

Examination into the Wyre Local Plan

SCHEDULE OF MAIN MODIFICATIONS October 2017

This document includes all Main Modifications to the Publication Draft Wyre Local Plan 2017.

The modifications are expressed in the conventional form of ~~striketrough~~ for deletions and underlining for additions of text. The page numbers and paragraph numbering refer to the Publication Draft Wyre Local Plan 2017 (SD001).

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Written Statement

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
Introduction			
MM1	Page 8	Introduction (1.1 Introduction)	<p>Amend para 1.1.1 to read: “The <u>Wyre</u> Local Plan (<u>2011 – 2031</u>) is the key planning policy.....”</p> <p>Amend para 1.1.2 to read: “.....and employment developments. Once adopted, the <u>This new</u> Local Plan will <u>replaces</u> both the saved Wyre Local Plan (1999) and the 2009 Fleetwood-Thornton Area Action Plan and all their policies. <u>The Council will prepare supplementary planning documents where needed in order to provide supplementary guidance on the application of the policies in the Wyre Local Plan.</u>”</p> <p>Insert two new paragraphs after 1.1.2:</p> <p><u>“1.1.3 The Wyre Local Plan (2011 – 2031) forms part of the Development Plan for Wyre together with the Joint Lancashire Minerals and Waste Local Plan¹. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions made by local planning authorities on planning applications must be taken in accordance with the development plan unless material considerations indicate otherwise. In Wyre, Wyre Borough Council is the local planning authority except for matters relating to minerals and waste which are the responsibility of Lancashire County Council.</u></p> <p><u>1.1.4 Neighbourhood Plans also form part of the Development Plan once adopted. At present there are no neighbourhood plans covering any part of Wyre. Three neighbourhood plan areas have been designated relating to the settlements of Barton, Dolphinholme and Garstang. It is the intention of the relevant Parish/Town Councils to prepare neighbourhood plans.”</u></p>

Insert new footnote:

¹The Joint Lancashire Mineral and Waste Local Plan was prepared jointly by Lancashire County Council,

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			<u>Blackpool Council and Blackburn with Darwen Borough Council. It comprises the Joint Lancashire Minerals and Waste Core Strategy Parts I and II and the Joint Lancashire Minerals and Waste Site Allocations and Development Control Policies Parts I and II.</u>
MM2	Pages 10 -11	Introduction (1.4 The 'Duty to Co-operate')	<p>Amend para 1.4.4 to read: Wyre has requested assistance from all adjoining authorities in meeting housing need arising in Wyre. No local authority has offered any assistance at present in accommodating the unmet housing need or any part of it. Fylde Borough Council has indicated that it will consider the matter when it reviews the <u>adopted</u> Fylde Local Plan which is currently going through its examination and as yet is not adopted. Lancaster City Council has asked Wyre for assistance in meeting Lancaster's housing needs but in view of Wyre's inability to meet its own housing needs has not offered any assistance to Lancaster.</p> <p>Amend para 1.4.5 to read: "The Duty to Cooperate Statement sets out Wyre's co-operation with various organisations in preparing the Local Plan. <u>The Statement shows that Wyre has complied with the duty to cooperate. Wyre is committed to cooperating with adjoining local authorities and other organisations in resolving issues and delivering the Local Plan.</u>"</p> <p>Insert new para after 1.4.5: <u>"1.4.6 Following the hearing sessions in May 2018, the Council proposed modifications to the Local Plan which brought the local plan housing land supply closer to the identified housing OAN. However due to the outstanding shortfall and the existing position that no adjoining authority is able to assist Wyre in meeting unmet needs, the Local Plan includes a review mechanism in Policy LPR1 which commits the Council to an early partial review commencing in 2019 with submission of the review for examination by early 2022."</u></p>
Local Plan Strategy			
MM3	Pages 31 - 34	Local Plan Strategy	<p>Amend para 4.1.4 to read: "An essential characteristic of Wyre is the multiplicity of settlements and communities each with its own identity. <u>This 'historic' environment contributes to the character of place in Wyre and fosters community</u></p>

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			<p><u>'spirit'</u>. It is important that the Local Plan whilst maximising delivery of development to meet needs, it also protects the overall character of Wyre, <u>the identity of separate communities and the character and landscape setting of individual settlements.</u>"</p> <p>Amend para 4.1.5 to read: "The GI is an integral part of the Local Plan Strategy. In addition <u>It includes parts of</u> to designated countryside areas, and the coastal sands, the GI includes a diversity of recreational <u>sites</u> and wildlife areas <u>of local, national and international importance.</u> within settlement boundaries. GI is protected for its own value and the contribution it makes to sustainable healthy environments."</p> <p>Amend para 4.1.9 to read: ".....will not affect the function, integrity and permanency of the Green Belt in Wyre. <u>Exceptional circumstances also exist to justify the release from the Green Belt of a small area of previously developed land which benefits from outline planning permission for residential development at Norcross Lane.</u>"</p> <p>Amend para 4.1.11 to read: ".....although it can be described as '<u>managed dispersal</u>'. <u>The Council has not based the strategy solely on the highways evidence albeit that was a major consideration. It has taken account of other evidence such as flood risk as well as the sustainability of different places. With regards to the latter the Local Plan includes specific requirements as part of allocations for the provision of infrastructure to support the scale of proposed development in different settlements.</u> It is the only strategy possible within the constraints and results in a shortfall in meeting the OAHN; the Local Plan can only deliver 8,224 <u>9,200</u> dwellings or annually 411 <u>460</u> dwellings within the local plan period 2011- 2031. The Local plan therefore delivers within the Local Plan period, nearly 86 <u>96</u>% of the OAN requirement."</p> <p>Amend para 4.1.13 to read: ".....lack of deliverable land and Pilling because of flood risk. <u>Recognising the potential to maximise the use of</u></p>

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			<p><u>sustainable transport modes in Garstang and Poulton-le-Fylde, these settlements can accommodate additional development above the limit set in the evidence prepared by LCC.”</u></p> <p>Amend para 4.1.16 to read: “.....Poulton-le-Fylde is allocated for housing. <u>In addition a small area of previously developed land at Norcross is also removed from the Green Belt and forms part of a larger residential allocation.”</u></p> <p>Amend para 4.1.18 to read: “The following table in Appendix E <u>shows the proposed total residential development in each settlement and new employment allocations. The Local Plan seeks to deliver a minimum of 9,215 dwellings within the Local Plan period 2011 – 2031.</u>”</p> <p>Delete table after para 4.1.18 and move to Appendix E, including footnotes. The housing figures in the table and the footnotes have been updated and corrected, see Appendix A of the main modification schedule.</p> <p>Amend para 4.1.21 to read: “The shortfall in housing delivery against the OAHN remains an issue. The Council has engaged constructively with all adjoining local authorities under the duty to co-operate in an attempt to resolve the situation. To date it has not been possible to come to an agreement with adjoining local authorities how the unmet need can be delivered within adjoining local authorities. Nonetheless despite the current shortfall it is preferable to have an adopted local plan even if it does not deliver the full OAHN. Delaying further adoption of the Wyre Local Plan until agreement is reached would delay delivery of the <u>86.96%</u> of the OAHN in the most appropriate and sustainable way. <u>With the review mechanism</u> the Wyre Local Plan is a ‘sound’ plan despite the housing shortfall against the OAHN.”</p> <p>New para after 4.1.21 to read:</p>

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			<p><u>"4.1.22 The Council is committed to an early review commencing almost immediately on adoption of the Local Plan as set out in Policy LPR1"</u></p> <p>New para after 4.1.23 to read: <u>"4.1.25 The Key Diagram (Figure 4.1) brings together the main components of the Local Plan Strategy outlined above. It shows the spatial distribution of development proposed in the Local Plan, the Green Belt, Strategic Areas of Separation, the Forest of Bowland AONB and the main transport linkages. The Key Diagram is a diagrammatic representation and should be considered in conjunction with the Policies Map."</u></p> <p>See Appendix D for new Figure 4.1</p>
Strategic Policies			
MM4	Page 37	Strategic Policies (5.1 Introduction)	Amend para 5.1.1 to read: " The Local Plan makes provision for 86 <u>96</u> % of the housing OAN and for the full employment OAN."
MM5	Page 38	Strategic Policies (Policy SP1 Development Strategy)	Amendments to table at Policy SP1, Point 2: The housing and employment figures in the table have been updated and footnotes added, see Appendix B for modifications.
			Amend Policy SP1, Point 3 to read: "Within the period 2011 to 2031, the Local Plan will deliver <u>a minimum 8,224</u> 9,215 dwellings and 43 hectares of employment land."
			Amend Policy SP1, Point 4 to read: " The majority of n <u>New</u> built development will take place within settlement boundaries....."
MM6	Pages 39 - 40	Strategic Policies (Policy SP2 Sustainable Development)	Removal of Points 1-3: 1. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions which mean that proposals for sustainable

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			<p>development can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>2. Development proposals that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</p> <p>3. Where there are no development plan policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless:</p> <p>a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</p> <p>b) Specific policies in that Framework indicate that development should be restricted</p> <p>Add new Point 1 before Point 4 to read: <u>“1. All development should contribute positively to the overall physical, social, environmental and economic character of the area in which the development is located.”</u></p> <p>Insert new fifth criterion to Policy SP2 Sustainable Development, Point 6 to read: <u>“e) Maximise the use of previously developed land;”</u></p> <p>Amend Policy SP2, Point 8 to read: <u>“.....challenge of climate change through appropriate design and by making best use of resources.....”</u></p>
MM7	Page 40	Strategic Policies (5.4 Green Belt)	<p>Amend para 5.4.1 to read and insert new paras: <u>“5.4.1 In addition to stressing the importance of meeting needs, national planning policy also identifies areas such as Green Belts where new development should be restricted. Green Belts remain a fundamental element of national planning policy. The Green Belt in Wyre is part of the Fylde Coast Green Belt and found between the urban settlements on the peninsula. The Green Belt was established in 1983²⁸ the purpose of which was to check the spread of urban areas; to prevent the merging of neighbouring settlements and to protect the special character of a settlement; and to complement proposals in adjacent areas. In relation to Wyre the Structure Plan referred to the following areas – between Fleetwood and Cleveleys and Thornton; Poulton-le-</u></p>

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			<p><u>Fylde and Blackpool; and Poulton-le-Fylde and Staining.</u></p> <p><u>5.4.2 The overall extent of the Green Belt has been maintained with small changes in Poulton-le-Fylde and Fleetwood following a local Green Belt review. The Council undertook a local Green Belt review in order to ensure that sustainable opportunities were maximised. The 2016 Green Belt Study concluded that certain parcels of land have very limited function as part of the Green Belt and their removal would not have any impact on the integrity and function of the Green Belt. The land in Poulton-le-Fylde lies entirely within the settlement boundary for Poulton-le-Fylde. The land is not separating Poulton-le-Fylde from Blackpool. The land in Fleetwood is separating one part of Fleetwood from another rather than separating Fleetwood from Cleveleys or Thornton. As such these two areas of land are ‘irregularities’ in the Green Belt and should not have been so designated.</u></p> <p><u>5.4.3 The land in Fleetwood currently comprises school playing fields and as such the Local Plan shows this land as green infrastructure. The land at Poulton-le-Fylde is allocated in part for residential development (site SA1/8 Land South of Blackpool Road) and the remainder will comprise undesignated land within the built up area of Poulton-le-Fylde, providing further opportunities for sustainable patterns of development beyond the Plan period and ensuring the permanence of the Green Belt in the long term. The land released from the Green Belt makes an important contribution to meeting the housing OAN in Wyre. As noted elsewhere, the Local Plan does not meet in full the housing OAN. If the land in Poulton-le-Fylde were not released from the Green Belt, the shortfall in meeting the housing OAN would increase as there is no alternative site that could deliver the amount allocated on site SA1/8.</u></p> <p><u>5.4.4 It is considered that these are exceptional circumstances justifying the release of the two sites from the Green Belt. In addition exceptional circumstances exist for the release of a small parcel of previously developed land at Norcross which is included within a wider residential allocation. This parcel of land is part of an outline planning permission for a mixed use development, including housing, which contributes towards meeting the housing OAN.”</u></p>

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			<p>5.4.1 <u>5.4.5</u> Notwithstanding the small alterations <u>Although the Local Plan, following a local review, proposes small changes</u> to the Green Belt, the Local Plan seeks to <u>maintains</u> the overall extent of the Green Belt which in some places is very narrow and sensitive. The Green Belt in Wyre is specifically important in managing growth and preventing the coalescence of urban settlements. Policy SP3 sets out the policy on development in the Green Belt in line with national Green Belt policy.</p> <p><u>5.4.6 The Green Belt in Wyre includes two important further education establishments - Rossall School and the Nautical College. It is vital that they continue to be viable educational establishments and be able to respond adequately to education requirements. These establishments could not expand or adapt in any other way other than development in the Green Belt. These needs will be a significant consideration in determining whether very special circumstances exist. Notwithstanding that, Policy SP3 requires that it is demonstrated that the proposed development is necessary.</u></p> <p><u>5.4.7 Similarly in a relatively 'built out' urban area, the Green Belt may be the only location for the siting of necessary infrastructure. It is considered that very special circumstances may exist where infrastructure development is needed. The policy however still requires that it is demonstrated that a Green Belt location is necessary."</u></p> <p>New footnote to read: <u>"²⁸ The Green Belt on the Fylde Peninsula was established by the Central and North Lancashire Structure Plan (1983)"</u></p>
MM8	Pages 40 - 41	Strategic Policies (Policy SP3 Green Belt)	<p>Amend Policy SP3, Point 1 to read: ".....for inappropriate development <u>as defined in national policy</u>, except in very special circumstances."</p> <p>Amend Policy SP3, Point 2 to read: "Any development permitted in the Green Belt will only be granted planning permission where it should <u>meet</u> the requirements of the Core Development Management Policies and seek to minimise the impact on it is</p>

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			<p>demonstrated that it will preserve the openness of the Green Belt and will not give rise to a <u>any</u> conflict with the purposes of including land within it."</p> <p>Amend Policy SP3, Point 3 to read: <u>"3. The construction of new buildings is inappropriate development except for categories of development defined in national policy. Where limited affordable housing is defined as appropriate development it will need to comply with Policy HP4.</u></p> <ul style="list-style-type: none"> a) buildings for agriculture and forestry; b) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it; c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; e) limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or f) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development." <p>Removal of Point 4: "Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:</p> <ul style="list-style-type: none"> a) mineral extraction; b) engineering operations; c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;

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			<p>d) the re-use of buildings provided that the buildings are of permanent and substantial construction; and e) development brought forward under a Community Right to Build Order."</p> <p>Amend Policy SP3, Point 5 to read: "4. Unless material considerations indicate otherwise planning permission will be granted for<u>The need for development that is demonstrated as being necessary for the continued operational of an development that is demonstrated as being necessary for the continued operation of an</u> educational establishment <u>will be a significant consideration in determining whether very special circumstances exist</u> within the Green Belt."</p> <p>Amend Policy SP3, Point 6 to read: "5. The Council will permit <u>need for</u> service infrastructure development where it is demonstrated that a Green Belt location is necessary <u>will be a significant consideration in determining whether very special circumstances exist within the Green Belt."</u></p>
MM9	Pages 41 - 43	Strategic Policies (5.5 Countryside Areas and Policy SP4 Countryside Areas)	<p>Amend para 5.5.1 to read: ".....characterises most of Wyre. It is a key p <u>Parts of the countryside on the urban peninsula are also designated as</u> Green Infrastructure in the borough as they provide a valuable recreational resource / green lung as well as having landscape and biodiversity benefits. and a valuable resource, serving environmental functions as important habitats and landscapes, social functions as areas for residents to enjoy and interact and economic functions as the basis for farming and tourism."</p> <p>Amend Policy SP4, Point 1 to read: "The open and rural character of the countryside will be protected <u>recognised for its own sake</u> <u>for its intrinsic character and beauty</u>. Development which adversely impacts on the open and rural character of the countryside will not be permitted <u>unless it is demonstrated that the harm to the open and rural character is necessary to achieve substantial public benefits that outweigh the harm."</u></p>

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			<p>Amend Policy SP4, Point 2, bullet b) to read: “.....where a countryside location is <u>is</u> needed and.....”</p> <p>Amend Policy SP4, Point 2, bullet c) to read: “Extensions to a <u>Holiday accommodation in.....</u>”</p> <p>Amend Policy SP4, Point 2, bullet e) to read: “.....in accordance with Policy HP7 <u>HP4</u> (exception sites)”</p> <p>Amend Policy SP4, Point 4, bullet 4) to read: “.....subject to Policy EP9 (Extension to <u>Extension to</u> Holiday Accommodation)”</p> <p>Amend Policy SP4, Point 7 to read: “....planning permission will <u>only</u> be granted for....”</p>
MM10	Page 43	Strategic Policies (5.6 Forest of Bowland Area of Outstanding Natural Beauty (AONB) and Policy SP5 Forest of Bowland AONB)	<p>Amend para 5.6.3 to read: “.....planning applications within the AONB. <u>The principal purpose of Policy SP5 is to protect the character, appearance and setting of the AONB irrespective of whether the proposed development lies within or outside the AONB.</u>”</p> <p>Amend Policy SP5, Point 1 to read: “The <u>landscape and scenic beauty of the</u> Forest of Bowland AONB will be protected from any development which would damage or adversely affect its <u>the</u> character, appearance and setting <u>of the AONB.</u>”</p> <p>Amend Policy SP5, Point 4 to read: “Planning permission for major developments other than specifically allocated in this Local Plan will not be permitted except.....”</p>

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MM11	Page 44	Strategic Policies (5.7 Viability and Policy SP6 Viability)	<p>Amend para 5.7.2 to read: “.....viability assessment for the specific site and proposal. <u>Confidentiality of commercial information provided as part of the viability assessment will be maintained.</u>”</p> <p>Amend para 5.7.3 to read: “.....securing deliverable development and meeting various policy requirements. <u>Although Policy SP6 aims to ensure that development is viable, there may be circumstances where a reduction in standards or infrastructure requirement may not be appropriate such as when severe impact on the transport network will be caused.</u>”</p> <p>Amend Policy SP6, Point 2 to read: “Where a developer seeks, -</p> <p><u>a) to negotiate a reduction in standards or infrastructure requirements that would normally apply to a development, or</u></p> <p><u>b) seeks a form of development that would not normally be acceptable on the particular site, on grounds of financial viability,</u></p> <p><u>the Council will consider whether reduction in standards or infrastructure will be acceptable or whether the alternative use will result in an unacceptable reduction on the type, quality or quantity of housing or employment land supply.</u></p> <p><u>3. Where the developer’s request in 2a) or 2b) is on grounds of financial viability, the Council will require the developer to supply evidence as to the financial viability.....”</u></p> <p>Delete Policy SP6, Point 4:</p>

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			“Where an independent assessment of the evidence is required, the developer will be required to cover the reasonable costs incurred by the Council in obtaining such an assessment.”
MM12	Pages 45 - 46	Strategic Policies (Policy SP7 Infrastructure Provision and Developer Contributions)	Amend Policy SP7, Point 2 to read: “.....community and environmental infrastructure <u>delivered</u> in a timely and sustainable manner.” Amend Policy SP7, Point 7 to read: “Where appropriate <u>and in consultation with the relevant infrastructure provider</u> , the Council will consider proposals.....”
MM13	Page 46	Strategic Policies (Policy SP8 Health and Well-Being)	Amend Policy SP8, Point 3 to read: “Development likely <u>likely with the potential</u> to adversely impact on public health will only be permitted where it is demonstrated that it will not, in isolation or in conjunction with other planned, committed or completed development, contribute to a an negative unacceptable <u>a negative unacceptable</u> impact on the health.....”
Core Development Management Policies			

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MM14	Page 48	Core Development Management Policies (Policy CDMP1 Environmental Protection)	<p>Delete Policy CDMP1, Point 1 (a): “a) Will contribute positively to the overall physical, social, environmental and economic character of the area in which the development is sited;”</p> <p>Amend Policy CDMP1, Point 1 (d): “d) (i) Will not give rise to a deterioration of air quality in a defined Air Quality Management Area or result in the declaration of a new AQMA. , <u>Where appropriate an air quality impact assessment will be required to support development proposals.</u> (ii) <u>Where development will result in, or contribute to, a deterioration in air quality, permission will only be granted where any such</u> unless the <u>harm caused is significantly and demonstrably outweighed by other planning considerations and appropriate mitigation measures are provided to minimise any such harm. and a comprehensive mitigation strategy can be secured; where appropriate an air quality impact assessment will be required.</u></p>
MM15	Page 50	Core	Amend Policy CDMP2, Point 1 to read:

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		Development Management Policies (Policy CDMP2 Flood Risk and Surface Water Management)	<p>“.....SFRA Level 2 Flood Risk Sequential Test Paper and comply with the most up to date version of any relevant plans <u>and strategies</u>³⁴ including –</p> <p>a) Surface Water Management Plan²⁹ b) Local Drainage Strategies³⁰, c) Land Drainage Strategy³¹ d) Catchment Flood Management Plans³² e) Shoreline Management Plan³³ f) Coastal Defence Strategy³⁴. g) Emergency Flood Plans³⁵”</p> <p>Add a new footnote 34 to read: ³⁴<u>Relevant Plans and Strategies can be accessed through www.wyre.gov.uk/floodinganddrainage ”</u></p> <p>Delete footnotes 29 to 35. ²⁹This is available from Lancashire County Council ³⁰Local Drainage Strategies are available from Lancashire County Council ³¹This is available on Wyre’s Website http://www.wyre.gov.uk/info/200322/coastal_protection/383/land_drainage_strategy ³²This is available on the Environment Agency’s website at https://www.gov.uk/government/publications/wyre_catchment_flood_management_plan ³³This is available on the North West Coastal Group website at http://www.mycoastline.org.uk/mycoastline/ ³⁴This is available on Wyre’s website at http://www.wyre.gov.uk/info/200331/fylde_peninsula_coastal_programme/238/wyre_flood_and_coastal_defence_strategy_plan ³⁵This is available on Wyre’s website</p>

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			<p>http://www.wyre.gov.uk/downloads/download/659/wyre_emergency_flood_plan</p> <p>Amend Policy CDMP2, Point 5 to read: “Major category development⁴² will be expected to include proposals for, and implement <u>Sustainable sustainable urban Drainage drainage Systems systems</u> (SuDS)⁴³ utilising lower lying land within the site, existing natural water features, <u>and other above ground measures for the management of surface water at source, unless demonstrated to be inappropriate.</u>”</p> <p>Amend Policy CDMP2, Point 6 to read: “<u>Where possible</u> A all development will need to.....”</p>
MM16	Page 51	Core Development Management Policies (Policy CDMP3 Design)	<p>Amend Policy CDMP3 (a) to read: “All development, must be designed to respect or reinforce <u>enhance</u> the character of the area <u>and minimise energy consumption</u> having regard to issues of, <u>including</u> density, siting, layout, height, scale, massing, orientation, <u>landscaping</u> and use of materials. <u>Where possible and appropriate recycled materials should be used.</u>”</p>
MM17	Page 52	Core Development Management Policies (6.5 Environmental Assets)	<p>Amend para. 6.5.2 to read: “.....Green infrastructure helps reduce air pollution, and reduce and manage flood risk. <u>It includes public open spaces, school playing fields, church grounds, cemeteries, outdoor sport grounds and sites of local/national/international ecological and geological interest. Any mitigation or compensation measures required under Policy CDMP4 must be evidence based.</u> The ‘Publication’ ‘Submission’ draft <u>Adopted</u> Policies Map shows the key elements of Green Infrastructure within settlement boundaries but it does not capture all open space sites <u>including for example</u> all open spaces on residential estates. <u>Large areas of countryside in Over Wyre and within the Forest of Bowland AONB are also designated as Green Infrastructure because of their local / national / international ecological and geological interest.</u>”</p> <p>Insert new para after 6.5.2 to read: “<u>6.5.3 ‘Landscape’⁴⁵ in policy CDMP4 is relevant both within and outside settlement boundaries.</u>”</p>

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			<p>Add a new footnote 45 to read: <u>“The term ‘landscape’ refers to all the visible features of an area of land together as a scene; it is often considered in terms of their aesthetic appeal.”</u></p>
MM18	Pages 53 - 54	Core Development Management Policies (Policy CDMP4 Environmental Assets)	<p>Amend Policy CDMP4, Point 5 to read: “The ‘Publication’ ‘Submission’ draft Adopted Policies Map identifies the key elements of Wyre’s Green Infrastructure, within settlement boundaries. This include parts of designated € countryside areas on the urban peninsula and Coastal sands, outside settlement boundaries form part of the Green Infrastructure.”</p> <p>Amend Policy CDMP4, Point 7 to read: “Development involving the partial or complete loss of land identified as Green Infrastructure within settlement boundaries on the ‘Publication’ ‘Submission’ draft Adopted Policies Map or any unidentified areas of open space including playing fields</p> <p>Amend Policy CDMP4, Point 12 to read: “.....habitats or species listed in the Lancashire Biodiversity Action Plan <u>and Lancashire Key Species⁴⁷</u> will not be permitted unless the harm.....”</p> <p>Add a new footnote 46 to read: <u>“The Lancashire Biodiversity Action Plan and Lancashire Key Species are available on the Lancashire Ecological Records Network website.”</u></p> <p>Amend Policy CDMP4, Point 15 to read: “Development will be permitted provided by other policies of the Plan should have there is no unacceptable cumulative impact on landscape character <u>within or outside settlement boundaries</u> or and the principal elements and features associated with it. Development proposals should be designed to avoid negative landscape effects and where this is not possible negative landscape effects should <u>be effectively be mitigated</u></p>

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			<p>reduced or offset through appropriate mitigation/compensatory and enhancement measures.”</p> <p>Delete Policy CDMP4, Point 18: “Where significant development of agricultural land is demonstrated to be necessary the development should be located in areas of poorer quality land in preference to that of a higher quality.”</p> <p>Amend Policy CDMP4, Point 19 to read: “.....resources will not be permitted. <u>Development within a Source Protection Zone will be required to demonstrate no adverse impact to ground water quality including through leakage. Where relevant, mitigation will be required.</u>”</p> <p>Amend Policy CDMP4, Point 22 to read: “.....possible unless their loss is <u>essential to allow the development to go ahead and is supported by evidence.....</u>”</p> <p>Amend Policy CDMP4, Point 25 to read: “.....loss of <u>ancient woodland</u>, protected tree(s)⁴⁹ and <u>or</u> veteran tree(s).....”</p>
MM19	Pages 55 - 57	Core Development Management Policies (Policy CDMP5 Historic Environment)	<p>Amend Policy CDMP5, Point 1 to read: “.....environment is for <u>designated and non-designated</u> heritage assets to be protected, conserved and where appropriate enhanced for its <u>their</u> aesthetic and cultural value and its <u>their</u> contribution to local.....”</p> <p>Amend Policy CDMP5, Point 3 to read: “.....potential to affect <u>the significance of</u> any designated or non-designated heritage asset, either directly or indirectly including by reference to its setting, will be required to sustain or enhance the significance of the asset <u>where appropriate.</u>”</p> <p>Amend and Re-order Policy CDMP5, Point 5 to read:</p>

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			<p>“8. Where some impact on significance is considered acceptable, the Council will require a programme to be implemented of recording the asset in its original condition, to be implemented prior to any work being carried out.”</p> <p>New Policy CDMP5, Point 5 to read: <u>“5. Proposals which will cause less than substantial harm to the significance of a designated heritage asset or harm to an undesignated heritage asset that is considered by the Council to have local significance will not be granted unless:</u></p> <p><u>a) In the case of a designated heritage asset, the public benefits of the proposed development or works where appropriate, clearly outweigh the loss of significance;</u></p> <p><u>b) In the case of a non-designated heritage asset, the benefits of the proposed development or works where appropriate, clearly outweigh the loss of significance having regard to the scale of harm or loss.”</u></p> <p>Amend Policy CDMP5, Point 6 to read: “7. Where proposals include the loss of important heritage buildings or features, applicants will be required to demonstrate that the proposal has considered retaining, reusing or converting these buildings, <u>or maintaining features, has been considered and found to be unviable.”</u></p> <p>Amend and Re-order Policy CDMP5, Point 7, to read: “6. In making its assessment in relation to parts <u>4 and 5</u> of this Policy, the Council will require as appropriate evidence to be provided setting out:</p> <p>a) The significance of the heritage asset, in isolation and as part of a group as appropriate, its contribution to the character or appearance of the area, and the degree of harm that would result. from the loss of this heritage asset;”</p> <p>Delete Policy CDMP5, Point 8: “Where an undesignated heritage asset has been identified by the Council as having</p>

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			<p>local significance and planning permission would be required for its demolition, permission will not be granted unless:</p> <p>a) The benefits of the proposed redevelopment clearly outweigh the loss of significance; or</p> <p>b) The loss of significance can be mitigated by a scheme to better reveal or interpret the significance of the asset; or, if this is demonstrably not possible, by an appropriate scheme of recording the asset in its original condition prior to the commencement of any work.”</p> <p>Amend Policy CDMP5, Point 10 to read: “Consent will not be granted for <u>the demolition of a designated heritage asset</u> until <u>and where appropriate an acceptable.....”</u></p> <p>Amend Policy CDMP5, Point 11 to read: “.....in-situ is not justified <u>or possible</u>, the developer will be required to make appropriate and satisfactory provision for the excavation and recording of the remains <u>and to agree a timetable for the publication of findings</u> before development commences.”</p> <p>Amend Policy CDMP5, Point 13 to read: “.....local value of the remains. <u>The developer will be required to provide</u> Development will not be permitted to commence until satisfactory provision has been made for a programme of investigation and recording <u>of the remains and a timetable for the publication of findings agreed.”</u></p>
MM20	Page 58	Core Development Management Policies (Policy CDMP6	<p>Amend Policy CDMP6, Point 2 to read: “.....also make appropriate provision <u>where practical</u> for standard charge.....”</p> <p>Amend Policy CDMP6, Point 5 to read: “.....people on a regular basis <u>or generate significant amounts of movement will</u> is <u>be</u> required to be supported</p>

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		Accessibility and Transport)	<p>.....”</p> <p>Amend Policy CDMP6, Point 6, bullet a) to read: “Adversely affect any existing public right of way and the public’s enjoyment of it unless a satisfactory alternative is provided <u>in terms of an equally attractive, safe and convenient route, or”</u></p>			
Housing						
MM21	Page 60	Housing (7.1 Introduction)	<p>Amend para. 7.1.2 to read: “.....highway capacity, flood risk and lack of deliverable development land within urban areas <u>Fleetwood and Cleveleys</u>. The Local Plan has identified development sites to positively meet 86 <u>96%</u> of Wyre’s housing needs to 2031 and deliver 8,224 <u>9,215</u> dwellings within the local plan period.”</p> <p>New para after 7.1.3 to read: <u>“7.1.4 The Local Plan seeks to ensure a mix of housing that is commensurate with identified needs in the latest housing evidence. It also seeks to ensure delivery of housing which is appropriate or can be made appropriate for older people or people with restricted mobility. The evidence shows an ageing population and thus it is appropriate to ensure that a proportion of new housing is suitable or capable of being made suitable for older persons to enable independent living for longer. Independent living is also important for people with restricted mobility which in turn is important for a cohesive and integrated society. The Local Plan also seeks to ensure delivery of affordable housing.”</u></p>			
MM22	Page 60	Housing (7.2 Housing Land Supply)	<p>New paragraphs and table after 7.2.1 to read: <u>7.2.2 The Local Plan housing land supply is made up from completions since the start of plan period i.e. between 1 April 2011 and 31 March 2018, non-allocated sites with planning permission as at 31 March 2018, allocated sites under policies SA1, SA3 and SA4 and a windfall allowance to take effect from 2021/22. The table below shows the housing land position as at 31 March 2018 –</u></p> <table border="1" data-bbox="698 1310 1906 1377"> <tr> <td></td> <td></td> <td><u>Number of Dwellings</u></td> </tr> </table>			<u>Number of Dwellings</u>
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<p>*As shown in the March 2018 housing trajectory, from a total allocation of 5,232 dwellings only 5,192 are expected to be delivered within the Local Plan period to 2031.</p>			<p><u>7.2.3 The Local Plan makes an allowance for windfall sites of less than 25 dwellings. Evidence of completions on non-allocated sites shows that an allowance of 50 dwellings per annum is justified. The windfall allowance will take effect from 31 March 2021 so as to avoid double counting with reference to sites with planning permission as at 31 March 2018.”</u></p> <p>Amend para 7.2.2 to read:</p> <p><u>“7.2.4 The Local Plan housing requirement of 460 dwellings per annum will form the basis for calculating Wyre’s 5 year housing land position until the plan is reviewed supply. The maintenance of a 5 year supply is a requirement of government policy, and where this cannot be demonstrated policies for the supply of housing are considered ‘out-of-date’ under current policy.</u></p> <p><u>7.2.5 In calculating the 5-year land supply position at the time of adoption, the Council considers that the most appropriate way to deal with any shortfall since 1 April 2011 is for the shortfall to be met over the remainder of the Local Plan period i.e. the ‘Liverpool’ method. This will ensure that there is a robust housing land supply</u></p>																							

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			<p><u>and minimise the risk for the Local Plan housing strategy becoming out of date shortly after adoption. The shortfall between 2011 and 2018 is substantial and equivalent to over 2 years requirement. Meeting the shortfall over the Plan period results in a level of delivery that is realistic and yet aspirational representing a significant boost to delivery of housing in the Borough. The five year requirement will be above what has ever been achieved in Wyre.</u></p> <p><u>7.2.6 Policy HP1 and the review mechanism</u> seeks to ensure that Wyre will continue to maintain a five year land supply over the local plan period. <u>The figure in Policy HP1 is expressed as a minimum and there is no planning barrier to the early delivery of sites if circumstances and market conditions allow. As explained in the Housing Background Paper, in order to secure that the Local Plan has a robust housing land supply and remains up to date, it is considered that any shortfall between 2011 and 2017 or arising after adoption it is met over the remainder of the plan period.</u> In order to maximise flexibility in the local plan housing land supply, the Local Plan does not propose to apply a restrictive phasing policy to the release of any allocated housing site.- There is therefore no planning barrier to the early delivery of sites if circumstances and market conditions allow. <u>Applying the substantial shortfall of 1,207 dwellings to the next five years requirement through the Sedgefield approach would not be realistic as it would set a 5 year requirement that is unlikely to be delivered and would risk the Local Plan becoming out of date soon after adoption.</u></p> <p><u>7.2.7 The NPPF requires that when calculating a 5-year land supply a buffer is applied (moved forward from later in the Plan period) to ensure choice and competition in the market for land. The level of the appropriate buffer is determined on account of whether there has been persistent under-delivery. The housing target has not been met in any year since 2011, therefore a buffer of 20% is considered appropriate. This position may change through annual monitoring. There is flexibility in the Local Plan housing land supply to provide the intended choice and competition in the market for land. As noted above there are no barriers in the Local Plan in bringing forward any allocated land.</u></p> <p><u>7.2.8 The Council has prepared a Housing Implementation Strategy (HIS) incorporating the 31 March 2018</u></p>

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			<p><u>monitoring information and including the LP housing trajectory. The HIS will be updated annually at the end of the financial year. As covered in Chapter 10, the Council is committed to an early review to commence in 2019.</u></p> <p>Delivery of housing will be monitored and the Local Plan will be reviewed if monitoring information shows that the Local Plan is not delivering the necessary housing.</p>
MM23	Page 61	Housing (Policy HP1 Housing Land Supply)	<p>Amend Policy HP1, Point 1 to read: “Between 2011 and 2031, provision will be made for the provision <u>a minimum of 8,224 9,200</u> net additional dwellings which equates to <u>at least an annual provision of 411 460</u> dwellings <u>per annum of which 5,192 will be on allocated sites in policies SA1, SA3 and SA4.</u>”</p> <p>Delete Policy HP1, Point 2: “Where in any one year there is a shortfall in the delivery of housing against the annual requirement, the shortfall will be met over the remainder of the plan period.”</p>
MM24	Page 61	Housing (7.3 Housing Mix)	<p>Amend para. 7.3.2 to read: “Policy HP2 ‘Housing Mix’ requires residential developments to make <u>provide of a</u> mix of housing types and sizes on new developments in line with the latest evidence. Policy HP2 also includes a specific requirement for housing <u>(Use Class C3)</u> to meet the needs of older people in view of the ageing population and people with restricted mobility as recommended by the Equality Impact Assessment. <u>The policy does not seek to impose any specific Building Regulation ‘optional standards’ but instead provide a flexible framework for the provision of appropriate housing to cater for the needs of ageing population and people with restricted mobility.</u> The specific policy requirements have been informed by the Local Plan Viability assessment, to ensure that they are deliverable <u>and apply to both affordable and market housing.</u>”</p>
MM25	Page 61	Housing (Policy HP2 Housing Mix)	<p>Amend Policy HP2, Point 2 to read: “.....most up-to-date Strategic Housing Market Assessment <u>and Rural Affordable Housing Needs Survey.</u>”</p>
MM26	Pages 61 -	Housing	Amend Policy HP3, Point 1 to read:

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	62	(7.4 Affordable Housing and Policy HP3 Affordable Housing)	<p>“Affordable housing should <u>will</u> be provided <u>achieved through</u> on-site provision, or w <u>Exceptionally</u> where it has been demonstrated that.....”</p> <p>Amend Policy HP3, Point 2 to read: All n <u>New</u> residential development of 10-dwellings <u>(net)</u> or more will be required to contribute towards meeting the identified need for affordable housing in accordance with the table below⁴⁹”</p> <p>Amend table at Policy HP3, Point 2 to read:</p> <table border="1" data-bbox="857 667 1980 1104"> <thead> <tr> <th data-bbox="857 667 1646 767" rowspan="2">Settlement</th> <th colspan="2" data-bbox="1646 667 1980 715">% Affordable Housing</th> </tr> <tr> <th data-bbox="1646 715 1816 767">Brownfield</th> <th data-bbox="1816 715 1980 767">Greenfield</th> </tr> </thead> <tbody> <tr> <td data-bbox="857 767 1646 820">Fleetwood</td> <td data-bbox="1646 767 1816 820">0</td> <td data-bbox="1816 767 1980 820">0</td> </tr> <tr> <td data-bbox="857 820 1646 903">Thornton, Cleveleys, Knott End/Preessall, Preesall Hill, Stalmine, Pilling</td> <td data-bbox="1646 820 1816 903">10</td> <td data-bbox="1816 820 1980 903">30</td> </tr> <tr> <td data-bbox="857 903 1646 956">Poulton, Hambleton</td> <td data-bbox="1646 903 1816 956">30</td> <td data-bbox="1816 903 1980 956">30</td> </tr> <tr> <td data-bbox="857 956 1646 1104"><u>Poulton, Hambleton, Garstang, Forton, Hollins Lane, Scorton, Cabus, Bowgreave, Catterall, Bilsborrow, Barton, Inskip, Churchtown/Kirkland, St Michaels, Great Eccleston, Calder Vale, Dolphinholme (Lower).</u></td> <td data-bbox="1646 956 1816 1104">30</td> <td data-bbox="1816 956 1980 1104">30</td> </tr> </tbody> </table> <p>Delete Policy HP3, Point 3: “The requirement may be varied based on a case by case basis and on submission of viability evidence by the applicant in accordance with policy SP6 – Viability.”</p> <p>Amend Policy HP3, Point 4 to read: “The financial contribution will be calculated according to the methodology set out in the Local Plan Viability</p>	Settlement	% Affordable Housing		Brownfield	Greenfield	Fleetwood	0	0	Thornton, Cleveleys, Knott End/Preessall, Preesall Hill, Stalmine, Pilling	10	30	Poulton, Hambleton	30	30	<u>Poulton, Hambleton, Garstang, Forton, Hollins Lane, Scorton, Cabus, Bowgreave, Catterall, Bilsborrow, Barton, Inskip, Churchtown/Kirkland, St Michaels, Great Eccleston, Calder Vale, Dolphinholme (Lower).</u>	30	30
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			<p>Study (including subsequent updates) and based on the open market value of housing....."</p> <p>Amend Policy HP3, Point 5 to read: ".....provided shall be negotiated on a case by case basis in accordance <u>having regard to the most up-to-date Strategic Housing Market Assessment and Rural Affordable Housing Need Survey. with the latest evidence of need."</u></p> <p>Amend Policy HP3, Point 6 to read: "The design of a Affordable housing should be designed as an integral part of developments and be 'tenure blind' in relation to the design of other properties in close proximity within the site."</p> <p>Amend Policy HP3, Point 7 to read: "Where possible a Affordable housing will be subject to legal agreements....."</p> <p>Insert new point, after Point 7 to read: <u>"8. The incremental development of a large site through proposals for less than 10 dwellings will not be permitted."</u></p> <p>New footnote 49 to read: <u>"Qualifying proposals outside settlement boundaries are required to refer to the nearest defined settlement for the purposes of Policy HP3"</u>.</p>
MM27	Page 63	Housing (Policy HP4 Residential Curtilages)	<p>Delete Policy HP4, Point 3: "Proposals to extend residential curtilages in the Green Belt and the AONB will not be acceptable."</p>
MM28	Pages 63 - 64	Housing (Policy HP6 Rural)	<p>Amend Policy HP6, Point 1 to read: "Outside settlement boundaries planning permission will only be granted for a new rural worker's dwelling</p>

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		workers accommodation in the countryside)	<p>where it meets the requirements of the Core Development Management Policies and it is within or close to the land holding of the source of employment <u>and</u> where it is demonstrated that the proposal satisfies all the following criteria:"</p> <p>Insert new point, after Point 1 to read: <u>"2. A new built dwelling will only be permitted if it is demonstrated that there is no suitable existing building for conversion in line with the second part (a – d) in section 4 of Policy SP4."</u></p> <p>Amend Policy HP6, Point 2 to read: "3. In the case of agricultural dwellings, <u>A new rural workers dwelling will not be permitted where there is no evidence of farm dwellings or other buildings which were suitable for conversion to a dwelling, connected to the rural enterprise that have</u>ing <u>been recently sold off separately from the farm and enterprise concerned."</u></p>
MM29	Page 64	Housing (7.5 Rural Exceptions)	<p>Amend para 7.5.1 to read: <u>"7.5.2 The policy will apply where in a particular locality (see footnote 49), the identified need in the most up-to-date Affordable Housing Needs Survey cannot be met on an allocation in the locality and the operation of policy HP3. Policy HP7 sets out the criteria for assessing proposals made on this basis."</u></p>
MM30	Page 64	Housing (Policy HP7 Rural Exceptions)	<p>Amend Policy HP7, Point 1, bullet a) to read: "a) A need exists for affordable housing in the locality⁵⁰;</p> <p>Add a new footnote 50 to read: <u>"⁴⁹Locality is defined as the basic area used for the analysis in the most up to date Rural Affordable Housing Needs Survey. The 2016 Rural Affordable Housing Needs Survey 2015 -2020 uses 'ward' as the basis for the analysis of the survey results and will apply as the definition of 'locality' until and if replaced in a future rural affordable housing needs study."</u></p>
MM31	Page 65	Housing (7.9 Accommodation	<p>Amend para 7.9.1 to read: <u>".....needs of Travelling Showpeople during the Local Plan period. The Local Plan allocates land at Conway, West of A6, Garstang for 20 Travelling Showperson plots – Policy SA6."</u></p>

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		for Gypsy, Travellers and Travelling Showpeople)	<u>7.9.2</u> Policy HP8 furthermore sets out the.....”
MM32	Page 65	Housing (Policy HP8 Accommodation for Gypsy, Travellers and Travelling Showpeople)	Insert at Point 2, new bullet a) to read: <u>“a) The development is well planned and landscaped to minimise impact on the surrounding area; and”</u>
MM33	Page 65	Housing (7.10 Green Infrastructure in new residential developments)	Amend para 7.10.1 to read: <u>“It is generally acknowledged that open space makes an important contribution to the health and wellbeing of communities. Policy HP9 aim to secure appropriate <u>and meaningful</u> new Green Infrastructure as part of new housing development. <u>Policy HP9 therefore allows for the ‘Total Green Infrastructure Requirement’ to be used to decide on a particular case what type(s) of green infrastructure should be provided taking into account the latest green infrastructure evidence and proximity of green infrastructure to the site. The Policy also recognises that not all typologies will apply to all developments. For example the requirement for ‘Children and young people play area’ will not apply in the case of sheltered housing for older people.”</u></u>
			Add new para after 7.10.1 to read: <u>“7.10.2 On-site provision of green infrastructure is the Council’s preferred approach. In cases where this would not be feasible or practical, the Council will accept a financial contribution towards improving the quality and accessibility of nearby green infrastructure. In some cases the specific circumstances may support a mixed approach of on-site provision and off-site provision/financial contribution.”</u>
MM34	Pages 65 - 66	Housing (Policy HP9 Green	Amend Policy HP9 to read: <u>“1. All new r Residential development resulting in a net gain of <u>11</u> dwellings <u>or more</u> will be required to make</u>

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		Infrastructure in new residential developments)	<p>appropriate provision of sufficient high quality green infrastructure for its residents on site. For developments of 10 or more units the quantum of green infrastructure must be provided in accordance with <u>the typologies and standards where relevant as</u> set out below:</p> <table border="1" data-bbox="904 469 1933 1104"> <thead> <tr> <th data-bbox="904 469 1301 587" rowspan="2">Typology Provision</th> <th data-bbox="1301 469 1637 587" rowspan="2">Quantity Standard per 1000 population (ha)</th> <th colspan="2" data-bbox="1637 469 1933 539">Accessibility Standard (metres)</th> </tr> <tr> <th data-bbox="1637 539 1792 587">Urban</th> <th data-bbox="1792 539 1933 587">Rural</th> </tr> </thead> <tbody> <tr> <td data-bbox="904 587 1301 632">Parks, gardens</td> <td data-bbox="1301 587 1637 632">0.40</td> <td data-bbox="1637 587 1792 632">720</td> <td data-bbox="1792 587 1933 632">1200</td> </tr> <tr> <td data-bbox="904 632 1301 676">Amenity greenspace</td> <td data-bbox="1301 632 1637 676">0.40</td> <td data-bbox="1637 632 1792 676">720</td> <td data-bbox="1792 632 1933 676">720</td> </tr> <tr> <td data-bbox="904 676 1301 753">Natural and semi natural greenspace</td> <td data-bbox="1301 676 1637 753">1.50</td> <td data-bbox="1637 676 1792 753">2000</td> <td data-bbox="1792 676 1933 753">2000</td> </tr> <tr> <td data-bbox="904 753 1301 829">Children and young people play area</td> <td data-bbox="1301 753 1637 829">0.18</td> <td data-bbox="1637 753 1792 829">480</td> <td data-bbox="1792 753 1933 829">720</td> </tr> <tr> <td data-bbox="904 829 1301 874">Allotments</td> <td data-bbox="1301 829 1637 874">0.25</td> <td data-bbox="1637 829 1792 874">960</td> <td data-bbox="1792 829 1933 874">960</td> </tr> <tr> <td data-bbox="904 874 1301 919"><u>Playing pitches</u></td> <td data-bbox="1301 874 1637 919"><u>1.20</u></td> <td data-bbox="1637 874 1792 919"><u>1200</u></td> <td data-bbox="1792 874 1933 919"><u>1200</u></td> </tr> <tr> <td data-bbox="904 919 1301 995"><u>Total Green Infrastructure Requirement</u></td> <td data-bbox="1301 919 1637 995"><u>3.93</u></td> <td data-bbox="1637 919 1792 995"><u>n/a</u></td> <td data-bbox="1792 919 1933 995"><u>n/a</u></td> </tr> <tr> <td data-bbox="904 995 1301 1104">Playing pitches</td> <td colspan="3" data-bbox="1301 995 1933 1104">Provision in line with the match equivalent session demand as set out in the latest Playing Pitch Strategy and action plan.</td> </tr> </tbody> </table> <p data-bbox="696 1150 2096 1222"><u>2. Based on the 'Total Green Infrastructure Requirement' the Council will determine the most appropriate type(s) and means of open space provision, having regard to</u></p> <p data-bbox="696 1267 1995 1375"> <u>a) the need to create functional and meaningful green infrastructure spaces;</u> <u>b) the most up to date assessment of green infrastructure open space and Playing Pitch Assessment requirements or and provision; across Wyre and</u> </p>	Typology Provision	Quantity Standard per 1000 population (ha)	Accessibility Standard (metres)		Urban	Rural	Parks, gardens	0.40	720	1200	Amenity greenspace	0.40	720	720	Natural and semi natural greenspace	1.50	2000	2000	Children and young people play area	0.18	480	720	Allotments	0.25	960	960	<u>Playing pitches</u>	<u>1.20</u>	<u>1200</u>	<u>1200</u>	<u>Total Green Infrastructure Requirement</u>	<u>3.93</u>	<u>n/a</u>	<u>n/a</u>	Playing pitches	Provision in line with the match equivalent session demand as set out in the latest Playing Pitch Strategy and action plan.		
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			<p>c) having regard to the location and character of the <u>site</u>; and d) the type of residential development proposed.</p> <p>3. <u>Green infrastructure should be provided on site.</u> Where appropriate, <u>the Council will accept</u> a financial contribution towards improving the quality and accessibility of nearby existing open spaces <u>green infrastructure</u> will be accepted in lieu of open space provision on site <u>on-site provision</u>.</p> <p>4. Where green infrastructure is provided on site developers must provide details of its long term management such as <u>the</u> establishment of a management company.</p> <p>5. <u>The incremental development of a large site through a number of proposals for less than 11 dwellings will not be permitted.</u></p>
MM35	Page 66	Housing (Policy HP10 Houses in Multiple Occupation)	<p>Amend Policy HP10, Point 1, bullet a) to read: “The proposal does not unacceptably harm the <u>living conditions of nearby residents</u> amenity of neighbouring properties and the character and appearance of the surrounding area;”</p> <p>Amend HP10, Point 1, bullet d) to read: “The site <u>or surrounding area</u> can accommodate the necessary parking and manoeuvring areas in a way which.....”</p>
Economy			
MM36	Page 69	Economy (8.2 Employment Land Supply)	<p>Amend para 8.2.1 to read: “.....The employment OAN is 43 hectares over the local plan period and the Local Plan makes provision for to meet in full the OAN figure.”</p> <p><u>8.2.2 The Local Plan allocates 32.9 hectares of land towards meeting in full the employment OAN of 43 hectares⁵⁰. As table 8.2 shows the overall available supply is 47.7 hectares. This is made up of commitments⁵¹ as at 31 March 2018 in addition to allocations in the Local Plan.</u></p>

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			<p>8.2.3 <u>The existence of a higher land supply against the requirement provides flexibility and a diverse portfolio of sites.</u> The identified land supply <u>also</u> ensures provision in all three sub market areas to support local businesses and encourage new investment especially in rural settlements accommodating significant levels of new housing growth.”</p> <p><u>Table 8.2</u></p> <table border="1" data-bbox="1077 628 1762 1145"> <thead> <tr> <th></th> <th>Hectares</th> </tr> </thead> <tbody> <tr> <td><u>Completions 1 April 2011 – 31 March 2018</u></td> <td><u>12.61</u></td> </tr> <tr> <td><u>Land under Construction (at 31 March 2018)</u></td> <td><u>3.85</u></td> </tr> <tr> <td><u>Non allocated land with planning permission</u></td> <td><u>0.31</u></td> </tr> <tr> <td><u>Allocation</u></td> <td><u>32.89</u></td> </tr> <tr> <td><u>Large scale employment loss⁵²</u></td> <td><u>-2</u></td> </tr> <tr> <td><u>Total</u></td> <td><u>47.66</u></td> </tr> </tbody> </table> <p>Add a new footnote 50 to read: <u>“⁵⁰The Local Plan allocates land 0.25 hectares and over.”</u></p> <p>Add a new footnote 51 to read: <u>“⁵¹Commitments relate to land over 0.02 hectares and covers completions between 1 April 2011 and 31 March</u></p>		Hectares	<u>Completions 1 April 2011 – 31 March 2018</u>	<u>12.61</u>	<u>Land under Construction (at 31 March 2018)</u>	<u>3.85</u>	<u>Non allocated land with planning permission</u>	<u>0.31</u>	<u>Allocation</u>	<u>32.89</u>	<u>Large scale employment loss⁵²</u>	<u>-2</u>	<u>Total</u>	<u>47.66</u>
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			<p><u>2018; land under construction and non allocated land with planning permission as at 31 March 2018.”</u></p> <p>Add a new footnote 52 to read: “52<u>Loses of employment land have been factored into the requirement. However that does not include the loss of an additional 2 hectares from the allocation of Clarke House at Norcross for housing (Site SA1/11). It is therefore taken off the supply.”</u></p>										
MM37	Page 69	Economy (Policy EP1 Employment Land Supply)	<p>Amend Policy EP1 to read: “Land totalling 34.47 <u>32.9</u> hectares will be allocated for B-class uses as set out below, separated into the three distinct sub-markets:-</p> <table border="1" data-bbox="1077 703 1760 971"> <thead> <tr> <th>Sub-market area</th> <th>Hectares</th> </tr> </thead> <tbody> <tr> <td>Wyre Peninsula</td> <td>20.5</td> </tr> <tr> <td>A6 Corridor</td> <td>10.05</td> </tr> <tr> <td>Rural Areas</td> <td>3.92 <u>2.34</u></td> </tr> <tr> <td>Total</td> <td>34.47 <u>32.89</u></td> </tr> </tbody> </table>	Sub-market area	Hectares	Wyre Peninsula	20.5	A6 Corridor	10.05	Rural Areas	3.92 <u>2.34</u>	Total	34.47 <u>32.89</u>
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MM38	Page 70	Economy (Policy EP2 Existing Employment Areas)	<p>Amend Policy EP2, Point 4 to read: “Proposals which are not directly supported by 1, or 2 or 3 <u>1, 2 or 3</u> above will only be granted planning permission where it is clearly demonstrated that</p> <p>a) The development is of a scale that is required to secure the development of a wider site which <u>safeguards or provides</u> includes B1, B2 and B8 uses or</p>										
MM39	Page 70	Economy (Policy EP3 Existing Employment Sites)	<p>Amend Policy EP3, Point 1 to read: “1. The redevelopment for other uses of a site that is or last was in B1, B2 or B8 use outside defined employment areas will <u>only</u> not be permitted unless if it is demonstrated that (a) and (b) and (c) below are met:</p> <p>a) (i) <u>It is demonstrated that</u> the the site is not capable of a mixed use which would include an element of</p>										

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			<p>B1, B2 or B8 uses within the life of the Local Plan; or (ii) It is for a commercial use such as a car, bathroom, kitchen, conservatories, showrooms; and b) <u>(i)</u> There would not be an unacceptable reduction on the type, quality or quantity of employment land supply; <u>or</u> and (c) (i) (ii) If currently in <u>The current B1,B2 or B8 use the current use is incompatible with surrounding uses and causes an unacceptable level of disturbance and loss of amenity for surrounding these uses; or</u> (ii) (iii) <u>(iii)</u> The community or regeneration benefits of the development outweigh the potential loss of an employment site.”</p>
MM40	Page 72	Economy (8.5 Main Town Centre Uses and Policy EP5 Main Town Centre Uses)	<p>Amend para 8.5.1 to read: “.....in line with national planning policy. <u>The policy takes account of the 2012 Supreme Court case Tesco Stores v Dundee City Council which indicates ‘availability’ of a site for the purposes of the sequential test should not be interpreted rigidly but be given a flexible interpretation.</u>”</p> <p>Add new para after 8.5.1 to read: <u>“8.5.2 The retail evidence shows that Fleetwood Town Centre is weak and vulnerable. Regular monitoring of vacancies shows a trend of increasing vacant units in the centre. In view of the state of Fleetwood Town Centre and to minimise risk of possible further deterioration the policy requires that impact from out of centre development should not have an unacceptable impact on the vitality and viability of the centre. Such ‘unacceptable’ impact may be less than ‘significant adverse’ impact as set out in the NPPF.”</u></p> <p>Amend Policy EP5, Point 3, bullet b) to read: “.....preferable site is available <u>which includes being or likely to be available within a reasonable timescale.....”</u></p> <p>Amend Policy EP5, Point 6 to read: “.....it is demonstrated that <u>in relation to Fleetwood there will be no unacceptable impact and in relation to</u></p>

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			<u>other centres that there is no significant adverse impact on the vitality and viability.....”</u>
MM41	Page 73	Economy (Policy EP6 Development in defined primary and secondary frontages)	Delete Policy EP6, Point 1, bullet e): “The proposed use would typically be opened to the public for the majority of the traditional town centre trading day (i.e. 9:00 – 17:00 hrs)” Delete Policy EP6, Point 2, bullet d): “The proposed use would typically have operational hours that include at least part of the traditional town centre trading day (i.e. 9:00 – 17:00 hrs)”
MM42	Page 74	Economy (Policy EP7 Local convenience stores)	Amend Policy EP7, bullet a) to read: “The proposal caters for local needs only and individual units do not exceed a maximum of 400 <u>280</u> sq. m <u>net sale area gross internal floor space;</u> ”
MM43	Pages 74 - 75	Economy (8.9 and Policy EP9 Holiday Accommodation)	Amend title at 8.9 and Policy EP9 to read: “Extensions to Holiday Accommodation”
MM44	Pages 74 - 75	Economy (8.9 E Holiday Accommodation and Policy EP9 Holiday Accommodation)	Amend para 8.9.1 to read: “Tourism is an important element of the local economy in Wyre and <u>h</u> holiday accommodation is an important element of the tourism industry. However often new holiday accommodation within designated countryside areas becomes unviable creating pressures for conversions into residential uses at locations where residential development would not be acceptable. Policy EP9 restricts new holiday accommodation to extensions to existing sites. Amend Policy EP9 to read: “1. The extension of an existing h <u>Holiday accommodation sites including new short stay touring caravan and camping sites,</u> will be permitted where it <u>they</u> meets the requirements of the Core Development Management Policies and provided it <u>they</u> satisfy ies all of the following criteria:

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			<p>a) The totality of development, including on site services, is of appropriate scale and appearance to the local landscape; and</p> <p>b) Any new building and supporting infrastructure is necessary;</p> <p>c) <u>New tourism accommodation sites incorporating new built accommodation will need to be supported by a sound business plan demonstrating long term viability; and</u></p> <p>d) <u>Proposals for extensions to sites which include new built accommodation outside settlement boundaries will need to be supported by a viability assessment of the existing and proposed business.</u></p> <p>4. Proposals for new short stay touring caravan and camping sites or the extension of an existing site will be supported.</p>
MM45	Page 75	Economy (Policy EP10 Equestrian Development)	<p>Amend Policy EP10, Point 1 to read: “.....outside settlement boundaries will only be permitted if it is demonstrated.....”</p> <p>Amend Policy EP10, Point 2, bullet a) to read: “<u>Proposals for commercial development in the case of private stables will the need for the to be supported by a sound business plan demonstrating long term viability. development is demonstrated</u>”</p>
MM46	Page 75 - 76	Economy (8.11 and Policy EP11 Protection of community facilities in Rural Areas)	<p>Amend title 8.11 and Policy EP11 to read: “Protection of community facilities in Rural Areas”</p> <p>Amend para 8.11.1 to read: “Facilities such as small shops, public houses and community halls are an important part of <u>community life in rural areas</u>. They provide for everyday needs, but also serve a social function and act as a focus for communities. They contribute to sustainable living, ensuring that residents do not need to travel into <u>larger centres</u> the main towns so as frequently. However such facilities can often be under threat due to changes in lifestyles and economic pressures on businesses. Given their importance to the vitality of <u>local communities</u> the rural area it is important to protect such facilities wherever possible.”</p>

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			<p>Amend Policy EP11 to read: “In rural areas outside the main urban areas and key service centres, t <u>The conversion of or redevelopment of a property currently in a use considered important to the sustainability of the community will be permitted only if it is demonstrated that the existing use is financially unviable and has been appropriately marketed in accordance with policy SP7-SP6 (Viability).”</u></p>
Site Allocations			
MM47	Page 80	Site Allocations	<p>Amend para 9.1.2 to read: “.....planning permission and development completed since 2011. In view of the fact that due to highway constraints dwelling numbers are maximum, specific allocations will be updated before submission to take account of commitments as at 30 September 2017.”</p> <p>Amend para 9.1.6 to read: “.....Part Two of the Masterplan for the allocation before planning permission is granted. The Council will <u>prepare and publish guidance on the preparation of masterplans which should emphasise that the level of detail contained within a masterplan should be proportionate taking into account factors such as the scale and complexity of the development and related infrastructure and the planning status of the site or parts of it. Masterplans would be commensurate with an appropriate level of information needed to support an outline planning application on a site of 50 dwellings or more.”</u></p>
MM48	Page 80	Site Allocations (9.2 Residential Developments)	<p>Amend para. 9.2.1 to read: “.....deliverable land is available for 8,224 9,215 dwellings to meet 86 96% of the identified objectively assessed housing need for the period 2011-2031. The Local Plan makes allocations for 5,397 5,232 dwellings of which 5,049 5,192 are expected to be delivered within the plan period to 2031. The delivery of housing will be regularly monitored. and the Local Plan will be reviewed if monitoring information shows that this is necessary.”</p>

MM49	Page 81	Site Allocations (9.2 Residential	Amend table (SA1 – Residential) after para 9.2.3 – See Appendix C
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		Developments)	
MM50	Page 82	Site Allocations (SA1/1 West of Broadway, Fleetwood)	<p>Amend Key Development Consideration 1 to read: “.....lifetime of the development. An FRA must be carried out and <u>The results of the FRA must be used to take a sequential approach to site layout. Finished floor levels must be above the undefended <u>appropriate design</u> flood level plus an allowance for climate change for the life of the development. Where finished floor levels cannot be set above the 1 in 200 year plus climate change flood this level, the developer.....”</u></p> <p>Amend Key Development Consideration 3 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>New Key Development Consideration to read: <u>“3. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required”</u></p>
MM51	Pages 83 - 84	Site Allocations (SA1/2 Lambs Road/Raikes Road, Thornton)	<p>Amended plan</p> <p>Amend Site Area to read: “20.95 <u>19.67</u> Hectares”</p> <p>Amend Site Capacity to read: “437 <u>400</u> dwellings”</p> <p>Amend Site Description to read: “.....including farm buildings separated into two parcels by Raikes Road and broadly situated between the eastern boundary.....”</p> <p>Amend Key Development Consideration 2 to read:</p>

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			<p>“.....Road to Raikes Road unless demonstrated that satisfactory access could be obtained from the existing road network. Other off site highway works.....”</p> <p>Amend Key Development Consideration 3 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 6 to read: “The development should make land available for a new primary school <u>if required by the Local Planning Authority in consultation with the Local Education Authority</u> which will form part of the financial contributions towards education. <u>If land is not needed, a contribution should be made towards the expansion of the existing school(s).</u>”</p> <p>Amend Key Development Consideration 7 to read: “.....convenience store of <u>280 sq.m net sale area</u> not more than 400sq.m. gross.”</p> <p>Amend Key Development Consideration 8 to read: “The vast majority of the site lies within Flood Zone 1 with v <u>Very small parts of the site on the northern periphery falling within Flood Zone 3 where h housing will not be acceptable permitted. within Flood Zone 3.</u>”</p> <p>Amend Key Development Consideration 9 to read: “.....Wyre at Ramper Pot <u>via Underbank Road</u>. Contributions towards.....”</p> <p>Delete Key Development Consideration 11: “A number of Public Rights of Way and a Bridleway lie on the southern and eastern boundaries of the site east of Raikes Road.”</p>

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			<p>New Key Development Consideration to read: <u>“11. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required”</u></p>
MM52	Pages 85 - 86	Site Allocations (SA1/3 Land between Fleetwood Road North and Pheasant Wood, Thornton)	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 4 to read: “The majority of the site lies in Flood Zone 1; however p Parts of the western and southern boundaries lie within Flood Zones 2 and 3 <u>where</u>. No development housing will not be permitted, within Flood Zone 2 or 3.”</p> <p>New Key Development Consideration to read: <u>“9. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required”</u></p>
MM53	Page 87	Site Allocations (SA1/4 Bourne Poacher, Thornton)	De-allocate site as under construction at 31 March 2018.
MM54	Pages 88 - 89	Site Allocations (SA1/5 South East Poulton, Poulton-le-Fylde)	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 5 to read: “.....Wyre via Oldfield Carr Lane watercourse, <u>and</u> Main Drain <u>where possible</u> and Skippool Creek. Improvements to Oldfield Carr Lane.....”</p> <p>Amend Key Development Consideration 8 to read: “Contribution will be required towards <u>The development should contribute to the delivery of the Poulton-le-</u></p>

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			<p>Fylde Highway Mitigation Strategy and any future updates of the Strategy in <u>(see Appendix C).</u></p> <p>New Key Development Consideration to read: <u>“9. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required”.</u></p> <p>Amend Key Development Consideration 11 to read: <u>“Land should be safeguarded for</u> Consideration should be given to <u>the provision of a foot bridge from the site over the railway along the eastern edge of the site. Into the adjacent Poulton Industrial Estate.”</u></p>
MM55	Pages 90 - 91	Site Allocations (SA1/6 Land at Garstang Road, Poulton-le-Fylde)	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 4 to read: “.....Moorland Road/Breck Road, and Moorland Road/Little Poulton Lane. <u>Other contributions may be required towards the delivery of the Poulton-le-Fylde Highway Mitigation Strategy in Appendix C including any future updates of the Strategy.</u>”</p> <p>Amend Key Development Consideration 7 to read: “.....bank of the watercourse. <u>An open space buffer should be provided to protect the watercourse from detrimental impacts.</u>”</p> <p>New Key Development Consideration to read: <u>“9. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required”.</u></p>
MM56	Page 92	Site Allocations	De-allocate site as under construction at 31 March 2018.

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		(SA1/7 Land off Moorland Road, Poulton-le-Fylde)	
MM57	Pages 94-95	Site Allocations (SA1/8 – Land South of Blackpool Road, Poulton-le-Fylde)	<p>Amend Site Capacity to read: “154 300 dwellings”</p> <p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and where possible outside the site, including linkages to existing development to the north and west and to the town centre to the east.”</p> <p>Amend Key Development Consideration 6 to read: “.....should drain to River Wyre via Skippool Creek via and Horsebridge Dyke. A financial contribution.....”</p> <p>Amend Key Development Consideration 9 to read: “The development should € contribute to the delivery of the Poulton-le-Fylde Highway Mitigation Strategy and any future updates of the Strategy including the provision of a town centre car park on the site, (See Appendix C).”</p> <p>New Key Development Consideration to read: “10. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required”.</p>
MM58	Pages 96 - 97	Site Allocations (SA1/9 South Stalmine, Stalmine)	<p>Amended plan</p> <p>Amend Site Area to read: “8.10 9.07 Hectares”</p>

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			<p>Amend Site Capacity to read: “162 180 dwellings”</p> <p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 4 to read: “.....via Wardleys Pool <u>and Grange Pool</u> watercourse, mimicking natural.....”</p> <p>New Key Development Consideration to read: <u>“6. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required”</u></p> <p>Amend Key Development Consideration 7 to read: “The Development should make land available for a new primary school <u>if required by the Local Planning Authority in consultation with the Local Education Authority</u> or extension to the existing primary school including car parking provision, if required; <u>which this will form part of the financial contribution towards education. If land is not needed, a contribution should be made towards the expansion of the existing school(s).”</u></p> <p>Amend and re-order Key Development Considerations 6 and 8 to read: “8. The following should be taken into account in preparing the masterplan and planning application: a) The woodland in the north eastern section of the site is covered by a tree preservation order. b) The site contains electricity and telephone overhead infrastructure including powerlines and pylons. <u>Statutory safety clearances between overhead lines, the ground, and built structures should not be infringed.”</u></p>
MM59	Page 99	Site Allocations	Amended plan

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
		(SA1/10 North of Garstang Road, Pilling)	<p>Amend Site Area to read: “1.69 1.63 hectares”</p> <p>Amend Key Development Consideration 8 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>New Key Development Consideration to read: <u>“7. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required”</u></p>
MM60	Pages 100 - 101	Site Allocations (SA1/11 North of Norcross Lane, Norcross)	<p>Amended plan</p> <p>Amend Site Area to read: “12.88 <u>13.58</u> Hectares”</p> <p>Amend Site Capacity to read: “338 <u>300</u> dwellings”</p> <p>Amend Site Delivery to read: “The site is expected to <u>be fully delivered</u> contribute 295 dwellings to the housing land supply within the plan period.....”</p> <p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 3 to read:</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>“.....Housing will not be acceptable <u>permitted</u> within Flood Zones 2 and 3.”</p> <p>Amend Key Development Consideration 4 to read: “Residual surface water should drain into the river Wyre via Royles Brook at White Carr Lane <u>and Hillylaid Pool</u>. Drainage into Royles Brook should be via SUDs <u>SuDs</u> system on adjoining Green Belt land.”</p> <p>New Key Development Consideration to read: <u>“5. Royles Brook is a designated Main River. The prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the watercourse. An open space buffer should be provided to protect the watercourse from detrimental impacts.”</u></p> <p>Delete Key Development Consideration 6: “A new access onto Norcross Lane will be required.”</p> <p>New Key Development Consideration to read: <u>“8. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required”</u></p>
MM61	Pages 102 - 103	Site Allocations (SA1/12 Land at Arthurs Lane, Hambleton)	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 4 to read: “.....the river Wyre via Wardleys Pool <u>and Kiln Lane</u>. Improvements to water courses.....”</p> <p>New Key Development Consideration to read: <u>“7. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance</u></p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<u>will be required</u> "
MM62	Pages 104 - 105	Site Allocations (SA1/13 – Inskip Extension)	<p>Amended plan</p> <p>Amend Site Area to read: "17.79 <u>6.05</u> Hectares"</p> <p>Amend Site Capacity to read: "255 <u>85</u> dwellings"</p> <p>Amend Key Development Consideration 1 to read: "The three parcels should be considered as a single site to be brought forward in line with a masterplan to be produced covering the whole allocation. The masterplan must be agreed by the local planning authority prior to the granting of planning permission for any part of the site. The land directly east of the existing school should only be used for the creation of a village green, whilst the land immediately to the west of the school should only be used for an extension to the primary school. The development should incorporate an appropriate and dedicated access to the farm to the south and south-east of the School."</p> <p>Amend Key Development Consideration 2 to read: ".....pedestrian and cycle connectivity within and <u>where possible</u> outside the site."</p> <p>Delete Key Development Consideration 6: "A project level Habitat Regulation Assessment (HRA) may be required."</p> <p>Amend Key Development Consideration 8 to read: "Subject to viability the development of the site should include a small convenience store of not more than 400sq. m. 500sq.m. gross and enhanced community facilities as necessary."</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			Amend Key Development Considerations 10 and 11 and new 12 to read: <u>“9. The following should be taken into account in preparing a planning application:</u> a) <u>That P</u> parts of the site are designated as a Mineral Safeguarding Area. b) <u>That</u> Although the site does not contain known heritage assets it may contain archaeological findings.
MM63	Page 106	Site Allocations (Site SA1/14 – North of New Holly Hotel and Bodkin Cottage, Hollins Lane)	Amend Key Development Consideration 2 to read: <u>“The development should be supported by a drainage strategy for the whole allocation to meet the needs of the development. Residual surface water should drain south to Laburnum nurseries and into Morecambe Bay via the River Cocker. the canal. A new drain under.....”</u> Amend Key Development Consideration 4 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”
MM64	Page 107	Site Allocations (Site SA1/15 – Land East of Hollins Lane, Hollins Lane)	Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.” Amend Key Development Consideration 4 to read: “The site lies within Flood Zone 1. The development should be supported by a drainage strategy for the whole allocation to meet the needs of the development. Residual surface water should drain to towards Laburnum nurseries and into Morecambe Bay via the River Cocker. the canal.”
MM65	Page 109	Site Allocations (SA1/16 – West of Cockerham Road, Garstang)	Amended plan Amend Site Area to read: “5.81 <u>14.52</u> Hectares” Amend Site Capacity to read: “100 <u>260</u> dwellings”

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 8 to read: “<u>8. The development should make land available for a new primary school which will form part of the financial contributions towards education. If the Local Planning Authority is satisfied that land is not needed as a result of approved school expansions to provide sufficient additional places at local primary schools to address the impact of the developments in Garstang and surrounding area, a contribution should be made towards the expansion of existing schools.</u>”</p> <p>Amend Key Development Consideration 9 to read: “<u>8. A financial contribution towards the Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy, and any future updates of the Strategy, will be required.</u>”</p> <p>Amend Key Development Consideration 6 and new: “<u>9. The following should be taken into account in preparing the masterplan and planning application:</u> <u>a) Appropriate regard should be had to the presence of Telecoms infrastructure and overhead electricity infrastructure adjacent and in proximity to the site.</u> <u>b) The site is within Source Protection Zone 3 of abstraction boreholes.</u>”</p>
MM66	Page 111	Site Allocations (SA1/17 – Land South of Prospect Farm, West of the A6, Garstang)	<p>Amend Site Capacity to read: “53 70 dwellings. Owing to restrictions on highway capacity the dwelling capacity of the site is restricted to a maximum of 53 dwellings, unless otherwise agreed with the local planning authority.”</p> <p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>Amend Key Development Consideration 8 to read: “A financial contribution towards the Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy,</u> will be required.”</p>
M67	Page 113	Site Allocations (SA1/18 – South of Kepple Lane, Garstang)	<p>Amend Housing Capacity to read: “105 <u>125</u> dwellings”</p> <p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 9 to read: “.....Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy,</u> will be required.”</p>
MM68	Page 115	Site Allocations (SA1/19 – Bowgreave House Farm, Bowgreave)	<p>Amend Site Capacity to read: “29 <u>27</u> dwellings”</p> <p>Amend Key Development Consideration 1 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 2 to read: “.....should provide an ‘organic’ extension to the town <u>village.</u>”</p> <p>Amend Key Development Consideration 5 to read: “A financial contribution is required towards Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy <u>and any future updates of the Strategy,</u> will be required.”</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
MM69	Page 117	Site Allocations (SA1/20 – Garstang Road, Bowgreave)	Amend Key Development Consideration 1 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.” Amend Key Development Consideration 8 to read: “.....Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy</u> , will be required.”
MM70	Pages 119 - 120	Site Allocations (SA1/21 – Land South of Calder House Lane, Bowgreave)	Amend Site Capacity to read: “ 49 <u>45</u> dwellings” Amend Key Development Consideration 1 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.” Amend Key Development Consideration 5 to read: “.....8 metres of the top of the bank of the watercourse. <u>An open space buffer should be provided to protect the watercourse from detrimental impacts.</u> ” Amend Key Development Consideration 9 to read: “.....Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy</u> , will be required.”
MM71	Page 121	Site Allocations (SA1/22 – Garstang Country Hotel and Golf Club, Garstang Road, Bowgreave)	Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.” Amend Key Development Consideration 7 to read: “.....Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy</u> , will be required.”
MM72	Page 123	Site Allocations (SA1/23 – Daniel House Farm,	Amend Site Capacity to read: “ 122 <u>117</u> dwellings”

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
		Daniel Fold Lane, Catterall)	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 4 to read: “The site lies primarily in Flood Zone 1 apart from a A small parcel in the north-west corner which lies in Flood Zone 2. Housing will not be acceptable <u>permitted</u> within Flood Zone 2.”</p> <p>Amend Key Development Consideration 7 to read: “.....Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy</u>, will be required.”</p>
MM73	Page 125	Site Allocations (SA1/24 – Daniel Fold Farm Phase 2, Daniel Fold Lane, Catterall)	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 11 to read: “.....Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy</u>, will be required.”</p>
MM74	Pages 127 – 128	Site Allocations (SA1/25 – Land off Garstang Road, Barton)	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 10 to read: “.....Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy</u>, will be required.”</p> <p>Amend Key Development Consideration 11 to read: “.....small convenience store of <u>280 sq.m net sale area</u> not more than 400sq.m gross.”</p>
MM75	Page 129	Site Allocations (SA1/26 – Land Rear of Shepherds Farm, Barton)	<p>Amend Key Development Consideration 1 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 7 to read: “.....Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy</u>, will be required.”</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).																		
MM76	Page 131	Site Allocations (SA1/27 – Land Rear of 867 Garstang Road, Barton)	Amend Key Development Consideration 1 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.” Amend Key Development Consideration 8 to read: “.....Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy</u> , will be required.”																		
MM77	Page 133	Site Allocations (SA2 Employment Development)	Amend table to read: <table border="1" data-bbox="712 667 1928 938"> <thead> <tr> <th>Site Ref</th> <th>Site</th> <th>Hectares</th> </tr> </thead> <tbody> <tr> <td>SA2/1</td> <td>Carrfield Works, Preesall Hill</td> <td>0.34</td> </tr> <tr> <td>SA2/2</td> <td>Valiants Farm, Out Rawcliffe</td> <td>4.58</td> </tr> <tr> <td>SA2/3</td> <td>Riverside Industrial Park Extension, Catterall</td> <td>3.42</td> </tr> <tr> <td>SA2/4</td> <td>South of Goose Lane, Catterall</td> <td>1.00</td> </tr> <tr> <td>Total</td> <td></td> <td>6.34 4.76</td> </tr> </tbody> </table>	Site Ref	Site	Hectares	SA2/1	Carrfield Works, Preesall Hill	0.34	SA2/2	Valiants Farm, Out Rawcliffe	4.58	SA2/3	Riverside Industrial Park Extension, Catterall	3.42	SA2/4	South of Goose Lane, Catterall	1.00	Total		6.34 4.76
Site Ref	Site	Hectares																			
SA2/1	Carrfield Works, Preesall Hill	0.34																			
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SA2/3	Riverside Industrial Park Extension, Catterall	3.42																			
SA2/4	South of Goose Lane, Catterall	1.00																			
Total		6.34 4.76																			
MM78	Page 135	Site Allocations (Site SA2/2 – Valiants Farm, Out Rawcliffe)	Site de-allocated as site is complete at 31 March 2018.																		
MM79	Page 139	Site Allocations (SA3 – Mixed Use Development)	Amend figures in the table to read: <table border="1" data-bbox="712 1177 1760 1380"> <thead> <tr> <th>Site Ref</th> <th>Site</th> <th>Number of dwellings delivered by 2031</th> <th>Total Site Capacity (dwellings)</th> <th>Employment Land Hectares</th> </tr> </thead> <tbody> <tr> <td>SA3/1</td> <td>Fleetwood Docks and Marina, Fleetwood</td> <td>120</td> <td>120</td> <td>7.5</td> </tr> </tbody> </table>	Site Ref	Site	Number of dwellings delivered by 2031	Total Site Capacity (dwellings)	Employment Land Hectares	SA3/1	Fleetwood Docks and Marina, Fleetwood	120	120	7.5								
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SA3/1	Fleetwood Docks and Marina, Fleetwood	120	120	7.5																	

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			SA3/2	Joe Lane (Land Bounded by Garstang Road, A6 and Joe Lane)	242	242	0.95	
			SA3/3	Land West of Great Eccleston	450 <u>568</u>	590 <u>568</u>	1.0	
			SA3/4	Forton extension, Forton	380 <u>310</u>	468 <u>310</u>	1.0	
			SA3/5	Land West of the A6 (Nateby Crossing), Garstang	270	270	4.68	
			Total		1462 <u>1,510</u>	1690 <u>1,510</u>	15.13	
MM80	Pages 140 - 141	Site Allocations (SA3/1 Fleetwood Dock and Marina)	<p>Amended Proposed Uses to read: “Housing, <u>non-retail</u> commercial, <u>leisure and tourism</u> and <u>eEmployment</u>”.</p> <p>Amend Key Development Consideration 3 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 4 to read: “.....for the lifetime of the development. An FRA must be carried out and <u>The results of the FRA must be used to take a sequential approach to site layout. Finished floor levels must be above the undefended <u>appropriate design</u> flood level plus an allowance for climate change for the life of the development. Where finished floor levels cannot be set above the 1 in 200 year plus climate change flood <u>this</u> level, the developer must.....”</u></p>					
MM81	Page 142	Site Allocations (SA3/2 – Joe Lane, Catterall)	<p>Amend Key Development Consideration 3 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 9 to read: “.....Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy</u>, will be required.”</p>					
MM82	Pages 144 - 145	Site Allocations (SA3/3 Land West of Great Eccleston, Great	<p>Change Housing Capacity to read: “590 <u>568</u>”</p> <p>Amend Key Development Consideration 3 to read:</p>					

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
		Eccleston)	<p>“.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>New Key Development Consideration to read: <u>“7. The site is located within 3.5km of Morecambe Bay European protected nature conservation site and home owner packs for future home owners highlighting the sensitivity of Morecambe Bay to recreational disturbance will be required”</u></p>
MM83	Pages 146 - 147	Site Allocations (SA3/4 – Forton Extension, Forton)	<p>Amended plan</p> <p>Amend Site Area to read: “29.63 <u>19.50</u> Hectares”</p> <p>Amend Housing Capacity to read: “468 <u>310</u> dwellings”</p> <p>Amend Site Delivery to read: “The site is expected to contribute 380 dwellings to the housing land supply <u>to be fully delivered</u> within the plan period.”</p> <p>Amend Site Description to read: “The site consists of several parcels of land of varying topography that lie both west and east of the A6 and are mostly in agricultural use. The north and south eastern parcels are intersected by School Lane, whereas the south east and south west parcel are intersected by Winder Lane. <u>to the east and south of the village that</u> The allocation includes.....”</p> <p>Amend Key Development Consideration 1 to read: “.....by the local planning authority prior to the granting of planning permission for any part of the site. <u>The masterplan should ensure unfettered access between the various parcels and prevent the formation of</u></p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p><u>'ransom strips'.</u></p> <p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 3 to read: “.....nature and quality of boundary treatments. <u>A landscape buffer along the A6 will be required.</u>”</p> <p>Amend Key Development Consideration 4 to read: “The land falls within Flood Zone 1. The development should be supported by a drainage strategy for the whole allocation to meet the needs of the development. Residual surface water should drain to Morecambe Bay via the River Cocker. the canal via existing water courses.” <u>“The development should be supported by a drainage strategy for the whole allocation to meet the needs of the development. Residual surface water should drain to Morecambe Bay via the River Cocker.</u>”</p> <p>Insert new Key Development Consideration to read: <u>“The 1 hectare of employment land should be located to the east of Jesmond Dene (existing employment).”</u></p> <p>Amend Key Development Consideration 6 to read: “.....local convenience store of not more than 400 <u>500</u> sq m. gross floor area.....”</p> <p>Amend Key Development Consideration 11 to read: “.....individual development proposals. For the avoidance of doubt, no built development should take place within the Inner Consultation Zone.”</p>
MM84	Pages 148 - 149	Site Allocations (SA3/5 – Land West of the A6, Garstang)	<p>Amend Key Development Consideration 2 to read: “.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 4 to read: “.....small convenience store of <u>280 sq m net sales area</u> not more than 400sq.m gross.”</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>Amend Key Development Consideration 7 to read: “A financial contribution is required towards Primary Sustainable Transport which includes the improvement of specified junctions in the area and contributions to the A6 Barton to Garstang Sustainable Transport Strategy, <u>and any future updates of the Strategy</u>, will be required.”</p> <p>Amend Key Development Consideration 8 to read: “....greenfield nature of the site and features such as hedgerows, trees, ponds and field drains. Mitigation measures for any adverse impact on the ecological value of the site or the BHS including habitat loss should be met in the local area. <u>An appropriate landscape buffer will be required along the canal.</u>”</p>
MM85	Page 151	Site Allocations (SA4 – Hillhouse Technology Enterprise Zone, Thornton)	<p>Amend Key Development Consideration 1 to read: “....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 3 to read: “The site is located in Flood Zone 2 and 3, but is protected by flood defences along the estuary. Mitigation measures are required to ensure that the site is safe for the lifetime of the development. An FRA must be carried out and t <u>The results of the FRA must be</u> used to take a sequential approach to site layout. The FRA must also consider the risk results from a breach at the tidal river embankment adjacent to the lagoon areas. Development must contribute to improvements of this embankment in accordance with EA’s Wyre Urban Core Strategy (2013). Finished floor levels must be above the undefended <u>appropriate design</u> flood level plus an allowance for climate change for the life of the development. Where finished floor levels cannot be set above the 1 in 200 year plus climate change flood <u>this</u> level, the developer must states in their FRA why it is not possible and identify and implement flood proofing/resilience measures that will protect occupants and their property up to that floor level.”</p> <p>New Key Development Consideration to read: <u>“5. Springfield and Royles Brook are both designated Main Rivers. The prior written consent of the</u></p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p><u>Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the watercourse and 16 metres of the estuary flood defences. An open space buffer should be provided to protect the watercourse from detrimental impacts.”</u></p> <p>Amend Key Development Consideration 5 to read: “.....potential for ground <u>and water</u> contamination.”</p>
MM86	Page 153	Site Allocations (SA5 - Port of Fleetwood, Fleetwood)	<p>Amend Key Development Consideration 2 to read: “.....required to ensure that the site is safe for the lifetime of the development. An FRA must be carried out and <u>‡ The results of the FRA must be</u> used to take a sequential approach to site layout. Finished floor levels must be above the undefended <u>appropriate design</u> flood level plus an allowance for climate change for the life of the development. Where finished floor levels cannot be set above the 1 in 200 year plus climate change flood <u>this</u> level, the developer must states.....”</p> <p>New Key Development Consideration to read: <u>“2. The River Wyre and Copse Brook are designated Main Rivers. The prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the edge of the Copse Brook Culvert and 16 metres from the top of the bank/quay wall or landward top of the Environment Agency flood defences of the tidal River Wyre. An open space buffer should be provided to protect the watercourse from detrimental impacts.”</u></p>
MM87	Page 154	Site Allocations (SA6 – Land at Conway, West of the A6, Garstang)	<p>New Key Development Consideration to read: <u>“1. The development should be supported by a landscape and green infrastructure framework incorporating structured tree planting, on-site open space, formal and informal play and pedestrian and cycle connectivity within and outside the site.”</u></p>
MM88	Pages 155 - 156	Site Allocations (SA7 – Brockholes Industrial Estate Extension,	<p>Amend Site Area to read: “32.49 <u>32.51</u> Hectares”</p> <p>Amend Key Development Consideration 3 to read:</p>

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		Catterall)	<p>“.....pedestrian and cycle connectivity within and <u>where possible</u> outside the site.”</p> <p>Amend Key Development Consideration 12 to read: “Residual surface water should drain direct to the canal and or river Calder.”</p>
Monitoring the Local Plan			
MM89	Page 158	Monitoring the Local Plan	<p>Three new sections added to read:</p> <p><u>“10.2 Infrastructure Delivery Plan</u></p> <p><u>10.2.1 A key part of implementing the Local Plan is ensuring that infrastructure is delivered alongside new development. An Infrastructure Delivery Plan (IDP) has been prepared collaboratively with infrastructure providers and has been published alongside the Local Plan which sets out what infrastructure is required and how it can be delivered. The IDP cannot be ‘set in stone’ at the outset and will be reviewed and updated as necessary to monitor the delivery of infrastructure. The Council will continue to work with service and infrastructure providers with the aim of ensuring the delivery of adequate infrastructure and services, to support development and achieve sustainable developments. As noted above the adequacy of infrastructure provision throughout the Plan Area will be the subject of regular monitoring and updating of the Infrastructure Delivery Plan.</u></p> <p><u>10.3 Housing Implementation Strategy, (HIS)</u></p> <p><u>10.3.1 The National Planning Policy Framework requires local planning authorities to set out a housing implementation strategy which demonstrates how a five-year supply of housing land is to be maintained in order to meet the required housing target.</u></p> <p>10.3.2 The Council has prepared a HIS based on the Housing Background Paper⁵⁹ which will be updated</p>

		<u>annually at the end of the financial year. The HIS monitors housing land supply and delivery against the Local Plan housing requirement of 460 dwellings per annum. The HIS incorporates the housing trajectory and the 5</u>
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Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p><u>year housing land supply position.</u></p> <p><u>10.4 Local Plan Review</u></p> <p><u>10.4.1 The Local Plan makes provision for 96 % of the identified housing objectively assessed need, (OAN). The main reason is the capacity of the local and strategic highway network to support development. Although the Local Plan and supporting IDP identifies a number of highway measures to support development, these can only support up to 96% of the identified housing OAN.</u></p> <p><u>10.4.2 The Council is committed to undertaking an early partial review of the Local Plan as soon as possible after adoption to address the shortfall against the identified housing OAN, in accordance with Policy LPR1 below. This Local Plan includes sufficient land to meet identified needs in the first five years post adoption.</u></p> <p><u>10.4.3 The Council will consider and if appropriate widen the scope of the partial review of the Local Plan if there is evidence from the annual monitoring of PMIs that any targets are not being met.</u></p> <p><u>10.4.4 In determining the scope of the partial review the Council will also consider the level of inconsistency between Local Plan policies and the revised NPPF published in July 2018. The partial review will seek to address any inconsistencies with the revised NPPF.</u></p> <p><u>10.4.5 The Council will revise the LDS to reflect Policy LPR1 below. Progress with regards to the timetable in the LDS will be monitored annually through the AMR</u></p> <p>New footnote 59 to read: <u>“The Housing Background Paper was prepared to support the Local Plan and was submitted alongside the Local Plan.”</u></p>
MM90			<p>New Policy in section 10 to read: <u>“LPR1 –Wyre Local Plan Review</u></p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>The Local Planning Authority will bring forward a partial review of the plan with the objective of meeting the <u>Full Objectively Assessed Housing Needs</u>. This will commence before the end of 2019 with submission of the <u>review for examination by early 2022</u>. Specific matters to be addressed by the review include the following:</p> <ol style="list-style-type: none"> <u>1. An update of Objectively Assessed Housing Needs.</u> <u>2. A review of transport and highway issues taking into account:</u> <ol style="list-style-type: none"> <u>(i) housing commitments and updated housing needs;</u> <u>(ii) implemented and committed highway schemes;</u> <u>(iii) the scope for sustainably located sites where the use of sustainable transport modes can be maximised;</u> <u>and,</u> <ol style="list-style-type: none"> <u>(iv) the additional transport and highways infrastructure that will be needed to meet in full the updated Objectively Assessed Housing Needs.</u> <u>3. Allocation of sites to meet the Full Objectively Assessed Housing Needs taking into account 2. above."</u>
MM91		Table 10.1	<p>Amend PMI8, Target/Outcomes to read: "<u>100% as set out in the latest HIS</u>"</p> <p>Amend PMI9, Target/Outcomes to read: "Meet local minimum target of providing 8,224 <u>9,215</u> net new homes 2011-2031 (411 <u>460</u> per annum)"</p> <p>Amend PM10, Target/Outcomes to read: "Monitor take up <u>against the housing trajectory as set out in the latest HIS</u>"</p> <p>Amend PMI11 to read: "% and number <u>amount</u> of affordable homes, by type and settlement: a) completed annually</p>

Mod Ref	Publication Page number	Part of Plan	Modified text (deleted text shown as strikethrough , additional text shown <u>underlined</u>).
			<p>b) with extant planning permission, c) <u>financial contributions</u>”</p> <p>Delete PMI12: “Number and amount of major developments providing affordable housing financial contributions:”</p> <p>Amend PMI13, Target/Outcomes to read: “Monitor take up <u>20% of 20+ dwellings”</u></p> <p>Amend PMI14 to read: “Net additional dwellings, by <u>size</u>, type and <u>tenure</u> beds: a) in current year b) with extant planning permission”</p> <p>Amend PMI36 source to read: “English Heritage’s <u>Historic England’s</u> Buildings at Risk Register”</p> <p>Amend PMI42, Target/Outcomes to read: “No Target. Monitor take up <u>provision/contributions against Local Plan Policy Standards”</u></p>
Appendix C: Poulton-le-Fylde Highway Mitigation Strategy			
MM92		Appendix C	“Background traffic levels will be regularly monitored at key locations in Wyre to evaluate the operation of the network and data collected will be used to maximise its reliability. <u>Future revised versions of the Strategy should apply when considering development proposals.</u> ”

Appendix D: A6 Corridor Highway Mitigation Strategy			
MM93		Appendix D	“The Strategy comprises of the initiatives set out below. The Strategy will be reviewed on a regular basis as an when developments come forward or changes to the highway network or environment occur. <u>Future revised versions of the Strategy should apply when considering development proposals.</u> ”

Appendix A - Amendments to table after para 4.1.18 (Mod Ref: MM3)

Strikethrough indicates a deletion and the underline text is an update/correction to the table.

	Dwelling numbers						Employment Land	
Settlement	Completed 2011- 2034 <u>2018</u>	With Planning Permission ¹⁶ ₅₉		New Housing Allocations _{17 60}	Total <u>18 61</u>		With Planning Permission <u>19 62</u>	New Land
		Small Sites	Large sites		no	%	Hectares	
Barton	4 29	2 <u>5</u>	134 <u>132</u>	26 <u>0</u>	163 <u>166</u>	1.9	0	0
Bilsborrow	15	44 <u>6</u>	0	0	26 <u>21</u>	0.3 <u>0.2</u>	0	0
Bowgreave	24	3 <u>4</u>	219 <u>225</u>	0	246 <u>253</u>	2.9	0	0
Cabus	0 <u>1</u>	44 <u>7</u>	0	0	44 <u>8</u>	0.2 <u>0.1</u>	0	0
Calder Vale	0	0	0	0	0	0	0	0
Catterall	412 <u>117</u>	42 <u>1</u>	445 <u>425</u>	0	569 <u>543</u>	6.6 <u>6.2</u>	0.95 <u>5.37</u>	4.42 <u>0</u>
Churchtown/ Kirkland	0	4 <u>0</u>	0	0	4 <u>0</u>	0.01 <u>0</u>	0	0
Cleveleys	60 <u>64</u>	7 <u>13</u>	220	118 <u>80</u>	405 <u>377</u>	4.7 <u>4.3</u>	0	0
Dolphinholme (Lower)	0	2 <u>0</u>	0	0	2 <u>0</u>	0.02 <u>0</u>	0	0
Fleetwood	411 <u>454</u>	46 <u>38</u>	93 <u>159</u>	145	695 <u>796</u>	8.1 <u>9.0</u>	4.32	3.18
Forton	27 <u>41</u>	36 <u>4</u>	43 <u>0</u>	468 <u>310</u>	544 <u>355</u>	6.3 <u>4.0</u>	0	1.00
Garstang	426 <u>168</u>	20 <u>9</u>	511 <u>529</u>	483 <u>330</u>	840 <u>1036</u>	9.8 <u>11.8</u>	2.60 <u>4.68</u>	2.08 <u>0</u>

	Dwelling numbers						Employment Land	
Settlement	Completed 2011-2031 2018	With Planning Permission ¹⁶ ₅₉		New Housing Allocations ¹⁷ ₆₀	Total ¹⁸ ₆₁		With Planning Permission ¹⁹ ₆₂	New Land
		Small Sites	Large sites		no	%	Hectares	
Great Eccleston	43 <u>14</u>	45 <u>13</u>	90 <u>205</u>	500 <u>385</u>	648 <u>617</u>	7.4 <u>7.0</u>	0	1.00
Hambleton	60 <u>94</u>	24 <u>10</u>	247 <u>184</u>	0	298 <u>288</u>	3.5 <u>3.3</u>	0	0
Hollins Lane	5 <u>10</u>	7 <u>11</u>	39 <u>96</u>	62 <u>0</u>	443 <u>117</u>	1.3	0	0
Inskip	4 <u>20</u>	7 <u>0</u>	84 <u>62</u>	200 <u>30</u>	289 <u>112</u>	3.4 <u>1.3</u>	0	0
Knott End/Preesall	48	47 <u>14</u>	116	0	484 <u>178</u>	2.4 <u>2.0</u>	0	0
Normoss	4 <u>2</u>	0	0	0	4 <u>2</u>	0.04 <u>0.02</u>	0	0
Pilling	45	49 <u>8</u>	70 <u>73</u>	0	134 <u>126</u>	1.6 <u>1.4</u>	0	0
Poulton-le-Fylde	495 <u>275</u>	45 <u>36</u>	802 <u>949</u>	390 <u>300</u>	1,432 <u>1,560</u>	16.6 <u>17.7</u>	0	0
Preesall Hill	6	5 <u>7</u>	0	0	44 <u>13</u>	0.1	0	0
Scorton	1	40 <u>3</u>	0	0	41 <u>4</u>	0.4 <u>0.04</u>	0	0
Stalmine	22 <u>23</u>	52 <u>31</u>	77	85 <u>103</u>	236 <u>234</u>	2.7	0	0
St Michaels	17	7 <u>8</u>	0	0	24 <u>25</u>	0.3	0	0
Thornton	362 <u>457</u>	36 <u>11</u>	533 <u>436</u>	675 <u>646</u>	1,606 <u>1,550</u>	18.6 <u>17.6</u>	0	13.00
Other	94 <u>116</u>	48 <u>234</u>	14 <u>71</u>	0	156 <u>421</u>	1.8 <u>4.8</u>	1.92 <u>0.34</u>	0

	Dwelling numbers						Employment Land	
Settlement	Completed 2011- 2031 2018	With Planning Permission ¹⁶ ₅₉		New Housing Allocations ¹⁷ ₆₀	Total ¹⁸ ₆₁		With Planning Permission ¹⁹ ₆₂	New Land
		Small Sites	Large sites		no	%	Hectares	
Total	1,646 2,041	443 473	3,674 3,959	2,852 2,329 ²⁰ ₆₃	8,615 8,802	100	9.79 14.71	24.68 18.18

¹⁶ ⁵⁹ Planning permissions include those subject to a s106. Some sites are allocated in the Local Plan.

¹⁷ ⁶⁰ 'New Allocations' include land that does not have planning permission.

¹⁸ ⁶¹ The '**Total**' includes development which is expected to be delivered beyond 2031. As shown in the March 2018 Housing Trajectory, only ~~8,224~~ 8,715 dwellings from the ~~8,615~~ 8,872 are expected to be delivered within the Local Plan period to 2031.

¹⁹ ⁶² Planning permissions include those subject to a s106.

²⁰ ⁶³ As shown in the Housing Trajectory, only ~~2,504~~ 2,289 dwellings from the ~~2,852~~ 2,329 are expected to be delivered within the Local Plan period to 2031.

Appendix B - Amendments to table within SP1 (Mod Ref: MM5)

Strikethrough indicates a deletion and the underline text indicates where figures have been corrected or text added.

		% of housing growth ²⁴		Employment growth ²⁵	
Updated housing figures Hierarchy	Settlement (s)	Number	%	Ha	%
		4,139 <u>4,285</u>	48 <u>48.6</u>	20.88 <u>23.6</u>	48 <u>49.6</u>
Key Service Centre	Garstang	840 <u>1,036</u>	10 <u>11.8</u>	4.68 <u>4.8</u>	11 <u>10.1</u>
Rural Service Centres	Knott End/Preesall, Great Eccleston, Hambleton, Catterall	1,666 <u>1,626</u>	19 <u>18.5</u>	11.09 <u>11.1</u>	25 <u>23.3</u>
Main Rural Settlements	Bilsborrow, Pilling, Barton, St Michaels, Bowgreave, Inskip, Stalmine, Forton, Preesall Hill, Scorton	1,684 <u>1,309</u>	19.5 <u>14.9</u>	1.7 <u>1.9</u>	4
Small Rural Settlements	Cabus, Churchtown/Kirkland, Hollins Lane, Calder Vale, Dolphinholme (Lower)	130 <u>125</u>	1.5 <u>1.4</u>	0	0
Other undefined Rural Settlements		156 <u>421</u>	2 <u>4.8</u>	5.4 <u>6.2</u>	12 <u>13</u>
Total		8,615 <u>8,802</u>	100	43.75 <u>47.7</u>	100

²⁴ Figures are round up to one decimal point

²⁵ Figures are round up to one decimal point

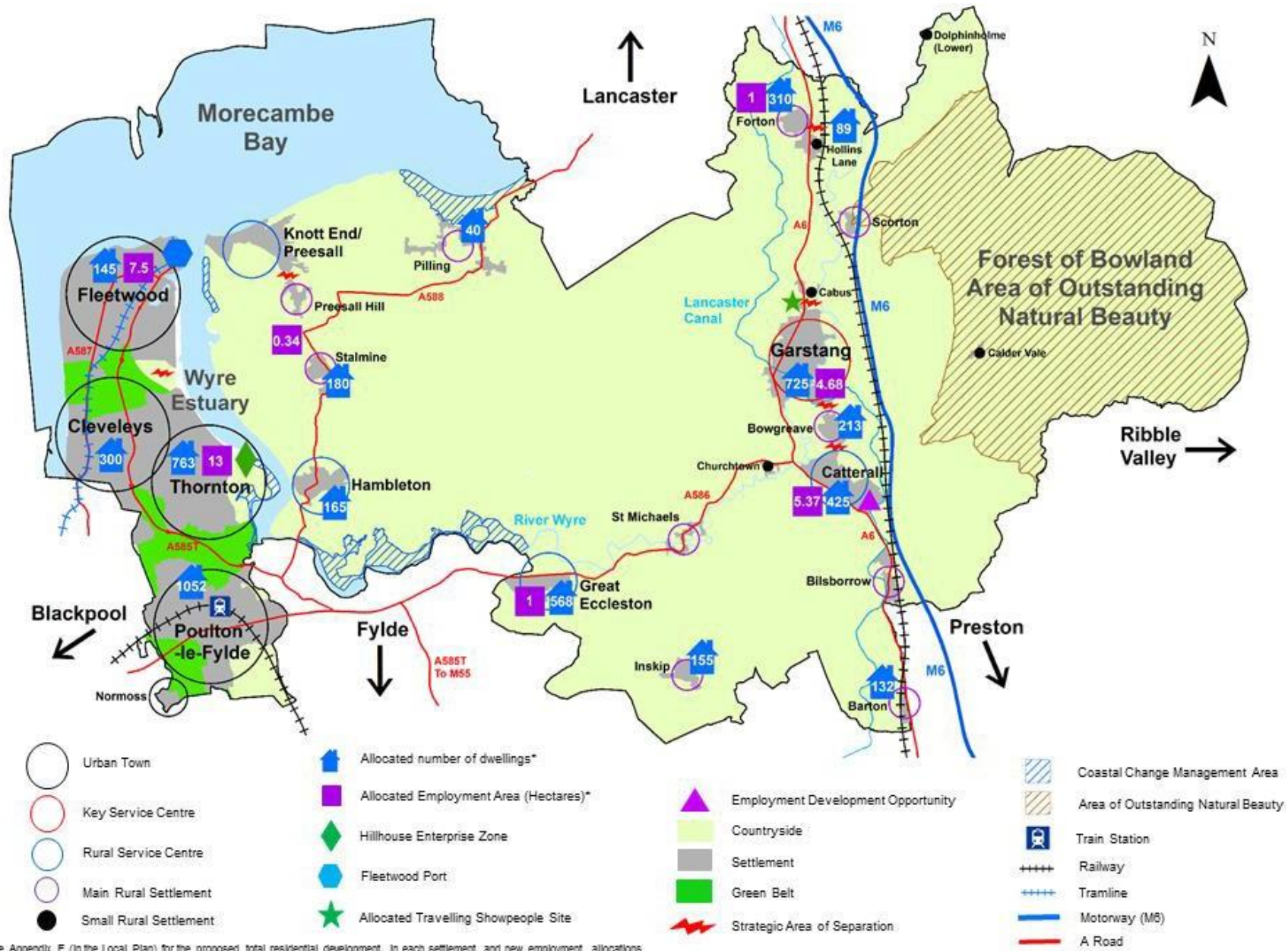
¹ Normoss is part of the Blackpool's urban area

Appendix C - Amendments to table within SA1 (Mod Ref: MM49)

Strikethrough indicates a deletion and the underline text indicates where figures have been corrected.

Site Ref	Site	Number of dwellings expected to be delivered by 2031	Total Site Capacity
SA1/1	West of Broadway, Fleetwood	25	25
SA1/2	Lambs Road/ Raikes Road, Thornton	360	437 <u>400</u>
SA1/3	Land between Fleetwood Rd North and Pheasant Wood, Thornton	153	153
SA1/4	Bourne Poacher, Thornton	42	42
SA1/5	South East Poulton, Poulton-le-Fylde	236	236
SA1/6	Land at Garstang Road, Poulton-le-Fylde	516	516
SA1/7	Land off Moorland Road (Rear of St. Johns Hall), Poulton-le-Fylde	48	48
SA1/8	Land South of Blackpool Road, Poulton-le-Fylde	154 <u>300</u>	154 <u>300</u>
SA1/9	South Stalmine, Stalmine	162 <u>180</u>	162 <u>180</u>
SA1/10	North of Garstang Road, Pilling	40	40
SA1/11	North of Norcross Lane, Norcross	295 <u>300</u>	338 <u>300</u>
SA1/12	Land at Arthurs Lane, Hambleton	165	165
SA1/13	Inskip Extension, Inskip	255 <u>85</u>	255 <u>85</u>
SA1/14	North of New Holly Hotel and Bodkin Cottage, Hollins Lane	38	38
SA1/15	Land East of Hollins Lane, Hollins Lane	51	51
SA1/16	West of Cockerham Road, Garstang	400 <u>260</u>	400 <u>260</u>
SA1/17	Land South of Prospect Farm, West of the A6, Garstang	53 <u>70</u>	53 <u>70</u>
SA1/18	South of Kepple Lane, Garstang	405 <u>125</u>	405 <u>125</u>
SA1/19	Bowgreave House Farm, Bowgreave	29 <u>27</u>	29 <u>27</u>
SA1/20	Garstang Road, Bowgreave	46	46
SA1/21	Land South of Calder House Lane, Bowgreave	49 <u>45</u>	49 <u>45</u>
SA1/22	Garstang Country Hotel and Golf Course, Bowgreave	95	95

Site Ref	Site	Number of dwellings expected to be delivered by 2031	Total Site Capacity
SA1/23	Daniel Fold Farm, Daniel Fold Lane, Catterall	422 <u>117</u>	422 <u>117</u>
SA1/24	Daniel Fold Farm Phase 2, Daniel Fold Lane, Catterall	66	66
SA1/25	Land off Garstang Road, Barton	72	72
SA1/26	Land Rear of Shepherds Farm, Barton	34	34
SA1/27	Land Rear of 867 Garstang Road, Barton	26	26
Total		3337 <u>3,432</u>	3457 <u>3,472</u>



Appendix D: Key Diagram (MM3)

