

P21-3848

22<sup>nd</sup> November 2022

Planning Policy  
Wyre Council  
Civic Centre  
Breck Road  
Poulton-le-Fylde  
FY6 7PU

Dear Sir/Madam,

Sent via email only

## **Representations to the published Main Modifications to the Wyre Local Plan (2011–2031) (incorporating partial update of 2022)**

We are pleased to respond to the published Main Modifications to the Wyre Local Plan (2011–2031) (incorporating partial update of 2022) on behalf of NPL Group. The majority of the Hillhouse Technology Enterprise Zone is controlled by NPL, a major developer with significant experience in regeneration; including major energy and waste, residential, industrial, commercial and retail development.

The Wyre Local Plan (2011–2031) (incorporating partial update of 2022) was submitted for examination in April 2022. Hearings took place on the 27 and 28 September 2022. During the examination, including the hearing sessions, the Planning Inspector has identified a number of Main Modifications (MM) that are necessary to make the Plan sound. The consultation runs until 23<sup>rd</sup> November 2022.

These representations relate to Site Allocation Policy SA4 at Hillhouse Technology Enterprise Zone within Chapter 9 of the Local Plan. The allocation covers an area over 137 hectares and is a sub regionally significant employment zone on the Fylde Coast. It is allocated for and offers the opportunity to deliver both employment development and housing for the area.

The reading of the policy within the MM is the same as the existing policy within the adopted Local Plan with the addition of Class E uses to reflect the revised Use Class Order (modification reference MM/41). The full wording of Policy SA4 within the Main Modifications consultation report is provided at Appendix 1 of these representations.

These representations seek the removal of reference to a masterplan for the site to be agreed with the Council, given a masterplan was adopted for the allocation in 2018. An amendment is also sought to enable the delivery of additional housing on the allocation. These matters are discussed in turn below.

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## Adopted Masterplan

Policy SA4 within the MM includes the following paragraph in relation to a Masterplan for the Enterprise Zone being brought forward for the designated area:

*'This site is to be brought forward in line with a masterplan for the Enterprise Zone to be produced covering the whole of the designated Area. The masterplan must be agreed by the Council prior to the granting of planning permission for any part of the site.'*

This paragraph is considered unnecessary within the policy given the site benefits from an existing masterplan for the allocation.

The Hillhouse Technology Enterprise Zone Masterplan was formally adopted for the site allocation in November 2018, guiding development of the allocated site and facilitating delivery of the Enterprise Zone. Given both the masterplan and Local Plan were being prepared at a similar time, reference to a masterplan being brought forward within Policy SA4 was appropriate at that time. However, since the masterplan has been formally adopted, reference to the preparation of the masterplan is no longer considered relevant or necessary to the revised policy within the MM.

Policy SA4 should therefore be revised to remove reference to the site being brought forward in line with a masterplan. The associated paragraph within the policy noted above should therefore be removed.

## Additional Housing Delivery

The current reading of Policy SA4 states the site must deliver 250 dwellings, but does not state whether this is a minimum or maximum housing requirement for the site allocation. To be positively prepared, provide clarity on this matter and enable the delivery of additional homes on an allocated site, alterations are necessary.

At present the site allocation benefits from consent for 128 dwellings under application reference 19/OO347/FULMAJ (41 full and 87 outline). At this time Phase A has been built. Phases B and C have yet to be delivered, with outline planning permission for these sites (totalling 87 units) expiring in November 2023. A further application for 130 dwellings within the allocation is currently pending determination under application reference 21/O1152/OULMAJ. These two applications provide **258 dwellings on the allocation**, above the 250 dwellings currently allowed for under Policy SA4. The current reading of the policy provides no clarity whether further residential development is permitted on the allocation above the 250 dwellings stated. The suggested revision allows for additional housing delivery on site whilst ensuring 13 hectares of employment land is delivered.

In addition, Policy HP1 of the Local Plan sets out the housing requirement and supply for Wyre, with the MM version of the policy setting a **minimum housing requirement** of 7,384 new dwellings between 2011 and 2031; 5,192 of which will be on allocated sites. Allocation SA4 is referenced within the policy as an allocated housing site to meet this housing requirement. Revising the policy to provide 250 dwellings as a minimum requirement enables the site to make a greater contribution towards the delivery of homes on an allocated housing site. The requirement for 7,384 homes over



the plan period is also a minimum requirement, with the updating of the reading of Policy SA4 to 'at least' 250 dwellings is consistent with the plan's positive approach to delivering the overall housing requirement as a minimum.

Consideration should also be given to the housing delivery within the aforementioned adopted Masterplan for the allocation. The Masterplan does not provide maximum dwelling numbers which would justify housing delivery being restricted to only 250 dwellings. The Masterplan provides indicative numbers for housing at Table 2 of the document, with the higher range of residential dwellings stated being greater than the 250 dwellings stated within Policy SA4, with a total of 318 dwellings suggested. An extract from the Masterplan illustrating the location of the housing and development areas is also provided at Appendix 2. The dwelling numbers for each plot are broken down from Table 2 and listed below:

- Plot C1 – 24 dwellings
- Plot C2 – 24 dwellings
- Plot D – 250 dwellings
- Plot Q – 20 dwellings

Given the indicative housing numbers within the Masterplan are higher than 250 dwelling delivery figure noted in Policy SA4, there is clearly no evidence within the document that the housing numbers within the allocation should be restricted. We therefore recommend Policy SA4 is updated to ensure at least 250 dwellings are delivered within the allocation in line with the aspirations set out within the Masterplan, such that the final paragraph of the policy reads as follows (additional text in red):

*The site must deliver **at least** 250 dwellings and at least 13 hectares of employment development within use classes B1 (now part of class E(g)), B2 and B8. Other complementary commercial uses including an element of small convenience A1 retail store of not more than 400 sq.m. to support the residential and employment development would be acceptable.'*



## Conclusions

These representations are submitted to the Wyre Local Plan (2011–2031) (incorporating partial update of 2022) Main Modifications. In summary of the above matters relating to Policy SA4, our suggested updates to the policy are as follows:

- Revision of Policy SA4 to remove reference to the site being brought forward in line with a masterplan to be agreed with the Council, given the Hillhouse Technology Enterprise Zone Masterplan was adopted in 2018. It is suggested the associated paragraph within the policy related to the Masterplan should be removed.
- Revision of Policy SA4 to enable the delivery of 'at least' 250 dwellings on the site allocation, enabling further residential development to come forward on an allocated site to ensure the plan is positively prepared and there is clarity in order to help meet Wyre Borough Council's housing requirements.

Please let me know if you require any further clarification on the above matters.

Yours faithfully,

Senior Planner

Enc.

*Appendix 1 – Local Plan Policy SA4 incorporating Main Modifications*

*Appendix 2 – Development Areas from Hillhouse Technology Enterprise Zone Masterplan (2018)*



## Appendix 1 – Local Plan Policy SA4 incorporating Main Modifications

Mod Ref	Part of Plan	Proposed Revision	Reason for change								
MM/41	Chapter 9: Site Allocations  Policy SA4 Hillhouse Technology Enterprise Zone, Thornton	Amend Policy SA4 Hillhouse Technology Enterprise Zone, Thornton to read: <table border="1" data-bbox="528 633 1273 1249" style="margin: 10px 0;"> <tr> <td colspan="2" data-bbox="528 633 1273 683"><b>Site Description</b></td> </tr> <tr> <td colspan="2" data-bbox="528 689 1273 768">The site is the former ICI chemical production facility located adjacent to the Wyre Estuary in Thornton. The site contains a range of existing businesses and extensive parcels of vacant land.</td> </tr> <tr> <td data-bbox="528 775 727 824">Site Area:</td> <td data-bbox="732 775 1273 824">137.75 Hectares</td> </tr> <tr> <td data-bbox="528 831 727 891">Site Delivery:</td> <td data-bbox="732 831 1273 891">The site is expected to be fully developed within the Plan period</td> </tr> </table> <p data-bbox="528 904 1273 1003">Hillhouse Technology EZ is a sub regionally significant employment area on the Fylde Coast which will also contribute to local employment needs. It has the potential to accommodate a diverse range of businesses, in particular within the chemical and advance manufacturing and energy sectors.</p> <p data-bbox="528 1010 1273 1108">This site is to be brought forward in line with a masterplan for the Enterprise Zone to be produced covering the whole of the designated Area. The masterplan must be agreed by the Council prior to the granting of planning permission for any part of the site.</p> <p data-bbox="528 1115 1273 1249">The site must deliver 250 dwellings and at least 13 hectares of employment development within use classes B1 (<u>now part of class E(g)</u>), B2 and B8. Other complementary commercial uses including an element of small convenience A1 retail store of not more than 400 sq.m. to support the residential and employment development would be acceptable.</p>	<b>Site Description</b>		The site is the former ICI chemical production facility located adjacent to the Wyre Estuary in Thornton. The site contains a range of existing businesses and extensive parcels of vacant land.		Site Area:	137.75 Hectares	Site Delivery:	The site is expected to be fully developed within the Plan period	To ensure the policies refer to the latest corresponding use class and ensure the plan is positively prepared and effective.
<b>Site Description</b>											
The site is the former ICI chemical production facility located adjacent to the Wyre Estuary in Thornton. The site contains a range of existing businesses and extensive parcels of vacant land.											
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## Appendix 2 – Development Areas from Hillhouse Technology Enterprise Zone Masterplan (2018)

