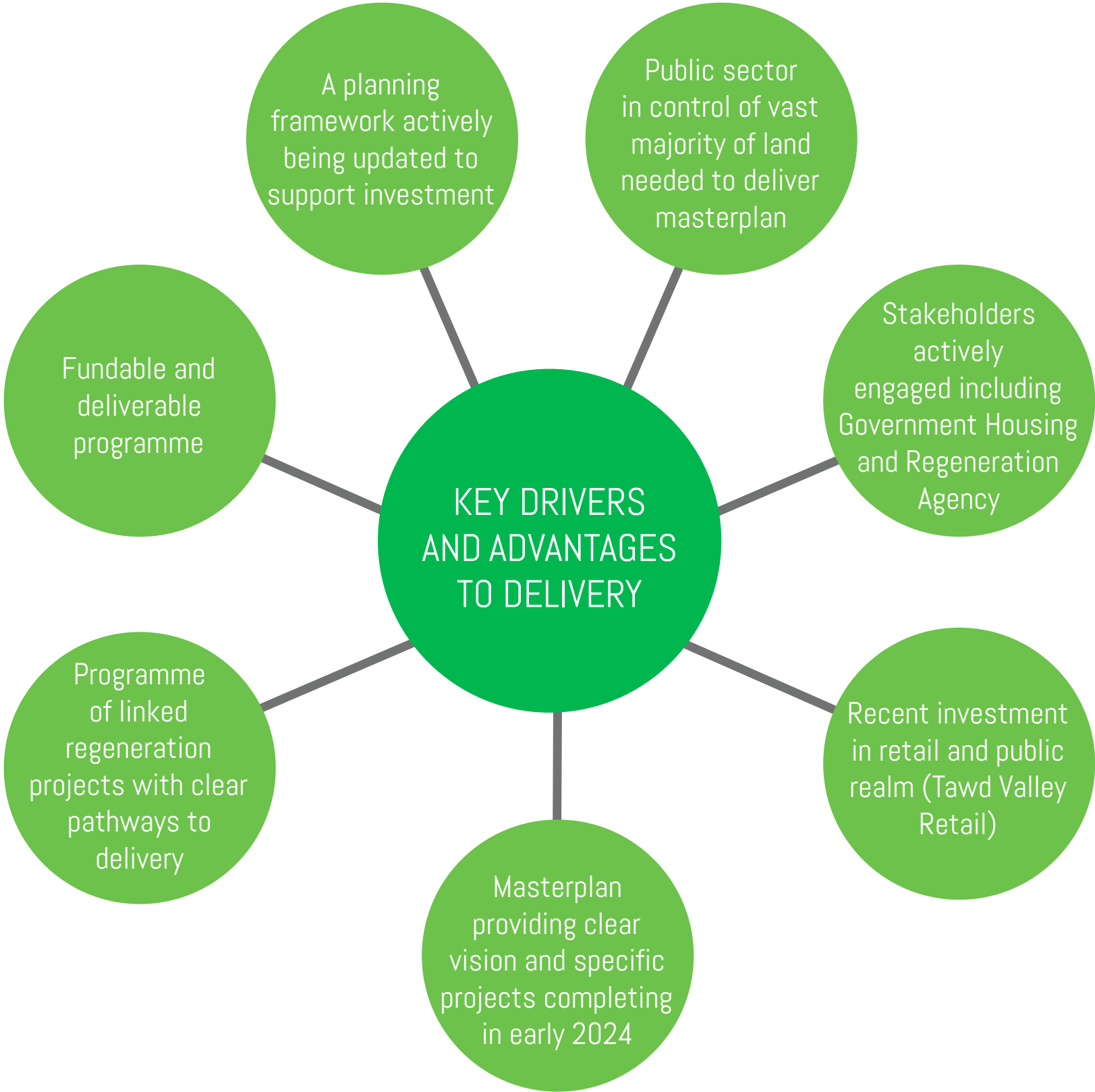




4.

DELIVERING THE MASTERPLAN VISION

DELIVERY FOCUS



PLANNING APPROACH

- Council Approved Masterplan – ‘interim position’ (before Local Plan) to gain some ‘planning weight’ to direct future vision for the town centre and allows ‘future’ grant funding sources to be channelled to key projects and initiatives.
- Supports LCC Economic Strategy 2023-2025 (2022) – championing multi-district programme and investment in job creation and regeneration.
- Public consultation of the masterplan in Autumn of 2024 to capture local views.
- Masterplan influences the future new local plan to 2040 and features as a key economic driver of the town centre and wider area and key pillar of local plan aspiration to regenerate and re-purpose Skelmersdale.
- Delivers 601 new homes, carbon neutral design, policy compliant affordable housing, meeting national design standards. Dedicated car parking to be provided to the rear of residential buildings at ground level.
- Masterplan provides a 2-3 year supply of homes for the Borough against HEDNA figures, and could be delivered over 10-15 years due to the single ownership benefit. The housing supply is sustainably located in a highly accessible location and will remove the need for Green Belt release elsewhere in the Borough.
- Housing typologies and mix broadly match HEDNA (2022) needs identified. Residential offer will deliver in accordance with market conditions and interest from housing sector over time.
- Masterplan is more realistic and up to date vision for the town centre than the previous adopted Town Centre SPD (2008) and proofing of Policy SP2 (2013).
- Delivering affordable market, aspirational home ownership housing and potentially aged living.
- Focused Biodiversity Net Gain (BNG) policy position to contribute to Tawd Valley ecological investment and place making through Section 106 framework. Delivering high quality landscaping that will be maintained through contributions from new residential and commercial development.
- Masterplan presents a highly sustainable vision for Skelmersdale Town Centre - environmental, economic, social. Regenerating the town in the green and sustainable town park setting.
- Increases local spend potential and trade retention which improves vitality (comparison goods 33%,-food and beverage 42% uplift in trade retention).
- Masterplan directly deals with diversifying the town centre in terms of commercial uses that are currently deficient and will increase footfall and land uses that will increase the vitality and viability overall.
- Diversification of uses will also support the night-time/evening economy to sustain activity throughout the day, improve sense of safety and reduce instances of antisocial behaviour.
- Works to protect the Concourse as the primary shopping hub and not compete against.

POTENTIAL FUNDING

- Securing public funding will be necessary for the delivery of all projects in the masterplan and this can be supplemented by private sector investment. The diversification of uses in the town centre will serve to encourage private investment to support this growth and regeneration.
- Brownfield Infrastructure and Land Fund (BIL)
- Public Works Loan Board (PWLB)
- Homes England Affordable Homes Programme (AHP)
- Brownfield Land Release Fund Release 3 (March 2024) 4 (2025+) (if retained)
- UK Shared Prosperity Fund (if retained)
- Lancashire Growth Deal (Devolution)
- Levelling Up Partnership (if retained)
- Section 106
- Private and other housing sector investment
- New funding streams post Spring Budget Forecast Review (March 2025), covering 2025-2028 period

MIXED USE TOWN CENTRE DELIVERY

The mix and quantum of development activity will necessitate a development delivery model appropriate for project delivery across a range of partners. A key factor in determining the route to development in most UK town centres is land ownership. Most of the land and property in Skelmersdale town centre and Tawd Valley Park is in the ownership of WLBC therefore providing WLBC with control of the development route and together with civic leadership and governance WLBC can take the lead, manage, and set the tone for how and when delivery of the masterplan evolves.

Six discrete delivery model options, with variations of options 3 and 4, were identified and are summarised below.

- Option 1 - Site Disposal - WLBC sells its freehold land within the Skelmersdale masterplan area as a single development opportunity.
- Option 2 - Option Agreement - WLBC enters into an option agreement with a developer to deliver the town centre proposals. An option agreement will enable the other party a period of time in which to acquire the site, usually at an agreed price and potentially subject to satisfaction of agreed conditions.
- Option 3a - Development agreed across all WLBC land - A contractual rather than corporate joint venture involving a development partner. The development agreement bears many similarities to a joint venture but is different by way of the corporate structure. This option would involve a joint-working arrangement with the developer and a strong degree of cross-dependency.
- Option 3b - Development Agreement across all WLBC land and LCC land at Glenburn - As above, but the development agreement becomes tri-partite through the inclusion of LCC.
- Option 3c - Development Agreement across all WLBC land and HE land at Glenburn - As above, but the Development Agreement becomes tri-partite through the inclusion of Homes England should they acquire land at Glenburn.
- Option 4a - Joint Venture Agreement across all WLBC Land - A corporate joint venture with a development partner, i.e. a standalone corporate structure/legal entity in which land and capital is invested into.
- Option 4b - Joint Venture across all WLBC land and LCC land at Glenburn - As above, but the joint venture becomes tri-partite through the inclusion of LCC.
- Option 4c - Joint Venture Agreement across all WLBC land and HE land at Glenburn - As above, but the joint venture becomes tri-partite through the inclusion of HE should they acquire Glenburn.
- Option 5 - TVDL take on master developer role - TVDL/WLBC deliver all public realm and infrastructure works, disposing of serviced plots to the market, to be built out by developers.
- Option 6 - TVDL take on full direct delivery role - TVDL deliver all the infrastructure and place making works and develop out the individual plots for both commercial, residential, placemaking and all other uses.

Each delivery option model has been assessed and scored. Further details on the assessment is provided in the WLBC Skelmersdale Town Centre Proposed Masterplan Report. As a result of this exercise, Option 5, 'TVDL take on Master Developer Role' scored the highest and was therefore identified as the Preferred Delivery Model Option. Option 6 'TVDL take on Full Direct Delivery Role' was the second highest scoring delivery option with the critical difference being the scoring against the financial criteria. Option 6 would involve the most level of risk across financial cost, reputation and delivery requiring TVDL/WLBC to forward fund every element of the Masterplan which would represent a major investment for WLBC and TVDL which would likely be undeliverable.

GLENBURN SITE DELIVERY APPROACH

Housing Regeneration at Former Glenburn College Site:

- LCC in control of all of the land to deliver.
- Working with Homes England to accelerate and unlock delivery.
- LCC submitted pre-application dialogue commenced with WLBC (as LPA).
- Technical Due Diligence complete – including review of abnormal/development costs and off-site works.
- Viability of scheme assessed – including abnormal costs and land to be omitted to make provision for potential future rail station.
- Masterplan framework established.
- Planning gain for enhancements to connections across Tawd Valley

KEY STAKEHOLDERS AND DELIVERY RESPONSIBILITIES

West Lancashire Borough Council / TVD:

- WLBC Full programme responsibility / Governance
- Preferred Option for TVD master developer Core Town Centre Scheme
- Core Town Centre Scheme – Includes mixed use redevelopment of central area, plus public realm and Town Park
- Residential at Yewdale
- Business Incubator development (quick win project, business case work)
- Visitor Centre and Amphitheatre (quick win project, business case work)

Lancashire County Council:

- Glenburn site (as discussed) – Envisage WLBC handing over to Homes England. HE could develop a stronger housing enabling role across the whole masterplan (working with TVD). Potential to retain land for station or dispose to WLBC.
- Refurbishment and redevelopment of library building (extend building life, enhance usability and improve accessibility)
- New bus drop off and pick up facility
- Public realm and highways (where land adopted)

Homes England:

- Subject to acquisition of Glenburn HE could be key delivery partner to accelerate new homes
- Potential wider role with regard to housing and regeneration delivery (including affordable housing across wider masterplan working closely with WLBC and TVD.
- Role to be confirmed but could be key stakeholder in partnership with WLBC / TVD

LCP (Concourse Shopping Centre):

- West façade/entrance (Possible LCP Investment)
- Regeneration of bus station land
- Working closely with WLBC/LCC

DELIVERY PROGRAMME CONSIDERATIONS

Overall Programme

- Political Endorsement, Consultation and finalization
- Programme Governance
- Portfolio project delivery programme – master created

Core Town Centre Scheme

Approx 10+ YEAR DELIVERY PROGRAMME

- Enabling development
- Core Town Centre Project which can commence 2024 starting with feasibility
- Complex project but WLBC own vast majority of land required
- Confirmation of Master Developer role for TVD
- Design Brief and Further work (this is different to the Design Code for the Town Centre)
- Procurement of developer partner
- Relationship with LCP confirmed RE West Façade of Concourse

Town Park should be an early win to add value and create placemaking in advance of Glenburn and final town centre works

- Concept and technical design/Planning/Contractor selection/ Technical approvals/construction
- 2-year delivery subject to commencement and funding

Glenburn Site

- Subject to LCC/Homes England programme transaction on land disposal
- Master developer role confirmed as part of future ownership
- Planning and site preparation, 2+ years
- Assuming two points of sale eventually, 8-10 years of housing delivery
- First housing completion potentially 2027-28
- Completes 2038
- Railway Station to be advanced in terms of potential funding

Public Sector Led / Early Delivery Town Centre Projects

- Business Incubator, Library Enhancements, Visitor Centre and Amphitheatre, Yewdale Residential
- Business case feasibility/RIBA 2-3 Design/Planning/D and B contract/Construction
- 2/3 year delivery subject to successful funding award

Later Phases - Beyond Programme

- Later phases may include development on LCP land to enhance and rationalize the Concourse.
- The enabling regeneration will support further investment beyond the life of the immediate 15 year programme.
- It is hoped development thereafter will follow on from regeneration activity on the basis of the new market created and deliver market facing high quality developments.

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5. WHAT HAPPENS NEXT

WHAT HAPPENS NEXT

The masterplan will be formally adopted in February 2025. At that stage it will be endorsed by WLBC planning and form an important planning consideration. This will give greater certainty around the projects and approach to regeneration, which can in turn provide confidence to investors and potential developers.

There is a very significant amount of work to undertake across the regeneration programme as a whole and in terms of the individual project components to deliver the masterplan for Skelmersdale. The LSH report and forthcoming Delivery Plan identify how this activity can be directed and managed. The Delivery Plan activities including further engagement with stakeholders and the commercial property market and potential funders which are early next steps, will include a programme of activity, set out task by task.

Once the masterplan is endorsed and the project portfolio becomes a programme for delivery, it will be important to confirm the delivery board / governance structure to support delivery. The delivery options have highlighted that the master developer role is ideally suited to TVD and this will be further explored in the detailed Delivery Plan. As the projects move forward the central role of TVD will enable detailed workstreams to advance including further engagement with partners, stakeholders and wider investors.

Further engagement and consultation will also take place with regard to all the projects as they move through detailed design. This is where the masterplan concepts are further developed to projects which are planning application ready.

The delivery of the masterplan will create one of the greenest regeneration projects in the UK and will rebalance health inequalities and improve peoples' health and wellbeing. The project will raise economic activity and bring in excess of £150M of new investment into the town centre. The scheme will bring about much needed transformational change and will complete Skelmersdale Town Centre helping it reach a fuller potential to the benefit of new and existing communities. The plan is exciting and the call to action from local people, evident at public consultation will be answered by the Delivery Plan Programme and its associated activities.





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THE NEW SKELMERSDALE