

Publication Draft Local Wyre Plan Statement of Consultation – Appendix 7d

Issues and Options 2015 Consultation – Matters Raised

Question 3 – VISION - Do you support the Vision for Wyre and feel that it reflects the key challenges and opportunities? Is there anything that should be added to, amended or deleted from the Vision in order to improve it?

ID	Agree Yes/No	Matters raised
6	Yes	No additional comments submitted
15	Yes	Recognises the need to create additional housing in the area but not at the expense of drastically changing areas and views. The Vision must ensure that adequate and safe access is assured prior to any consent being given. Clearly land available to be built on, but access is clearly an issue.
16	No	Although Wyre has identified housing need in the area, Scorton is not the best place to put their vision into practise.
19	Yes	No additional comments submitted.
20	Yes	No additional comments submitted.
23	Yes	No additional comments submitted.
24	Yes	No additional comments submitted.
27	Yes	We need to ensure our villages remain vibrant and prosper and without small developments the local schools could close.
33	No	The Vision is a pipe dream - in reality there will not be enough funding, infrastructure and local support to make it all happen.
38	Yes	No mention in the vision of the necessity to enhance our town centres to attract shoppers and encourage investment. We should encourage people to live in town centres, make them attractive to families.
51	No	<ul style="list-style-type: none"> • The "Borough will have retained its local character and distinctiveness" whilst surrounded by fracking and gas storage facilities and large housing developments? • Agriculture should be given much more prominence. • No explanation of how rural areas will become sustainable- other than dormitory areas for larger conurbations within and outside the Borough.
54	No	Thornton lacks the infrastructure to support the development of new homes – narrow and congested lanes, lack of industry and employment opportunities.
59	No	The vision is ridiculous. The plans to build so many houses will completely change the character of Wyre.
61	No	Not strong enough protecting areas of outstanding natural beauty and conservation areas. The Vision should be separate from the Strategic Objectives.
62	No	Should look at employment opportunities in Fleetwood. More schools needed in villages if they expand.

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ID	Agree Yes/No	Matters raised
63	No	Inappropriate - the character of the area would be spoilt.
64	No	Insufficient strategic thinking regarding employment, communications and infrastructure development.
67	No	1) Not enough infrastructure on FCP to support future plans. 2) The port of Fleetwood is now dormant. 3) If gas storage gets permission it will cause further silting of the estuary and further degeneration of Fleetwood. 4) Lots of shale and sand comes onshore during gales at Fleetwood.
68	Yes	No additional comments submitted.
69	No	See response to questions 1 and 2. Also, the need for change is being driven by a government desperate to solve a problem in an inappropriate way.
70	No	Limited land at Fleetwood (just the docks).
71	Yes	Issues – commuting and infrastructure.
72	Yes	In appropriate development ruins societies.
80	Yes	<ul style="list-style-type: none"> • The vision is all very positive and ambitious but query achievability. • The rural appeal of the east of the borough will be lost with building on the A6 corridor. This goes against the vision as would be a loss of the 'distinctiveness' of the area. • Open spaces and countryside contribute to both physical and mental health and should be protected.
88	Yes	In 2031 Wyre will be an attractive and successful place where people want to live, work and visit AND RETIRE
90	No	The problem of such generalised statements is that they provide no tangible means whereby it will be possible to measure whether the challenges have been overcome and that the stated opportunities will be realised. In short, if such statements are going to be made, there must also be a corresponding statement that defines how we shall be able to judge and measure whether that challenge or vision is met or achieved.
94	No	Vision is for profit not the community. No infrastructure for what is planned. Leaving green field land alone will improve the plan.
96	n/a	The key objective must be the retention of the best of Wyre's character being 'largely rural in character with villages set in attractive, open countryside'.
97	No	1) Healthy lifestyles. Need to be promoted affordable public transport, provision for walking and cycling everywhere as the first choice for all. 2) Economic development. The part played by agriculture and then public sector –health and education – need to be acknowledged, especially in rural areas.

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		3) Connecting with other Districts. Need to link this plan with that of Lancaster and with Preston.
98	Yes	Limited vision for improving the environment. The document reads that unfortunately green spaces and countryside will be at detriment no matter what happens, yet there is no mention of actually making improvements to existing green spaces.
100	Yes	No additional comments submitted.
103	Yes	No additional comments submitted.
106	No	<p>Any development adjacent to the A6 must be contingent on a major upgrade of the road and its junctions. As unlikely to be feasible or economically viable in the timescale of the Local Plan alternatives should be sought to large-scale urban development north and west of Garstang, and at other settlements in the A6 corridor.</p> <p>These alternatives might include campus type development of the sort seen at Myerscough College (though this has urgent need for improvement to its nearby junction with the A6) and the location of housing and infrastructure development much nearer the populations it is intended to serve, in the west of the district.</p> <p>Add 'self build / individual plot' and 'conversion' to residential options listed in 4.6.</p> <p>Make allotments available to meet demand in all settlements.</p> <p>Upgrade and facilitate integrated public transport to ensure that bus, rail and tram service connectivity is maximised, cyclists are provided for and encouraged and car/rail interchange is facilitated by a new 'parkway' station on the WCML.</p> <p>Seek additional economic drivers for growth in Fleetwood and incorporate more flexibility into the plan. We cannot be sure what new business opportunities will arise, or what they will need, but places of quality are more likely to attract and hold such chances for prosperity.</p>
112	Yes	Consideration to be given for excellent Broadband coverage across Wyre and beyond. Consideration to be given for possibility of a bridge id Wyre tidal barrier provided.
113	No	Impact on Local Character. Larger conurbations will disturb the local character and the Vision does not currently adequately compensate for loss of positive characteristics. People live in Cabus/Garstang and other rural areas because they like the area, the area's appeal will be lost if you build too much

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ID	Agree Yes/No	Matters raised
		<p>Healthy lifestyles. Need to be promoted as the norm: aspire to reduce motorised traffic considerably in all settlements, current and future, through effective affordable public transport, provision for walking and cycling everywhere as the first choice for all.</p> <p>Economic development. There is no mention of value and role of the agriculture and public sector (health and education) – this needs to be recognised and acknowledged, especially in rural areas.</p> <p>Connecting with other Districts. Need to link this plan with that of Lancaster and with Preston.</p>
114	No	<p>Para 4.5, are smaller market dwellings really suitable for young families and first time buyers?</p> <p>Para 4.6, Hillhouse features as an area for growth in the core area of chemicals. Unrealistic Vision.</p> <p>There is no mention of ICT which was earlier mentioned as a major employment growth area.</p> <p>Para 4.7, visitors will not be flocking to our coast because the roads will be overloaded by residential commuters.</p> <p>Para 4.10, describing the nature of the area outside the FCP appears to prejudge the outcome of the consultation process as it implies that Option 1 has been implemented.</p> <p>Para 4.11, doesn't state there will be new roads to relieve pressure.</p> <p>SUGGESTION FOR ADDING TO VISION</p> <p>The Vision statement must give some indication of how the vision will be achieved. It needs to be backed up with some indication as to how the road network will be improved and how businesses will be attracted to an area that is out on a limb logistically, even if infrastructure is improved. The vision assumes Option 1 is implemented. There should be a vision statement for things that are common to all options with sub sections that paint a picture for each of the 3 options. Eg currently no vision for a rail station in the east.</p>
115	Yes	No additional comments submitted.
116	No	Not taken the following into consideration; highway safety, effect on listed buildings and conservation area, road access, archaeology and building on flood planes
119	No	<p>Cannot have correct vision as the current report is based on poor/factually incorrect data as pointed out in question 1.</p> <p>Current vision does not give weight to the need to maintain the character of the polarity of the settlements within Wyre.</p>
131	Yes	No additional comments submitted.
136	No	Questions whether there really is a need for more development and where all the businesses and families will come from. Questions whether we simply encouraging families currently living in our cities to move out into the smaller urbanisations and rural areas of the Wyre.

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ID	Agree Yes/No	Matters raised
		Requires more evidence of indigenous population growth in the three main areas identified.
144	Yes	No additional comments submitted
151	No	The vision must extend beyond 2031. What sort of Concerned about development of all land on the Peninsula. Must have a better vision if the future is to be sustainable.
152	No	No additional comments submitted.
153	No	Lack of work in the area. Where will strong economy be. Will Fleetwood Docks ever work to a decent capacity?
154	Yes	No additional comments submitted.
155	No	No additional comments submitted.
156	No	At peak times the roads cannot cope with more traffic.
157	No	Need better roads, additional car parking at Poulton train station. A pathway from Thornton to Poulton along old railway to encourage people to walk.
161	No	The vision implies an area where economic development is more important than a healthy lifestyle which depends on a balance. Environmental issues are vital. Environmental assets are economic assets as well.
163	Yes	No additional comments submitted.
165	No	No additional comments submitted.
166	Yes	No additional comments submitted.
167	No	No additional comments submitted.
168	No	If want young people to live in Thornton need jobs and to keep green spaces.
171	No	This is not the "vision" of the community of Garstang. This is WBC's vision to make money by destroying our town.
179	No	The assumption of Option 2 concerns the creation of wealth by Speculators, landowners and developers influencing local government at the expense of the electorate and population. The process neglects the larger regional context. In terms of infrastructure, the impact and outcome of important contextual issues (roads, schools etc.) needs to be referred.
184	No	Agriculture, fracking and new railway station not mentioned. Reduction of unemployment to pre-2008 levels not good enough. The Vision seems to be a simple linear extrapolation of the present and needs to be more realistic.
185	No	Will young families want to move to Thornton if there are very few open spaces to play on? Some sites would be contaminated from ICI works.
187	Yes	No additional comments submitted.
189	No	No additional comments submitted.

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ID	Agree Yes/No	Matters raised
190	No	Peninsula will be overcrowded/congested. Life quality will be diminished. Will industry be attracted to the area?
193	No	Proposals on A6 corridor must be withdrawn to preserve rural environment and character which the area is famous nationally renowned.
195	Yes	No additional comments submitted.
196	Yes	No additional comments submitted.
197	No	No additional comments submitted.
198	No	Doesn't reflect the challenges. Inappropriate development can and does destroy character and sustainability. How is a strong economy created? Plans for improving A858? How are commuting issues dealt with?
199	No	No mention of development on A588 corridor.
202	Yes	No additional comments submitted.
207	No	Inappropriate development will destroy character and sustainability of area. A585 major problem.
208	No	How will strong economy be created? A585 and rubbish train and bus services. Fleetwood docks plans?
213	No	Proposed changes in Option 1 will make Poulton less attractive and lose character. Natural environment important part of Poulton's attraction. Loss of green space should be avoided.
214	No	Not clear/easy to understand, difficult to respond. Council wanting to keep it quiet so no responses. Not the way to inspire trust and co-operation.
215	No	See response 198
216	No	See response 198
219	Yes	Approves of plans to develop Garstang. Disapproves of plans to develop Nateby due to detriment to farming community, local businesses and countryside.
221	No	1) The vision does not reflect the challenges and over plays the potential opportunities. Inappropriate development destroys character and sustainability. How will a strong economy be created? 2) What is the viability of Fleetwood port? 3) How will the A585 and other commuting issues be dealt with?
222	No	1) The vision does not reflect the challenges and over plays the potential opportunities. Inappropriate development destroys character and sustainability. How will a strong economy be created? 2) What is the viability of Fleetwood port? 3) How will A585 and other commuting issues be dealt with?
223	Yes	No additional comments submitted

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ID	Agree Yes/No	Matters raised
224	Yes	No additional comments submitted
237	Yes	No additional comments submitted
246	Yes	No additional comments submitted
254a	No	Against increasing density in small areas.
254b	Yes	No additional comments submitted
258	No	No consideration of regional context. Manchester’s status and economic growth should be tapped into. Economic and social changes are taking place in the North and South of borough.
260	No	How will a strong economy be created? What is the viability of Fleetwood Port? How will the A585 and other commuting issues be dealt with?
261	No	Existing businesses already hampered by congestion and lack of rail connections to the Fleetwood end of Wyre. Will A585 accessibility issues and enhanced walking/cycling routes be considered and addressed?
263	Yes	Need to: Improve opportunities for public transport (incl. rail & bus) Reduce commuting. Attract skilled people to live and work in the borough Retain villages separate physical identity and character with vibrant communities, local facilities and services.
264	Yes	No additional comments submitted
266	Yes	Vision is not clearly identified. Issues and Options 2015 as a brief outline is ok.
268	Yes	No additional comments submitted.
269	No	No additional comments submitted.
270	Yes	No additional comments submitted.
272	Yes	No additional comments submitted.
275	Yes	No additional comments submitted.
276	Yes	No additional comments submitted.
281	No	Why is it necessary to develop such a large area of green belt when there is property available for people who want to live away from urban areas? The vision of Wyre is being lost to profit seeking developers.

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ID	Agree Yes/No	Matters raised
		Poulton has transformed from being a rural village into a town over the last 60 years. Fear over becoming a building site for years on end.
284	n/a	The vision will not be easily achieved. Populations all over the world are moving towards larger cities. Once young people arrive in cities they are not inclined to move out to places like Wyre. Wyre will have to respond to their population becoming older and less balanced. This has happened over the last 25 years, most noticeably in Blackpool. Building additional housing will only reduce the prices of existing stock and incense the existing population by developing on the countryside. A caveat is required to deal with the position that young families are not attracted to Wyre and instead Wyre has to deal with an aging population without an influx of younger families.
285	Yes	No additional comments submitted
286	Yes	The importance of agriculture to the rural economy must be paramount.
288	Yes	No additional comments submitted
290	n/a	<p>Want a realisable future; to capture the imagination with sight of Wyre as a place everyone wants to come to. What is it about Wyre that might make us want to call it a ‘Jewel in the NW’ – if such is possible? Want a policy for development that is prepared to fight for good design, good well-built simple houses, room to move and breathe. People want to be able to work from home in an environment that is life enhancing. Why have to travel out of an area to breathe?</p> <p>Attractiveness includes a strong design policy for the built environment Attractiveness takes into account the overall character of places and the varied disposition of green space, infrastructure and land uses. Attractiveness mitigates present inconveniences that make travel to work a trial; getting to open space with prams and young children a military operation etc Where is there reference to these Planning matters?</p>
296	No	Considerations: <ul style="list-style-type: none"> - Loss of character - How will a strong economy be created? - Viability and improvement of Fleetwood is not explained - How and when will traffic issues in Poulton le Fylde be addressed? - Have proposals for a by-pass and traffic reducing measures been advanced at national level?
297	No	Challenges are not reflected. Potential opportunities are overplayed (i.e. viability of Fleetwood Port).

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ID	Agree Yes/No	Matters raised
		Does not acknowledge commuting issues. Inappropriate development destroys sustainability.
298	Yes	The consultation process on the Plan has not been well managed, with inadequate publicity given to it. As the Plan will have a major impact on the whole community far into the future publicity should have been individually targeted at each household in the borough. This could easily have been achieved at minimal cost by distributing through existing networks e.g. Wyre newsletter, council tax notification electoral register review.
303	Yes	The vision statement needs to reflect more on the SA objective ‘ensure housing provision meets local needs’. This is recognised in central Fleetwood where genuine affordable housing is needed. Not so in overdeveloped areas of the Borough where not enough consideration has been given to where people are going to find work. There is also a target of ‘well connected network of multi-functional green spaces’ this is not apparent in many towns and villages who have experienced many ‘tagged on’ housing estates over the last 10 years.
304	No	No additional comments submitted.
305	n/a	Partly reflects key challenges but not well enough.
306	No	No additional comments submitted.
307	No	Green space will be lost to development and will contribute to flooding. The water table has risen considerably.
309	No	No additional comments submitted.
310	Yes	No additional comments submitted.
311	Yes	Mostly agree, however, Poulton and especially around Hardhorn area is gridlocked most days. The infrastructure is exhausted.
312	Yes	Not in Poulton/Hardhorn area. Traffic is already excessive and infrastructure will not support any more traffic.
313	No	No additional comments submitted.
314	No	No additional comments submitted.
315	Yes	No additional comments submitted.
317	No	Much to commend in the vision but it fails to reflect the very real challenges that currently exist and that will grow. It over plays the potential opportunities. Affordable housing (AFH): Issue of lack of supply in the peninsula, particularly outside of Fleetwood, and in the rural areas of the borough. Restricting employment/living opportunities resulting in people working in the borough but having to commute from outside.

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ID	Agree Yes/No	Matters raised
		<p>Older persons housing (OPH): Thornton Cleveleys in particular, as well as many of the villages, have long been a favoured retirement areas. Servicing this population has been a significant source of local employment for many years. Demand for housing for this demographic will increase. Need to think about the type of housing required and link into the health care sector to ensure that a range of options for OPH is made available to enable the maximum number of older people to remain housed independently and safely.</p> <p>Speculative market housing (SMH): Major source of new housing in the FCP for the last several decades and for reasons of affordability and lack of sufficient local well paid employment most of it has been occupied by people who need to commute out of the borough creating traffic congestion - powerful deterrent to new business in the FCP.</p> <p>Traffic problems unsustainable and therefore contrary to NPPF.</p> <p>Any future SMH in the FCP should only be approved where an objectively assessed local need is identified and it will not remove capacity to meet the needs for AFH and OPH.</p> <p>SMH is generally family accommodation - will lead to increasing need for school places and recreational space and facilities. The Local Plan must include for these providing these essential services along with any new SMH.</p> <p>The options for siting such extra facilities within the FCP will be extremely limited if Option 1 is adopted.</p> <p>How will a strong economy be created? What is the viability of Fleetwood port? How will A585 and other commuting issues be dealt with? If the Local Plan does not present viable solutions to these issues the vision stands no chance of being fulfilled.</p>
325	No	Significant development along the A6 corridor will not preserve the character of Garstang, but will change it from a small market town into a town with a loss of soul.
332	Yes	No additional comments submitted
334	No	Does not deal with the A585 properly nor the restoration of the railway.
346	No	<p>For the most part, the Vision is supported, however:</p> <p>Infrastructure (Transport):</p>

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ID	Agree Yes/No	Matters raised
		<p>Unless the Poulton to Fleetwood rail line is re-instated, and linked with the existing tram network a number of the stated “Visions” will not be achieved. A specific Vision statement needs to be in place to deliver the re-instatement of the rail line and its connection with the tram network.</p> <p>Housing: Need to state that “It is essential that the current and damaging imbalance between the demand and supply for smaller properties needs to be re-dressed.” If this could be achieved it would naturally help to reduce the price of smaller properties, and importantly increase affordability.</p> <p>Economy (Employment): Need to reference the need to improve wage levels and pay the Living Wage (Living Wage Foundation definition) across the Borough.</p> <p>Having a vision that increases the total number of jobs in the Borough and decreasing the commute percentage is absolutely essential, and particularly for each of the towns in the west of the Borough.</p> <p>Infrastructure (Open Space): Given the acknowledged shortfall in open space across the Borough we need a vision statement, and a set of goals, to actively seek a resolution to this issue (and the consequences of not having sufficient open space, e.g. lack of active forms of leisure, obesity, health problems etc). As a minimum would like to see us reach the Council’s own targets for each area, but preferably would like the Council to meet those targets for each Ward.</p>
353	Yes	No additional comments submitted.
354	Yes	The vision is laudable but difficult to achieve.
355	Yes	Prime need for growth is the road system. The A6 is a major road with communities that suffered when the M6 took their customers. There is a road complete with motorway connections North, South, East and West.
358	Yes	No additional comments submitted.
359	Yes	<ul style="list-style-type: none"> • Against vision for Poulton. • In favour of vision for A6 as cities will provide employment and can cater for university accommodation.

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ID	Agree Yes/No	Matters raised
		<ul style="list-style-type: none"> Lancaster Road does have sufficient infrastructure.
362	Yes	<p>Transport infrastructure is central to this plan.</p> <p>It is important that certain areas such as rural East don't miss out on necessary growth because of transport capacity issues. Wyre Borough Council should seek to force the hand of transport infrastructure providers and not vice versa.</p> <p>Additionally with the likelihood of a tidal barrier across the Wyre, it should be ascertained whether there is an opportunity for a new bridge further down the river. If possible this would transform accessibility and opportunity in that area.</p>
363	Yes	<p>Development should be to the West of the borough because:</p> <ul style="list-style-type: none"> Economic prospects will be improved. Area has better transport and highway links, health care facilities and retail. Growth here will counter net migration of the labour force. Opportunities for jobs associated with the barrage, gas storage, and Blackpool and Fylde training Centre are located here. Growth here will support initiatives and reduce travel/carbon emissions. <p>Conserving and enhancing:</p> <ul style="list-style-type: none"> Development must be proportional and be located within settlements. Scale of development must complement Bilsborrow, Catterall, Claughton and Garstang. <p>Para. 4.11:</p> <ul style="list-style-type: none"> Improvements to road networks will not allow for 'unlimited capacity'.
364	n/a	Vision is clichéd and lacks detail.
365	No	Opportunities for the Port of Fleetwood were lost by the historic failure to improve the road network and resulted in the closure of RORO ferry business. The Local Plan does not recognise this.
368	No	<p>Doesn't reflect the challenges and over plays the potential employment opportunities.</p> <p>Inappropriate development destroys character and sustainability and once gone you cannot replace countryside.</p> <p>How will a strong economy be created? What is the viability of Fleetwood port? How will A585 and other commuting issues be dealt with?</p> <p>The aim to tackle accessibility issues along the A585 is laudable, but how is this going to be done? This is key to the whole Plan. Also this will not solve the problems of the minor road congestion around Thornton getting to the A585.</p>

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ID	Agree Yes/No	Matters raised
384	No	<p>Doesn't reflect the challenges and over plays the potential employment opportunities.</p> <p>Inappropriate development destroys character and sustainability and once gone you cannot replace countryside.</p> <p>How will a strong economy be created? What is the viability of Fleetwood port? How will A585 and other commuting issues be dealt with?</p> <p>The aim to tackle accessibility issues along the A585 is laudable, but how is this going to be done? This is key to the whole Plan. Also this will not solve the problems of the minor road congestion around Thornton getting to the A585.</p>
386	No	<ul style="list-style-type: none"> • Emphasis on house building without consideration for the need for additional housing. • Hambleton is a rural village and will become an offshoot for Poulton in proposal. Its rural economy will be destroyed. • Access on congested roads and reintroduction of railway services into Fleetwood should be prioritised.
392	No	No additional comments submitted.
401	Yes	Query how the vision will be achieved given the number of houses – possibly not through dispersal.
407	No	Vision of 'an attractive and successful place to live, work and visit' goes against proposed cramped sprawl with poor transport and little industry. Where will new industry go if available land is used for housing?
408	No	Travel in and out of FCP will not be possible urban sprawl will exacerbate existing deprivation due to lack of opportunity.
409	No	<p>Importance of agriculture is not recognised.</p> <p>Reducing social inequalities should be high priority.</p>
410	Yes	No additional comments submitted.
413	Yes	No additional comments submitted.
417	No	Opportunities for the Port of Fleetwood were lost by the historic failure to improve the road network and resulted in the closure of RORO ferry business. The Local Plan does not recognise this.
418	No	Too much traffic
419	No	<p>Concerns:</p> <ul style="list-style-type: none"> • Lacks ambition and creativity in relation to the rural East. Lack of sustainable, distinctive and competitive profile. • Deprivation to the West is not addressed. • A6 development will lead to congestion. • Loss of culture in villages to the West.

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422	n/a	<p>Supports Fleetwood regeneration. But has concerns over loss of character.</p> <p>Existing settlements are not sustainable and new energy industries (such as fracking and gas storage) will not minimize risk from climate change.</p> <p>Forton has a parish plan and the parish council has tried to engage with the borough on its proposed development plan.</p>
423	n/a	Concerns that the nature of the peninsular will be ruined in light of the proposed additional housing.
424	Yes	No additional comments submitted.
426	Yes	No additional comments submitted.
427	Yes	<ul style="list-style-type: none"> • Have there been any feasibility studies on how much industry is required to support population growth? • There is no indication of how much of the housing will be low cost and/or social housing.
431	No	No additional comments submitted.
435	n/a	<p>Concerned about the impact of development on the environmental quality, including littering, within the AONB and rural villages due to development and the promotion of tourism.</p> <p>The Vision Statement is full of waffle and internal contradictions. The “Vision” would be better described as a dream in that it is totally divorced from reality</p>
438	No	The vision doesn’t take note of the poor transport links. The A585 is wholly inadequate for the current level of traffic and planned development.
443	No	<p>4.10 - What are these appropriate new employment opportunities and extended employment zones around Garstang? What are you doing exactly to entice employers to take up around Garstang?</p> <p>There is no suitable access to the M6 or rail network, the existing roads are falling apart through lack of investment.</p> <p>4.11: Sounds great for Poulton, Blackpool and Fleetwood, what about transport enhancements for Garstang? M6 access, new rail station etc?</p>
449	No	No additional comments submitted.
453	No	Need to include detail on how the vision will be monitored and measured.
456	No	Support much of the vision statement, particularly the emphasis on conserving the rural nature of the borough.

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		<p>The market town of Garstang is a RURAL market town and it's status as such is underplayed in the vision statement.</p> <p>Not sufficient to preserve areas of rural Wyre whilst at the same time expanding the market town of Garstang to the extent that it loses it's essentially rural character.</p> <p>Would be quite possible to meet housing needs by imposing huge development on Garstang, but this would inflict lasting damage on this area and on the borough as a whole.</p>
465	No	Vision would benefit from thinking about governance and decision-making.
472	Yes	The western area of the borough is more able to accommodate growth; this would leave the part of the borough which is noted for its outstanding beauty free to remain so.
474	Yes	<p>The following should be added to the existing Vision for Wyre:</p> <ul style="list-style-type: none"> - <i>“By 2031 Accessibility and connectivity should also have been improved for the rural areas and not just concentrated on the A585 and Poulton Centre.</i> - <i>“To construct a hydro lagoon (barrage) on the River Wyre to prevent flooding and aid irrigation in flood risk areas and at the same time generate electricity whilst contributing towards carbon emission reduction targets.</i> <p><i>The Vision for Hambleton includes:</i></p> <ul style="list-style-type: none"> - <i>More leisure and green space facilities</i> - <i>More sustainable industry to provide employment opportunities in the village to ease the net outflow of over 10k workers from the borough</i> - <i>Creation of a proper village centre that is accessible to all the community – ensuring safety of all users including pedestrians, cyclists, motorists</i> - <i>Development that builds the community – smaller developments that are easier to integrate into the current community</i> - <i>Remain a size that retains the rural feel with future growth being proportionate to the current size of the village and the building of the property type required in the area</i> - <i>Any development is carried out with a sustainable, planned approach (better roads/transport)</i> - <i>Flood Risks alleviated</i> - <i>Development that retains the rural character of the village – ponds / trees retained</i> - <i>Larger school and improved doctor / dental facilities</i> - <i>An alternative crossing over the Wyre Estuary to ease the flow of traffic from Over Wyre to the West of the Borough and traffic from</i>

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ID	Agree Yes/No	Matters raised
		<i>the West of the Borough travelling towards Lancaster.”</i>
477	No	<ul style="list-style-type: none"> • The challenges are unidentified and some potential opportunities overplayed. • Inappropriate development destroys character and sustainability. Development of Stanah will detract from Wyre Estuary Park. • How will the economy be strengthened? • Can Fleetwood Port be regenerated? • How will community issues be dealt with? • Adding so many houses to the FCP can only add to the present chaos and Windy Harbour alterations have a very limited benefit.
482	Yes	<p>The statements made are extremely aspirational and the ability to actually deliver such a vision is doubtful.</p> <p>For example the statement that 'traffic in Poulton town centre WILL have been addressed. The Plan must contain a robust and deliverable action plan to support such statements.</p> <p>How can the Borough ensure that developers will build starter homes or housing for the elderly when almost all current applications focus on family housing.</p>
483	Yes	No additional comments submitted.
484	Yes	No additional comments submitted.
485	No	No additional comments submitted.
487	No	<ul style="list-style-type: none"> • Infrastructure (roads) cannot support existing population levels. • We are already losing the rural character of many parts of Wyre. • The area is becoming less attractive and less likely to attract innovative enterprising people
488	No	<ul style="list-style-type: none"> • How will a strong economy be created? • Inappropriate development destroys character and sustainability. • What is the viability of Fleetwood port?
489	No	How will the A585 and other commuting issues be dealt with?
491	No	Concerned about congestion and commuting on A585 and employment at Fleetwood port
492	No	<p>Concerns over loss of character and sustainability.</p> <p>What will happen to the port of Fleetwood?</p>

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ID	Agree Yes/No	Matters raised
497	No	The aim to tackle accessibility issues along the A585 is laudable, but how is this going to be done? This is key to the whole Plan. Will not solve the problems of the minor road congestion around Thornton getting to the A585.
509	No	Inappropriate development destroys character and sustainability.
511	No	The Vision seems to be trying to make room for housing in space it sees as potential available, not where people necessarily want to live or where infrastructure and services are existing and can be built upon.
517	No	No additional comments submitted.
518	No	<ul style="list-style-type: none"> • Inappropriate development will destroy the character and sustainability of the area. • How will a strong economy be realistically created? • What is the viability of Fleetwood port? • How will the A585 and other commuting issues be dealt with?
519	No	<ul style="list-style-type: none"> • Para 4.5 concerns about size and suitability of housing • Para 4.6 Hillhouse site is unlikely to become a major site for chemical industry due to poor location. • There is no mention of ICT which was earlier mentioned as a major employment growth area. • Para 4.7 roads are overloaded by commuters. • Para 4.10 description implies Option 1 has been implemented – concerns about consultation exercise. • Para 4.11 new roads are needed otherwise this is wishful thinking. <p>Suggestion for adding to Vision: The Vision statement must give some indication of how the vision will be achieved. Currently it is wishful thinking. It needs to be backed up with some indication as to how the road network will be improved and how businesses will be attracted to an area that is out on a limb logistically, even if infrastructure is improved. The Vision assumes Option 1 is implemented. There should be a vision statement for things that are common to all options with sub sections that paint a picture for each of the 3 options. E.g. currently no vision for a rail station in the east.</p>
520	No	No additional comments submitted.
523	No	Issue of where people will work – little local employment so people commute.
524	No	A lot of the vision sounds great in theory but without realistic plan to create a strong economy is probably not viable.
529	No	Does not reflect the challenges and understates the opportunities. Does not address the commuting issues.
542	Yes	The council should be considering more than just building. More focus should be made on improving the less wealthy areas such as Fleetwood and encouraging business and people to live there. Instead the plans look like the easiest option is being taken - just expanding

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ID	Agree Yes/No	Matters raised
		what are already wealthy areas. These areas do not provide employment or a better life for those in other areas of Wyre because people cannot travel to them without cars.
546	Yes	<p>What can be done to improve the chances of any developing industries in the Borough?</p> <p>The vision statements seem very low key and unambitious.</p> <p>Any development within the Borough crucially depends on the transportation links. The vision needs to be linked with ideas on how to improve transportation of people, goods and services.</p>
549	Yes	<p>4.11 Safe cycling routes should be incorporated, the current cycling lane on the A6 is not safe.</p> <p>Access and upgrading of canal paths to the standard at Bilsbarrow to Barton Grange would be welcome</p>
551	Yes	No additional comments submitted.
553	Yes	No additional comments submitted.
556	Yes	No additional comments submitted.
563	No	Increases in employment opportunities will be minimal whilst population increases will be excessive. I have lost faith in public officials (MPs, politicians, Lords) and would like to see transparency in the proposals.
564	n/a	The River Wyre divides the Borough and hinders access. The River is not navigable for commercial craft and this cannot be rectified.
565	Yes	No additional comments submitted.
567	No	<p>How will congestion on the A585 be addressed?</p> <p>Inappropriate development is using up all open spaces in Thornton and leading to loss of character.</p>
568	No	<ul style="list-style-type: none"> • Inappropriate development destroys character and sustainability. • How will a strong economy be created? • What is the viability of Fleetwood Port? • How will the A585 and other commuting issues be dealt with?
569	No	<p>How will a strong economy be created?</p> <p>How will the inadequacy of the roads system be dealt with.</p> <p>By building on green areas the character of the place is being lost.</p>

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ID	Agree Yes/No	Matters raised
570	No	<ul style="list-style-type: none"> • Retain and attract young families. • Improve a good range of services. • Health of residents. • All development to be supported by infrastructure.
571	No	<ul style="list-style-type: none"> • Increase in housing should only proceed where the existing infrastructure already exists, or is easily deliverable.
572	No	See 687
572_1	No	See 687
573	Yes	Fleetwood needs the sea links to be re-opened.
574	No	<p>Tourism is seasonal. Fleetwood and Cleveleys need more reliable sources of income. How will the vision be delivered? Fleetwood would benefit equally from improved links with Poulton as to links with Blackpool. How can the traffic issues in Poulton be addressed when housing will result in further traffic? To keep Fleetwood Port viable, the channel needs to be regularly dredged.</p>
575	No	<p>Additions to the vision:</p> <ul style="list-style-type: none"> • Inappropriate development destroys character and sustainability. • How will a strong economy be created? • What is the viability of Fleetwood Port? • How will the A585 and other commuting issues be dealt with?
576	Yes	<p>There can be no revitalisation of Fleetwood or FCP until transport is overhauled. Employers are not attracted to the area due to poor linkages.</p> <p>4.23 – SSSI sites must be taken into account in the Local Plan when addressing development needs.</p>
577	Yes	Transport Infrastructure needs updating to attract new business.
578	No	Opportunities for the Port of Fleetwood were lost by the historic failure to improve the road network and resulted in the closure of RORO ferry business. The Local Plan does not recognise this.
578_1	No	Opportunities for the Port of Fleetwood were lost by the historic failure to improve the road network and resulted in the closure of RORO ferry business. The Local Plan does not recognise this.
579	Yes	<ul style="list-style-type: none"> • Fleetwood needs the river dredging and the port re-opening, bringing trade by the sea and not by the road. Haulage can't afford to sit in traffic jams.

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ID	Agree Yes/No	Matters raised
		<ul style="list-style-type: none"> Poulton, Cleveleys and Thornton are busy enough. More <i>through traffic</i> will increase accidents, pollution, noise, and congestion.
580	No	No additional comments submitted.
580_1	No	No additional comments submitted.
581	Yes	No additional comments submitted.
582	Yes	Care needs to be taken with the Plan, particularly with points 3 and 5 of the Vision. Further development of the FCP would not enable further tourism due to loss of greenbelt and views. Thornton does not have the infrastructure to support further development and the B5412 can't be altered.
582_1	Yes	The vision is correct but housing needs to be reviewed and expansion of smaller rural settlements or brown field sites (e.g. Fleetwood Docks) considered.
583	No	Inappropriate development destroys character and sustainability. How will a strong economy be created? What is the viability of Fleetwood Port? How will the A585 and other commuting issues be dealt with?
584	No	Inappropriate development destroys character and sustainability. How will a strong economy be created? What is the viability of Fleetwood Port? How will the A585 and other commuting issues be dealt with?
585	No	No mention of protecting Fleetwood's heritage site, although there is mention of the new fish processing port (4.8).
586	No	The vision is not supported. It swallows up farmland when it should focus on 'Brown' sites.
587	Yes	Yes – subject to answer to question 2.
590	Yes	Planning options being considered are likely to impact detrimentally on existing communities, especially smaller hamlets in Winmarleigh.
591	Yes	The overall vision is supported. It is the implementation of the plan to meet that vision that is challenging.
592	Yes	No comment
593	Yes	The basics should be in place before developments are accepted, e.g. adequate roads, footpaths, sewers and drains.
600	n/a	Would like to see included reference to the River Wyre as one of the features offering recreational and visitor economy opportunities.
601	Yes	No vision regarding recreation for new families & an aging population within the area.

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ID	Agree Yes/No	Matters raised
603	Yes	No additional comments submitted
606	Yes	No additional comments submitted
608	Yes	Support for the Vision which reflects key challenges and opportunities. Suggested wording change – replace “the elderly” with “older people”.
609	Yes	The Vision is supported.
613	Yes	No additional comments submitted
615	Yes	Vision is supported but note: <ul style="list-style-type: none"> • Potential pollution. • Effects on Wild life. • Disturbing the tranquillity of rural Wyre.
632	No	Sound Vision but: <ul style="list-style-type: none"> • How will a strong economy be created? • What is the viability of Fleetwood port? • How will A585 and other commuting issues – particularly around Thornton - be dealt with?
633	No	Sound Vision but: How will a strong economy be created? What is the viability of Fleetwood port? How will A585 and other commuting issues – particularly around Thornton - be dealt with?
635 and 635b	No	No additional comments submitted
640	Yes	Vision supported but Option 1 opposed (see below)
641	Yes	Support for the Vision conditional on: <ol style="list-style-type: none"> 1) The development of Garstang should, as in the case of the other rural communities, "take place in a manner which does not have a significant detrimental impact on the natural environment or the character" of the town. 2) The inclusion of a statement of the role on agriculture as an industry.

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ID	Agree Yes/No	Matters raised
643	No	Does not reflect the challenges and over plays the potential opportunities without any explanation or evidence. Inappropriate development destroys character and sustainability. Unclear how a strong economy will be created. Query the viability of Fleetwood port and how the A585 and other commuting issues will be dealt with.
644	No	Does not reflect the challenges and over plays the potential opportunities without any explanation or evidence. Inappropriate development destroys character and sustainability. Unclear how a strong economy will be created. Query the viability of Fleetwood port and how the A585 and other commuting issues will be dealt with.
645	No	<ul style="list-style-type: none"> • The Vision does not reflect the challenges and over plays the potential employment opportunities. • Inappropriate development destroys character and sustainability. • The key to the whole Plan is tackling accessibility issues along the A585 but still issues of congestion around the minor roads of Thornton (getting to the A585.)
646	No	More thought needs to be given to the A6 - congestion and capacity – and implication of scale of development. Greater emphasis needed on the need to increase the numbers of social housing and accommodation for older people, especially in rural areas.
654	No	<ul style="list-style-type: none"> • Concerns about who will buy / rent the new houses. • Local character and distinctiveness will be affected. • Limited local infrastructure - huge changes will need to be made – impact on the character of Garstang and the rural villages. • Query who will fund infrastructure provision.
660	No	No details have been given of how the Forest of Bowland AONB will be 'enhanced'. Rural development unlikely to maximise tourism.
667	Yes	<ul style="list-style-type: none"> • The vision statement lacks sufficient ambition with regards to improving public transport. • More detail is required to demonstrate a real commitment to developing rail networks and bus services in particular. • Health needs of a growing and ageing population will be particularly challenging (overstretched existing services.) • The ability for patients to access services themselves will be essential in order to maximise the efficiency of community health services.
669	No	Does not reflect the challenges and over plays the potential opportunities without any explanation or evidence. Inappropriate development destroys character and sustainability. Unclear how a strong economy will be created. Query the viability of Fleetwood port and how the A585 and other commuting issues will be dealt with.
670	No	Does not reflect the challenges and over plays the potential opportunities without any explanation or evidence. Inappropriate development destroys character and sustainability. Unclear how a strong economy will be created. Query the viability of Fleetwood port and how the

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ID	Agree Yes/No	Matters raised
		A585 and other commuting issues will be dealt with.
673	No	See Q6
676	n/a	Paragraph 4.11 Above issues need to be reflected - a new uplifted and trunked A6 road, a new Railway station in the Garstang area, with the potential for a new Junction on the M6 to avoid accessibility issues for the commuter area.
678	No	<ul style="list-style-type: none"> • Does not reflect the challenges and overplays employment opportunities. • Issue of impact of development on congestion along the A585.
679	No	<ul style="list-style-type: none"> • Does not reflect the challenges and overplays employment opportunities. • Issue of impact of development on congestion along the A585.
680	No	<ul style="list-style-type: none"> • Inappropriate development destroys character and sustainability. • The key to the whole Plan is tackling accessibility issues along the A585 but still issues of congestion around the minor roads of Thornton (getting to the A585.)
687	No	<ul style="list-style-type: none"> • Because of the diversity of issues in the different parts of the Borough it is impossible to create one vision. To some extent this is recognised in 4.8, 4.9 and 4.10 but it needs to be specifically dealt with. • Much more needs to be said about what Fleetwood, Cleveleys, Thornton and Poulton (and indeed the other areas of Wyre) will be like in 2031 and beyond. • Is the FCP destined to become one continuous sprawl of housing? • Proper strategic objectives need to be set out.
689	No	<ul style="list-style-type: none"> • Does not reflect the challenges and overplays employment opportunities. • Issue of commuting and congestion on the A585.
690	No	<ul style="list-style-type: none"> • Does not reflect the challenges and overplays employment opportunities. • Issue of commuting and congestion on the A585.
693	n/a	The Vision treats all parts of the borough as one entity which is unlikely to work. Paras 4.6 to 4.11 attempt to draw in every settlement in the borough making the resulting statement far too long winded. Should be a short, punchy and forward.
694	Yes	No additional comments submitted.
698	No	<ul style="list-style-type: none"> • Need a vision that recognises the areas assets and improves them. • Environmental issues go beyond managing flood risk. • Need to consider amenities.

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ID	Agree Yes/No	Matters raised
		<ul style="list-style-type: none"> • Consultation with all areas is essential to give an holistic plan that represents the needs of residents.
699	No	An exercise for the enrichment of developers /planners/construction firms
700	No	<ul style="list-style-type: none"> • Issue of the scale of development planned in Preston and impact on the A6 resulting from additional traffic. • Investment should be focused elsewhere – preferably near rail links.
701	No	Does not attract businesses into the area. Makes commuting out of the area easier.
702	Yes	No additional comments submitted
703	No	Support for Garstang.
704	No	No additional comments submitted
705	Yes	Support for the vision but close eye needs to be kept on: <ul style="list-style-type: none"> • Pollution • Wildlife • Impact on tranquillity of rural Wyre
706	No	No additional comments submitted.
707	n/a	<ul style="list-style-type: none"> • Improvements in road infrastructure will only alleviate present problems and will not be able to cope with the increase from currently planned development. • More children will be unable to walk to school. • School infrastructure at capacity.
708	Yes	No additional comments submitted.
709	No	No additional comments submitted.
710	Yes	No additional comments submitted.
711	No	No additional comments submitted.
712	No	Fails to address need to remodel existing commuting on sustainable principles.
713	No	Transport is a fundamental core sustainability issue. Need to address need to remodel existing commuting on sustainable principles.
714	Yes	No additional comments submitted.
715	Yes	Need to use brownfield land in Thornton.
717	Yes	Need to mention supporting, developing and protecting agriculture.
721	No	Cannot see a Vision for Wyre.

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ID	Agree Yes/No	Matters raised
722	Yes	No additional comments submitted.
724	Yes	No additional comments submitted.
725	No	No additional comments submitted.
726	No	No additional comments submitted.
727	No	Skewed approach in the document which favours the western urban area over Garstang which needs tourism related development to attract visitors.
731	No	No additional comments submitted.
732	Yes	Visual matters (see Vision) need to be treated as a key issue. Preservation and enhancement of the beauty in Wyre will only happen if this is an integral part of the decision making process.
733	No	No additional comments submitted.
735	No	Vision is not believable.
738	Yes	Agree with objectives relating to: Quality of life. Retention of local communities Protection of environmental assets.
739	No	Inappropriate development destroys character and sustainability.
740	Yes	Laudable Vision but does not explain how it will be achieved. Issue of quality of travel infrastructure to Fleetwood and economic revitalisation – not addressed in the Vision. No mention of how traffic issues around Thornton and Skippool will be addressed. No mention of potential to create M6 junction and access to West Coast Main Line.
741	Yes	Laudable Vision but does not explain how it will be achieved. Issue of quality of travel infrastructure to Fleetwood and economic revitalisation – not addressed in the Vision. No mention of how traffic issues around Thornton and Skippool will be addressed. No mention of potential to create M6 junction and access to West Coast Main Line.
742	No	Inappropriate development destroys character and sustainability. How will a strong economy be created? Viability of Fleetwood Port? How will A585 and other commuting issues be dealt with?
743	No	Inadequate addressing of the need to update/improve the highways infrastructure.
744	No	No additional comments submitted.
745	No	Vision does not reflect the challenges and overplays the opportunities. How will a strong economy be created? Viability of Fleetwood Port?

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ID	Agree Yes/No	Matters raised
		How will A585 and other commuting issues be dealt with?
746	No	No additional comments submitted.
748	Yes	No mention of how the vision will be achieved. No rail link to Fleetwood and further away from the motorway network – takes staff too long to travel into the area and as a result have had to set up an office in Manchester.
751	No	Vision does not reflect the challenges and understates the opportunities. Does not address issues around commuting, sustainability and infrastructure.
752	No	No additional comments submitted.
753	No	No additional comments submitted.
755	Yes	No additional comments submitted.
756	No	No additional comments submitted.
758	Yes	No additional comments submitted.
759	Yes	No additional comments submitted.
760	Yes	No additional comments submitted.
761	Yes	Vision has covered the main points.
762	Yes	No additional comments submitted.
763	No	Borough needs to attract employment capable of meeting the aspirations of young people otherwise will become orientated towards the needs of the elderly.
782	n/a	Rural areas will not retain their character and will become urbanised. Agriculture not mentioned. Need to focus on Fleetwood.
783	Yes	No additional comments submitted.
784	No	Over ambitious Vision. Proposed plans will ruin the vision. Will bring in more crime, devalue areas and will be undesirable to professionals. The coast is too far from the motorway.
785	No	Vision not realistic or achievable under option 1. Lack of employment opportunities. Infrastructure – roads, schools health, parks and greenspaces - under too much pressure.
786	No	<ul style="list-style-type: none"> • Question how a strong economy will be created. • Viability of the port at Fleetwood.

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ID	Agree Yes/No	Matters raised
		<ul style="list-style-type: none"> • Question how commuting along the A585 will be addressed. • Inappropriate development losing and destroying character and sustainability.
787	No	<ul style="list-style-type: none"> • Question how a strong economy will be created. • Viability of the port at Fleetwood. • Question how commuting along the A585 will be addressed. • Inappropriate development losing and destroying character and sustainability.
788	No	<ul style="list-style-type: none"> • Question how a strong economy will be created. • Viability of the port at Fleetwood. • Question how commuting along the A585 will be addressed. • Inappropriate development losing and destroying character and sustainability.
792	No	Character of villages will be eroded as they expand disproportionately.
793	Yes	Para 4.11 Safe cycle routes should be incorporated (current cycle path on the A6 not sufficient for safe cycling). Access to and upgrading of canal towpaths to the same standard as at Bilsborrow to Barton would be welcome.
795	Yes	No additional comments submitted.
796	Yes	Open space not a luxury – it is a necessity. Communities need housing that is not too concentrated. Building on open spaces adjacent to local communities is not a good long term plan.
806	N	Rural areas cannot sustain more housing - no public services, no infrastructure, no sewage, no underground electricity, poor internet service, dangerous roads, no lights, few footpaths.
809	Yes	Vision has covered the main points.
810	No	<ul style="list-style-type: none"> • Issue of traffic generation and movement – need to clarify how improvements will be made to the A585 and how traffic through Poulton will be reduced. • Need to explain how Fleetwood Port is going to be revived. • Para. 4.10 refers to villages being set within attractive countryside. Plans are destroying Thornton by developing on open spaces.
812	No	No additional comments submitted.
813	Yes	No additional comments submitted.
814	Yes	No additional comments submitted.
815	Yes	No additional comments submitted.
817	No	The rural areas are grouped together as if they are all the same.

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ID	Agree Yes/No	Matters raised
818	Yes	Ageing population owing to flat landscape. Should not build single bedroom houses or bungalows to deter an over 65 influx.
819	Yes	Smaller villages need to be considered separately for their local character and distinctiveness. Not all have the capacity for development on a grand scale.
820	n/a	Wyre must be kept open and rural. No further development.
821	Yes	No additional comments submitted.
822	Yes	No additional comments submitted.
823	Yes	Vision being undermined by developments in rural areas. Issue of affordability of new houses – hindering downsizing within the ageing population and beyond younger people. Road infrastructure cannot be improved – narrow lanes with no pavements. Increased vehicle usage will have a detrimental effect on the environment and health and well-being of residents.
824	No	Issue of developers being allowed to choose the type of houses they build i.e. large detached houses. Should be a rigorous assessment of need which the developers should be made to comply with.
826	No	Garstang will lose its identity. Tourism will become non-existent - lack of parking and new development around the riverside area. No more retail is needed.
827	No	A585 and other issues for commuters need to be addressed. Character of Thornton will be destroyed.
828	Yes	Para 4.11 – proposed recycling centre and fish park will impact on proposals for a heritage railway line from Poulton to Fleetwood.
829	N	Do not support plan to develop Green Belt – focus should be on brownfield sites accessible by public transport.
830	Yes	<ul style="list-style-type: none"> • No acknowledgement that different towns have different characters and need to be developed accordingly. • Potential for development in Garstang to discourage visitors and detract from the character of the town. Could become a dormitory town.
831	Yes	No additional comments submitted.
832	No	Vision not achievable with the scale of development proposed. Garstang would become an outlying suburb of Preston. Should retain and house existing families but not attract new ones to meet national targets.
833	Yes	No additional comments submitted.
834	Yes	Issue of how Garstang can retain its local character if over developed. Issue of lack parking in Garstang and impact on tourism.
835	No	No additional comments submitted.
836	No	It is disgraceful.
837	Yes	No additional comments submitted.
838	Yes	No additional comments submitted.

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ID	Agree Yes/No	Matters raised
840	Yes	Vision sound but wording woolly and open to variations of meaning.
841	Yes	No additional comments submitted.
842	No	Too much energy technology – fracking, windmills, barrage, solar farms. Too much industry in Garstang. Role as an ancient market town with some of the best food producers in the country should be recognised.
843	Yes	No additional comments submitted.
844	Yes	No additional comments submitted.
845	n/a	No additional comments submitted.
846	Yes	No additional comments submitted.
848	Yes	<ul style="list-style-type: none"> • Need more on renewable energy policy, for example with regard to visually obtrusive options. • Para. 4.10 – query why Garstang has not been mentioned as a town with distinctive character and where local heritage and environmental character are protected and enhanced. • Para. 4.11 – shared cycle/foot path required along the A6.
854	No	4.11 – what improvements to A6 will take place?
863	No	<p>Too much emphasis on development to the West where there is limited capacity and risk of damage to the character of the area.</p> <p>4.3 – suggests minimal impact but Little Thornton and Stanah’s wildlife will suffer greatly.</p> <p>The feel of Little Thornton and Stanah will be irreversibly changed and character lost forever.</p> <p>Too much emphasis on economic growth with little evidence on FCP. Congestion on B roads will be worsened.</p>
865	Yes	No additional comments submitted.
900	Yes	Garstang could be a hub if well connected to rural areas by community transport.
901	Yes	No additional comments submitted.
902	Yes	No additional comments submitted.
903	Yes	<p>Pilling supports Vision Statement:</p> <ul style="list-style-type: none"> • Provision of housing for elderly and young families, • Expansion of employment, • Retention and support for local village festivals,

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ID	Agree Yes/No	Matters raised
		<ul style="list-style-type: none"> • Enhancement of Pilling as a rural community, • Retention of local character and individuality. <p>Wyre needs to listen to local residents and Parish Councils.</p>
905	No	No additional comments submitted.
908	No	Further urbanisation or housing should not be a key part of the vision.
909	Yes	No additional comments submitted.
911	Yes	Transport needs addressing to reduce increasing road traffic.
915	Yes	Agrees in principle. Interpretation of the vision may cloud choices that are made. Must be examined carefully to make sure that vision is not achieved to the detriment of others.
916	Yes	<p>Vision Additions:</p> <ul style="list-style-type: none"> • Poor road surfaces, • Drains, • Sewers, • There is a need for apprenticeships to keep young people in work.
919	n/a	Bus service should be more frequent between Blackpool and Knott End.
920	Yes	Employment is a key challenge for Wyre if it is to attract and retain a younger population.
921	No	Options 2 and 3 (development to the East) would decimate the character of Garstang and its surrounding areas. There should be a policy to protect the ‘rural Wyre way of life’. Development to the East will further disrupt the shortage of infrastructure. Ecosystems should be protected in Wyre just as they are elsewhere.
922	No	<p>4.3 “Minimal impact on the environment” contradicts scale of proposed development. Development should be of the right type and in the right place. Greenbelt land and open countryside should be protected.</p> <p>4.4 “Unique natural assets” should include biodiversity. WBC should have an accurate picture of biodiversity and habitats in areas sited for development before they are lost for good. Proposed large housing developments on the FCP will destroy, biodiversity, character and identity of settlements.</p>

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ID	Agree Yes/No	Matters raised
		How will new development mitigate against the associated risks of climate change when scientists cannot accurately predict the effects. Development which puts more people at risk from flooding is not sustainable.
923	Yes	Disagrees with the focus of retaining young people since they have their own interests. The current affordable housing is not good value for money, better insulation and solar panels would be a great way for younger generations to save some money on energy bills. Supports the protection of Green field sites as it attracts and retains people in the area. Development on Green fields will have the greatest negative impact on Wyre Borough.
925	Yes	Agrees mostly, except that agriculture is undervalued.
926	No	51% of Wyre is farmland, yet the vision does not acknowledge the importance of agriculture in the area.
927	Yes	Vision is substantially correct
929	n/a	Vision for Wyre: <ul style="list-style-type: none"> • Retention of ‘local character and distinctiveness’ (para 4.4) is not in keeping with proposed increase in housing, loss of Green belt and increase in transport infrastructure. • Agriculture is not mention and yet it is an essential part of the economy and landscape. • Fleetwood needs major revitalising of the waterfront which will draw visitors and produce a more affluent and vibrant population. Rectifying social, health and economic inequalities should be a high priority. • Rural character of the East cannot be retained under options 2 and 3. • Industrial future envisaged (para. 4.5) is unrealistic and unsupported by evidence.
933	Yes	<ul style="list-style-type: none"> • Aspirations for economic growth are supported. • Duty to co-operate could be included.
937	Yes	4.11 aims to tackle access to the A585 is laudable but not realistic. This proposal is key to the Plan and requires a feasibility analysis. It is not possible to solve congestion issues around Poulton/Thornton. Junction from M6 to A6 should be used to alleviate congestion and open up East Wyre to business development with little/no impact upon the rest of the Borough.
938	Yes	No additional comments submitted.
945	No	Cannot see how adding a ridiculous amount of houses to such a small area (Garstang/Nateby/Winmarleigh) is beneficial. New houses needed but not by taking away green belt/countryside. Poor educational and health services in Garstang. Could be potentially extra 10,000 extra cars. Broughton roundabout under pressure. Poor public transport service.

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ID	Agree Yes/No	Matters raised
946	Yes	No additional comments submitted.
948	n/a	The vision is broadly supported but it should be expanded to reflect the opinions and consolidate the villages of Winmarleigh and Forton.
949	n/a	<p>The vision could be strengthened by including more of a focus on the natural environment.</p> <p>The plan should take a strategic approach to the protection and enhancement of the natural environment and aim for a net gain for biodiversity considering opportunities for enhancement and improving connectivity.</p>
953	Yes	<p>The vision is generally supported.</p> <p>Additional comment:</p> <ul style="list-style-type: none"> Paragraph 4.10 should be modified to say “Garstang in conjunction with Catterall will continue to prosper as a vibrant market town, providing services, facilities and employment opportunities for the wider rural are”.
955	Yes	<p>4.5 – Why is there a need for smaller market dwellings? What sort of housing do the elderly require?</p>
956	No	<p>Comments on the Vision:</p> <ul style="list-style-type: none"> Challenges are not reflected adequately, Opportunities are overplayed, Lack of reasonable transport (congested A585 and poor public transport alternatives) should not be underplayed.
957	Yes	No additional comments submitted.
958	Yes	No additional comments submitted.
959	Yes	No additional comments submitted.
960	n/a	<p>Vision: 4.6 – Seeks to increase economic activity rather than reduce unemployment which may occur as a consequence of an aging population.</p>
962	Yes	<p>Rural villages are diverse in their nature and needs. Some may not meet National Planning Framework criteria, however the Plan should ensure that they allow the individuality of Parishes to flourish.</p> <p>Rural communities such as Out Rawcliffe should be allowed to grow in a more structured way with help to develop a neighbourhood plan.</p>
964	Yes	<p>The aspiration in the Plan is supported but attention should also be given to:</p> <ul style="list-style-type: none"> What Wyre should not become, i.e. ‘a gradual blurring of the lines between the East and West should be avoided in order to retain individual characters’; and the,

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ID	Agree Yes/No	Matters raised
		<ul style="list-style-type: none"> Focusing of economic development on existing deprived urban areas. Garstang should be preserved as a market town servicing the surrounding countryside as opposed to extending the conurbation southwards.
974	n/a	<p>The Vision is supported in part.</p> <p>The key issues for the tourism sector are overlooked, as is the potential of sites 10 miles from the coast.</p> <p>The visitor economy (day trippers) has been recognised, but more attention is required for how the tourist economy (over night stays) will be prioritised.</p>
980	No	<p>Concerned that Wyre will become a vast commuter belt. For the plan to be sustainable the economy needs to grow at a commensurate rate. Agricultural enterprises should be better supported. Care needs to be taken that the character of settlements in rural Wyre is not radically changed. Need to promote a healthy lifestyle. Needs to be dialogue with Lancaster and Preston as their plans will impact on Wyre.</p>
981	Yes	<p>Vision broadly acceptable.</p>
985	Yes	<p>Broadly support the Vision.</p>
989	Yes	<p>General support for the vision but need to make sure the housing requirement aligns with economic growth aspirations. The vision needs to state that the housing needs of present and future residents will be fully met and that housing needs will be fully aligned with economic aspirations.</p> <p>No mention of how the plan will interact with neighbouring areas, noting that the housing market spans Wyre, Blackpool and Fylde. Recommend that the vision includes text that addresses key interactions and working relationships with other local authorities.</p>
995	n/a	<p>Supports overall Vision, but seeks a change in wording that promotes a more flexible and wider-ranging approach to the development of employment opportunities (see representation for details.)</p>
996	No	<p>Could be adapted to include a reference to being able to access good education and also environmental factors being assessed at the landscape scale.</p> <p>Health impacts of emerging issues and options should be assessed.</p> <p>Surface water arising from a development should be managed in a sustainable manner and as close to greenfield runoff rate as is reasonably practicable.</p>

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ID	Agree Yes/No	Matters raised
1,002	Yes	Inadequate services even in Garstang. A6 at capacity. Development would exacerbate the problem. Development must be proportionate. Development must be located in the western part of the borough – better infrastructure and links with existing employment opportunities. Support small developments within (not on the edge of) existing settlements. Note that any improvements to the A6 will not allow for unlimited capacity. Development needs to be proportionate.
1,005	Yes	The Vision should highlight the socio-economic need for and benefits of facilitating more larger executive-type / aspirational housing in the borough in order to attract more inward investment/economic development, and thereby reduce out-commuting to Preston and other centres outside the borough.
1,012	Yes	See Q2 above
1,013	Yes	Supports reference to delivering development in a sustainable manner supported by necessary infrastructure improvements. Note aspiration for substantial improvements along the A585 which may facilitate development.
1,015	No	Not possible to identify as clear vision without reference to a preferred option. Local Plan should confirm the Council’s broad commitment to national planning objectives regarding boosting the housing supply and promotion of economic development.
1,021	n/a	Vision is realistic, achievable and positive.
1,022	Yes	Particularly support para. 4.5 highlighting the importance of providing dwellings for first time buyers and young families with flexible densities. Higher densities will be required where affordability is an issue and does not have to result in a negative impact on local character.
1,025	n/a	Hope the Vision in relation to attractiveness and retention of local character can be achieved when such large scale development is being planned.
1,027	No	No additional comments submitted.
1,033	Yes	Vision has covered the main points.
1,034	Yes	Broadly support the Vision.