

Publication Draft Wyre Local Plan 2017

Statement of Consultation

Appendix 10 - Issues and Options – Specific Site Comments and Local Plan Response

This appendix identifies the main matters raised at the Issues and Options stage in relation to sites subsequently allocated for residential, mixed use and employment development. The tables do not include any site allocations where planning permission has been granted or where there is a “minded to approve” decision as of 31 March 2017. Sites where decision has been made since 31 March 2017 are listed but matters of note are not identified as the principle of development has been established and some, if not all of the matters, addressed.

Residential and Mixed Use Allocations

Table A10/1

Alloc ref	Site Ref (IO_)	Site	Settlement	Matters of Note	Local Plan Response
SA1/1	IO_11	West of Broadway	Fleetwood	No comments received	n/a
SA1/2	IO_27 IO_28	Lambs Rd/Raikes Rd	Thornton	<ul style="list-style-type: none"> Utilities - high Voltage power cables pass close to IO_27. Ecology - Negative impact on Wyre Estuary and the Country Park - an SSI/SPA protected site. Feeding grounds. Loss of greenspace and negative impact on wildlife. Topography/visual impact/landscape - prominently sited up to the top of a hill and would ruin the uninterrupted views to the Bowland Fells. Site boundary - covenanted land around Stanah School included. Given to the council that preceded WC by a local family for use as public open space in perpetuity IO_27. Ownership - part of IO_27 owned by self and will not be offered for development. (680). 	<p>The allocation is largely focused away from the overhead powerlines and this is not considered to be a constraint to development.</p> <p>Allocation SA1/2 lies further way from the Estuary than IO_26 which is not allocated. The impact on the SPA/SAC and Ramsar designations was considered through the Habitat Regulations Assessment which concluded that with mitigation there is no likely significant effect from the allocation.</p> <p>The covenanted land referred to does not form part of the allocation.</p>

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Alloc ref	Site Ref (IO_)	Site	Settlement	Matters of Note	Local Plan Response
				<ul style="list-style-type: none"> • Health and safety - Preesall Underground Gas Storage Facility - a Top Tier High Hazard site - development within its vicinity must consider the impact of it. • Low accessibility. Traffic congestion. • Already sufficient housing supply. • Strain on services e.g. schools, health. • Flood risk. • Insufficient local employment to support. • Increased noise and pollution. • Adjacent to a Grade II listed asset – Raikes Farmhouse – impact evaluation required. 	<p>New road infrastructure will need to be put in place to address constraints on Skippool Road.</p> <p>The allocation policy directly addresses the issue of impact on the nearby listed building.</p> <p>The Local Plan contains policy to address the impact of hazardous pipelines and installations (CDMP 1 Environmental Protection).</p> <p>The land referred to as not for sale does not form part of the allocation. There are no other matters the council is aware of that would act against the allocation of the site for residential development.</p>
SA1/3	IO_22	Pheasant Wood	Thornton	<ul style="list-style-type: none"> • Recreation - part is a public open space with a football pitch. • Loss of green space. • Strain on services e.g. schools, health. • Congestion on local roads. • Lack of local employment. • Will exacerbate flood risk. 	<p>The allocation omits the public open space and is framed to ensure that development takes place outside of areas of flood risk.</p>
SA1/5	IO_32	South East Poulton-le-Fylde	Poulton-le-Fylde	See response.	<p>Part of the original Issues and Options site is under construction (100 dwellings) and hence not allocated. Of the remainder as of 31 March two residential planning applications for a total of 238 dwellings were pending a</p>

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Alloc ref	Site Ref (IO_)	Site	Settlement	Matters of Note	Local Plan Response
					decision. Those decisions have been made - part of the site now has outline planning permission (16/01043) for 130 dwellings as of 12/4/17. A proposal for 108 dwellings (16/00742) has been Minded to Approve on 7/6/17 subject to the signing of a S106 agreement.
SA1/8	n/a	South of Blackpool Road	Poulton-le-Fylde	n/a	Not shown in the Issues and Options document.
SA1/9	IO_44	South Stalmine	Stalmine	<ul style="list-style-type: none"> • Utilities - issues of surface and foul water disposal. • Ecology - impact on wildlife (unspecified). • Would also work well as infill developments (with other Stalmine sites). • With other Stalmine sites would triple the size of the village. • Carr End Lane and Grange Lane are narrow and ancient. Used by the community for exercise, promoting health and wellbeing in a quiet, safe area, away from busy traffic. • Increase in road traffic and pollution. • Additional services required - roads, drainage, schools, nurseries. 	The site does not form part of an area designated for its ecological value. Any local matters can be addressed through the design of the development. Meeting housing needs in the context of a very limited supply of previously developed land necessarily requires the development of greenfield sites. The council has been working with infrastructure providers to ensure that sites can be appropriately serviced.
SA1/11	IO_30	North of Norcross Lane	Cleveleys	Support for residential use if Thornton must accommodate more development.	The site is previously developed and contains existing uses. The Plan aims to maximise the development potential of the limited supply of previously-developed land.
SA1/13	IO_68 IO_73	Inskip Extension	Inskip	<ul style="list-style-type: none"> • Loss of high quality agricultural land. • Lack of infrastructure and Services 	Loss of very good quality agricultural land has to be balanced against the need for homes and limited

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Alloc ref	Site Ref (IO_)	Site	Settlement	Matters of Note	Local Plan Response
				<ul style="list-style-type: none"> • Very Limited job opportunities • Focus housing development in the area around the Derby Arms. Development of the Derby Arms area would be complemented by development of further employment opportunities at IO_20. • Adjacent to a Grade II listed building – impact assessment required. 	<p>opportunities owing to physical constraints and the views of the landowner.</p> <p>Inskip is considered to contain sufficient services and facilities to support development in this location.</p> <p>The allocated boundary of IO_68 which is in a less sensitive location in relation to listed heritage assets. Local Plan policy CDMP5 requires a consideration of heritage assets where they exist.</p> <p>The land in proximity to the Derby Arms has not been allocated owing to flood risk issues and proximity to a Ethylene pipeline.</p>
SA1/14	IO_86	North of New Holly Hotel and Bodkin Cottage	Hollins Lane	See response.	As of 31 March 2017 this site was partly covered by a planning permission for 19 dwellings. A scheme for 38 dwellings on the whole site has been considered by the council with a decision to grant planning permission subject to the signing of a S106 agreement made on 15 May 2017.
SA1/15	IO_87	Land East of Hollins Lane	Hollins Lane	<ul style="list-style-type: none"> • Topography – development would be intrusive. • Loss of character of Hollins Lane • Concerns over infrastructure (incl. Sewerage). 	The site is partly covered by a planning permission for eight dwellings on the Hollins Lane frontage with a further 43

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Alloc ref	Site Ref (IO_)	Site	Settlement	Matters of Note	Local Plan Response
				<ul style="list-style-type: none"> • Increased traffic generation and poor access to the A6 from Hollins Lane – used as a short cut to and from A6 and M6. • Minimal service provision. • Loss of pristine agricultural land. • Impact on new occupants from air and noise pollution from heavy traffic on the A6. • Will not be affordable for young adults and families. • Scale of the developments is out of keeping with the size of the current settlement. 	<p>planned for the rest of the site (17/00233) under consideration at the time of writing. Although the concerns raised have been noted it is not considered that they are sufficient to overcome the need to meet housing needs. It is noted that there is access to a regular bus service that provides connectivity to Lancaster, Preston and Garstang. Matters relating to topography and relationship to the existing settlement form can be addressed at the detailed design stage. The council has been working with infrastructure providers to ensure that sites can be appropriately serviced.</p>
SA1/16	IO_97	West of Cockerham Road	Garstang	<ul style="list-style-type: none"> • Loss of countryside & increased urbanisation. • Loss of rural character. • Impact on local road network and will increase traffic on the A6. • Impact on services and facilities. • Too large. • No utilities connections. • Run-off from Garstang/Catterall down to Churchtown would increase flooding in the latter. • Impact on the tranquillity of the area and loss of rural atmosphere. • Effect on wildlife. 	<p>Matters noted but part of the site originally identified as IO_97 has been allocated for residential development, being in a sustainable location with landowner support for development.</p>

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Alloc ref	Site Ref (IO_)	Site	Settlement	Matters of Note	Local Plan Response
SA1/17	IO_99	South of Prospect Farm	Garstang	<ul style="list-style-type: none"> • Support for development. • Impact on the A6/Longmoor Lane junction - already a dangerous and difficult junction. • Loss of countryside & increased urbanisation. • Loss of rural character. • Impact on local road network and will increase traffic on the A6. • Impact on services and facilities. • Too large. • No utilities connections. • Run-off from Garstang/Catterall down to Churchtown would increase flooding in the latter. • Impact on the tranquillity of the area and loss of rural atmosphere. • Effect on wildlife. 	Matters noted but part of the site originally identified as IO_97 has been allocated for residential development, being in a sustainable location with landowner support for development.
SA1/18	n/a	South of Kepple Lane	Garstang	Not identified in the Issues and Options document	n/a
SA1/27	IO_132	Rear of 867 Garstang Road	Barton	See response.	Without a planning permission as of 31 March 2017, but an outline scheme for 26 houses has been approved subject to the signing of a S106 agreement (as of 3 May 2017).
SA3/1	IO_17	Fleetwood Dock & Marina	Fleetwood	<ul style="list-style-type: none"> • Access – off Winward Avenue. • Increase in traffic. • Impact on wildlife. • Impact on landscape. 	The allocation of Fleetwood Dock and Marina continues that included as part of Fleetwood-Thornton Area Action Plan and is designed to utilise the use of previously developed land.

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Alloc ref	Site Ref (IO_)	Site	Settlement	Matters of Note	Local Plan Response
				<ul style="list-style-type: none"> • Negative equity on houses bought on nearby estate, many were sold as exclusive collections due to location/views. • Fish park will cause pollution/noise pollution affecting wildlife. • Prefer employment use – in keeping with the area. • General support from the landowner. 	
SA3/3	IO_63 IO_64 IO_65	Land West of Great Eccleston	Great Eccleston	<ul style="list-style-type: none"> • Impact on Dovecote Scheduled Monument and listed building. • Loss of good quality agricultural land. • Damage to habitats. • Contrary to the NPPF. • Impact on congested high street. • Infrastructure and road provision are lacking. 	<p>Comments noted but it is considered that the need to meet hosing needs carries the greater weight in the planning balance. The site allocation policy recognises the need to have regard to the existence of the Dovecote and that the site as a whole should come forward through a masterplan. The policy requires the need for the site to deliver supporting community infrastructure in the form of a new primary school, health centre and community hall, plus retail and employment uses. The potential impact of development on traffic generation and the local highway network is recognised through the allocation policy which requires a vehicular through route from Copp Lane to the A586.</p>

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Alloc ref	Site Ref (IO_)	Site	Settlement	Matters of Note	Local Plan Response
SA3/4	IO_82 IO_83 IO_84 IO_85	Forton Extension	Forton	<ul style="list-style-type: none"> ● Availability - the landowners have no intention of selling the land for development. ● Loss of productive agricultural land. ● Access along a restricted country lane. No pavement. ● Local Roads are narrow, mainly single track, with highway junctions that are already dangerous. ● Lack of local school places. Secondary schools are all over 5 miles away requiring transport for all journeys. ● Sewerage issues – system at capacity. ● Limited amenities within the village. ● Increased pressure on the A6 and negative impact on the environment and carbon footprint. ● Support for small scale development approvals. ● Loss of rural character. ● Dangerous junction to the A6. ● Negative impact on the quality of life for residents by increased noise, traffic, movement, light and disturbance. ● Insufficient provision for water, sewerage, medical facilities, transport, jobs and amenities. ● Enough houses already built ● Lack of employment. 	<p>The landowners in the allocated area have indicated in writing that the allocation is supported (IO_82). IO_83 is not allocated as the landowner does not support an allocation.</p> <p>The allocation is to be brought forward through a comprehensive masterplan which will address issues relating to access, infrastructure and service requirements. However although a number of issues have been raised, there is nothing to suggest that the land cannot be appropriately developed. The relevant owners, including the owner of the recreation facility, have indicated in writing that the allocation is supported.</p> <p>The settlement lies in Flood Zone 1. Discussions with United Utilities regarding water infrastructure</p>

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Employment Allocations

Table A10/2

Alloc ref	Site Ref (IO_)	Site	Settlement	Matters of Note	Local Plan Response
SA2/2	n/a	Valiants Farm	Our Rawcliffe	See response.	Site has planning permission for employment 16/07/17
SA2/3	IO_06 IO_111	Riverside Industrial Park Extension	Catterall	See response.	Site has planning permission for employment 27/07/17
SA2/4	IO_115	South of Goose Lane	Catterall	See response.	Site is minded to approve for employment 27/07/17
SA4	IO_01 IO_02	Hillhouse Technology Enterprise Zone	Thornton	<ul style="list-style-type: none"> • Support for the employment site / important strategic sites • Site is too large and could be released for housing and mixed use • Development could create traffic congestion • Development to increase surface water and flooding • Visual impact • Loss of habitat • Development lead to adverse amenity impact • In proximity of pipeline and hazardous installations 	Site is a designated Enterprise Zone and reuses previously developed land. A comprehensive masterplan will be produced which will address issues relating to infrastructure. A flood risk assessment (FRA) is required for the site. Habitat mitigation is proposed for the site in the Habitat Regulation Assessment.
SA5	n/a	Port of Fleetwood	Fleetwood	n/a	n/a
SA7	IO_05	Brockholes Industrial	Catterall	<ul style="list-style-type: none"> • Support for employment site 	Site contains a number of development constraints.

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Alloc ref	Site Ref (IO_)	Site	Settlement	Matters of Note	Local Plan Response
		Estate Extension		<ul style="list-style-type: none"> • Promote site for mixed use development (housing, employment, retail and community facilities) • Site needs further consideration • Site includes pipelines, hazardous installations and crossed by National Grid High Voltage overhead pylons • Adjacent to two grade two listed buildings, an impact evaluation is required 	The site is allocated as a development opportunity: principal of employment supported if constraints can be overcome. A comprehensive masterplan will be produced for the whole site.